

PLANNING STATEMENT

Erection of Retirement Living Housing



Site of Fairways Lodge & Leisure Club, George Street, Prestwich

February 2024



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APPENDIX F: A Better Life: Private Sheltered Housing and Independent Living for Older People by The Opinion Research Business.

APPENDIX G: Local Area Economic Impact Assessment by the Institute of Public Care (March 2014)



Executive Summary

This Planning Statement is prepared in support of a full planning application for the creation of a Retirement Living housing development comprising 52 Retirement Living Apartments (Category 2 type accommodation), associated communal facilities, landscaping and car parking following the demolition of the existing buildings.

This Planning Statement sets out the planning policy considerations which support the provision of Retirement Living accommodation for older people on the application site. The development will ensure that residents maintain their independence via a range of communal facilities and a House Manager, allowing them to remain in their own home as frailty increases through later life. These are a very specialised form of accommodation that are currently limited within Prestwich, the development of which promotes downsizing and more efficient use of the existing housing stock.

The proposal provides the opportunity to achieve a high quality development that would positively contribute to meeting demonstrable local housing needs in accordance with the National Planning Policy Framework as well as the Council's Unitary Development Plan, Housing Strategy and Housing Needs and Demand Assessment.

In short, this scheme provides numerous wide ranging social and planning benefits, both for potential residents and the community as a whole. In summary, these are:

Sustainability Benefits

- *The provision of much-needed accommodation for older people that helps address the demographic imperative of an ageing population and a housing stock that is ill equipped to deal with its needs.*

- *An accessible location and form of development that will lead to less reliance on the private motorcar.*
- *A development that serves to underpin local facilities, including the retail functions of the shops close to the site.*
- *A land use, which is entirely passive and a "good neighbour".*
- *A Retirement Living building that provides substantial energy efficiency advantages over most open market schemes.*

Balanced View of Policy and Other Material Considerations

- *Specialised housing for older people provides significant planning and social benefits.*
- *Sustainable form of development.*
- *Optimises use of scarce previously developed land.*
- *Net environmental benefit in streetscene, character and landscape terms.*
- *Reduced demand on public sector resources and health services. Residents manage better and spend fewer nights in hospital, reducing the impact on NHS resources.*
- *Most residents have family and friends in the locality and are able to remain an important part of the local community.*
- *Increases availability of much needed family housing in areas of shortage boosting the supply in the local housing market.*
- *Helps underpin local facilities.*



Executive Summary

This proposal represents an ideal opportunity for the redevelopment of this sustainably located site at George Street, Prestwich in accordance with the Government's housing and sustainable development policies. It would provide for much needed specialised accommodation for older people within a sustainable location, freeing up existing under-occupied stock.

This specialised form of accommodation also provides older people with a better housing choice, and provides residents with safety, security and companionship whilst removing the heavy burden of property maintenance. Therefore reducing the anxieties and worries experienced by many older people living in accommodation that does not best suit their needs.

This proposal is located in an accessible location with good links to Prestwich town centre and is within easy reach of the shops, public transport facilities and other essential services located therein as well as local amenities, which all benefit residents in maintaining an independent lifestyle. This specialised form of housing generates extremely low levels of traffic; and the convenience of the location close to public transport opportunities would further reduce the need for car use, not least because purchasers of such housing accommodation generally no longer need or wish to have the 'burden' of car ownership (please see the Transport Statement submitted alongside this planning application).

The proposed development successfully achieves a balance between the potentially competing objectives of development and the environment, and thereby satisfies the goal of "sustainability".

This proposal will:

- Accord with national planning guidance in relation to sustainable development and meeting local housing needs;
- Accord with the relevant and material provisions of the development plan including its housing objectives;
- Optimise the use of previously developed land;
- Achieve a high quality design that will enhance both the character and appearance of the local area; and
- Respond positively to the character of the area.



Above: McCarthy Stone development at Broadfield Court, Park View Road, Prestwich



McCarthy Stone was established in 1963. Since 1977 and thus for the past 46 years the Company has specialised in the design, construction and management of Retirement Living housing (also known as sheltered accommodation) for sale to older people, and has developed a wealth of experience in this particular sector of the housing market. Extensive research both at pre and post-occupation has been carried out by the Company, which has led to product and service development.

This background has resulted in McCarthy Stone being widely recognised as the market leader in the provision of Retirement Living housing for sale to older people. To date more than 58,000 specialised dwellings for older people have been built or are in the course of construction at over 1,300 McCarthy Stone development sites throughout the United Kingdom, including a number of schemes within Bury including the Broadfield Court scheme on Park View Road, Prestwich that is approximately 1 km to the north of this site. As a result, McCarthy Stone has considerable experience of successfully developing a wide variety of sites including town centre locations, infill sites, sites within conservation areas and those adjacent to Listed Buildings.

McCarthy Stone's ethos is that later life can be more fulfilling. Through its developments and services, it helps older people enjoy their lives in peace, comfort and security. In addition to new developments, the Company provides its own care, support and management services. This ensures a continuing relationship and commitment to all of its residents. McCarthy Stone continues to win the highest awards possible for customer satisfaction. Independent surveys by the Home Builders Federation (HBF) show that it is the only retirement house builder to achieve a double five star rating for customer service, and it has done so for seventeen consecutive years.



McCARTHY STONE
Life, well lived



Retirement Living is a proven option for older people who wish to move into accommodation that provides comfort, security and the ability to manage independently to a greater extent. It enables older people to remain living in the community and out of institutions whilst enjoying peace of mind and receiving the care and support that they need.

All McCarthy Stone developments are specifically designed to provide specialised housing accommodation for older people, with communal facilities and specific features within the apartments tailored to meet the particular needs of older people. Since 2010 McCarthy Stone now manage their own developments and a House Manager is based on-site, supported by the Company's management services team. This allows for the maintenance and management of the development and its grounds to be kept in line with best practice and all legal lease management requirements that apply.

While anyone may purchase an apartment, the apartments are sold on the basis of a 999 year lease requiring the accommodation, with the exception of the House Manager's office accommodation, to be occupied by persons over 60 years. In the case of a couple, that part of the lease shall be satisfied where one of the occupants is over the age of 60 years and the other is over the age of 55 years.

This is a reasonable and caring approach to the limitation on the occupancy of retirement living housing in that it recognises and allows for those exceptional cases where a spouse, who is in need of special accommodation, has a younger partner.



Above: Example of a guest suite and an example of organised activities, which are a feature of a McCarthy Stone development



Such occurrences are, in any event, found to be extremely rare as between 60-70% of occupants are aged 78 years or over with about 30% aged 80 years or above. The vast majority of McCarthy Stone residents (some 85-90%) are widowed or single, with 75% of apartments comprising of single, female households.

The accommodation includes a range of communal facilities that are also tailored to meet the needs of the residents, including:

- **a residents' lounge;** this comprises the heart of the community and is centrally located close to activity either on or off site (e.g. the car park). It is decorated to the highest standards and is designed to have the atmosphere of a high quality hotel lobby.
- **internal refuse room;** this allows the residents to dispose of waste without leaving the building, and avoids the need for unsightly external bin stores.
- **battery car charging store;** this can store and charge larger mobility vehicles. Lifts/corridors are designed to facilitate the width of these scooters.
- **lift;**
- **secure entrance lobby with CCTV link to individual apartments;**
- **House Manager's Office;**
- **emergency help line available within each residents' apartment and**



communal areas to summon assistance in the event of an emergency; and

- **Gardens;** these are an important element in the design of Retirement Living accommodation and will comprise well landscaped gardens, with sitting out areas for the residents' enjoyment.



Above: Typical McCarthy Stone apartments bedroom and lounge.



3 Planning and Social Benefits of Retirement Living Housing for Older People

Recently a growing number of reports have been published that promote the strategic need to provide more and better housing for those in later life as well as the benefits that specialist accommodation for older persons delivers. These reports have been published by a variety of organisations including the private sector, academic institutions, charities and numerous Government bodies at national and local level. The following seven reports are of particular relevance and an executive summary for each is appended to this document:

- *Ready for Ageing?* compiled by the House of Lords - Select Committee on Public Service and Demographic Change (Appendix A) - The report warns that the Government and our society are woefully under-prepared for ageing. The Committee says that longer lives can be a great benefit, but there has been a collective failure to address the implications and without urgent action this great boom could turn into a series of miserable crises. The report covers a broad range of policy areas, providing a comprehensive analysis of the potential impact of an ageing population on public services.

The report states that *'the housing market is delivering much less specialist housing for older people than is needed. Central and local government, housing associations and house builders need urgently to plan how to ensure that the housing needs of the older population are better addressed and to give as much priority to promoting an adequate market and social housing for older people as is given to housing for younger people'*.

Additionally, the report highlights that *'there are just 106,000 units of specialist housing for home ownership and 400,000 units for rent in the UK*

as a whole. Build rates are lower now than in the 1980s. In 2010, just 6,000 units for rent and 1,000 for ownership were built, whereas in 1989, 17,500 units for rent were built as well as 13,000 for ownership'.

<http://www.parliament.uk/business/committees/committees-a-z/lords-select/public-services-committee/report-ready-for-ageing/>

- *Top of the Ladder* compiled by Demos (Appendix B) - This report uses original quantitative research to investigate older people's housing preferences, and the likely impact of giving them greater choice. It estimates that if all those interested in buying retirement property were able to do so, 3.5 million older people would be able to move, freeing up 3.29 million properties. Apart from these gains, 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.

<http://www.demos.co.uk/projects/topoftheladder>

- *Identifying the Health Gain from Retirement Housing* by the Institute of Public Care (Appendix C) - The paper highlights that increased companionship and security, better access to care and warmer, more accessible accommodation through the development of good quality retirement housing could reduce the need for health care expenditure.

<http://ipc.brookes.ac.uk/publications/index.php?absid=71>



3 Planning and Social Benefits of Retirement Living Housing for Older People

- *Creating Housing Choices for an Ageing Population* by Shelter (Appendix D) - This report takes a detailed look at the current state of housing for the older people's market and considers whether there is a wide choice of housing for an ageing population and if there is any scope to stimulate a greater supply.

http://england.shelter.org.uk/professional_resources/policy_and_research/policy_library/policy_library_folder/a_better_fit_creating_housing_choices_for_an_ageing_population

- *Housing Markets and Independence in Old Age: Expanding the Opportunities* by Professor Michael Ball of Reading University (Appendix E) - This report highlights a number of simple policy changes needed to stimulate the delivery of owner occupied retirement housing.

<http://www.reading.ac.uk/news-and-events/releases/PR364822.aspx>

- *A Better Life: Private Sheltered Housing and Independent Living for Older People* by The Opinion Research Business (ORB) (Appendix F) - This sets out the findings of one of the largest studies of sheltered housing in the UK.

<http://www.mccarthyandstone.co.uk/documents/research%20and%20policy/orb2.pdf>

- *Local Area Economic Impact Assessment* by the Institute of Public Care (March 2014). This report (Appendix G) takes a detailed look at the economic benefits of sheltered housing developments on the local economy.

<http://ipc.brookes.ac.uk/publications/pdf>

[Final McCarthy and Stone EIA report - March 2014.pdf](#)

These reports detail that Retirement Living housing provides a valuable form of specialised accommodation that meets a specific housing need. In so doing, it gives rise to significant planning and social benefits that realise other planning objectives given national and regional priority. Insofar as local and wider planning benefits are concerned, Retirement Living housing contributes the following:

Community

- Freeing up housing: Specialist housing helps to free up much-needed and under-occupied family homes in the local area, thereby making better use of existing housing stock. An average scheme of 45 apartments frees up housing **worth nearly £7.5 million**.
- Community spending: McCarthy & Stone's developments contribute to the vitality and viability of the local area as its residents typically do their shopping within a one mile radius. 80% use local shops almost daily or often and over 40% use the local library or post office frequently. Residents are estimated to have a 'community spend' of more than **£6 million** over a development lifetime period.

Economic benefits

- Investment during construction: An average development represents an investment of around **£3.6 million** into the local economy.
- Local jobs: Around 60 local companies are employed during construction, thus supporting local jobs. Additional job opportunities are created when the scheme opens.



3 Planning and Social Benefits of Retirement Living Housing for Older People

- **New Homes Bonus:** Through this Government initiative to encourage new development, each local authority will receive around **£378,000** per every 45 new homes (McCarthy and Stone's typical development size) that are built in the local area. This is money it can spend as it deems fit.

Improved health

- **Streamlined health and social care provision:** Residents in specialist housing have fewer visits to local health professionals and find it easier to return home after stays in hospital.
- **Older people account for 55% of GP appointments, 68% of outpatient appointments and 77% of inpatient bed stays.** As well as achieving better outcomes, specialist housing reduces demand for these acute health and care services by supporting people to live independently and avoiding crisis intervention. Research shows that each year a resident postpones moving into public care by living in market accommodation, the local authority saves on average £30,000.
- **Health and social care provision can be streamlined within specialist housing.** Visiting health professionals including doctors, nurses, chiropodists and so forth can visit several residents during one visit, which is a more efficient use of public resources.

Increased well-being

- **Increased wellbeing:** 64% of McCarthy & Stone's residents said their health and well-being had improved since moving into the scheme.
- **A higher quality of life:** 92% said they were very happy or contented.
- **Increased independence:** 83% believed they maintained their independence for longer.

Retirement Living housing provides purpose-built, specifically designed, small units of accommodation for local older people, which:

- addresses an acknowledged and specific housing need;
- addresses an existing housing "mismatch", by releasing presently under-occupied housing and thus plays an important role in the recycling of stock in general;
- has a knock-on effect in terms of the recycling of the whole housing chain – Retirement Living housing being at the "back-end" of the chain;
- optimises the use of sustainably located land within the Springfield Gardens area; and
- provides energy efficient construction and living, through shared wall construction, cross-flow ventilation and shared heating facilities.

In addition to the above benefits, the Executive Summaries of four more reports that highlight the benefits of the specialised retirement living accommodation that is proposed at this Prestwich site are included within the application documents. These reports are based upon independent studies carried out by WPI Strategy for the Homes for Later Living Group. The four reports are relatively recent and were prepared between September 2019 and April 2022. The reports are entitled:

"Healthier and Happier" - An analysis of the fiscal and wellbeing benefits of building more homes for later living (September 2019);

"Chain Reaction" - The positive impact of specialist retirement housing on the generational divide and first time buyers (August 2020); and

"Silver Saviours for the High Street" - How new Retirement properties create more local economic value and more local jobs than any other type of residential housing (February 2021).



3 Planning and Social Benefits of Retirement Living Housing for Older People

“Sustainable Living” - How the ‘downsizing dividend’ can deliver a greener housing future (April 2022).

Authored by a former government economist within the DCLG, these reports find:

“Healthier and Happier” principally focussing on health and social care benefits and the savings delivered:

Each person living in housing specifically designed for later life enjoys a reduced risk of health challenges, contributing to fiscal savings to the NHS and social care services of c.£3,500 per year.

Those in specialist housing are half as likely to have falls with resulting fractures, injuries and costly inpatient bed stays.

Building 30,000 more retirement housing dwellings every year for the next 10 years, which is the estimated demand, would generate fiscal savings across the NHS and social services of £2.1 billion annually.

Based on a selection of established national well-being 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 to housing specially designed for later living.

Whilst by nature, a fiscal report, its positive findings arise from improved safety, security, health and well being for older people associated with a move to retirement housing.

“Chain Reaction” principally exploring benefits to the housing chain and helping first time buyers join the housing ladder:

c.3 million people in the UK over the age of 65 (or 25%) want to downsize.

90 per cent of projected household growth in the coming decades is set to be amongst those aged 65 and over, taking the total number of homes owned by

those aged 65 and over from 3.9 million today to at least five million by 2030.

If all the homeowners over the age of 65 in England who wanted to move were able to do so, they would directly release one million properties back onto the market and free up two million spare bedrooms.

For every retirement property sold generates at least two moves further down the housing chain. This frees up homes at differing stages of the housing ladder for different demographics. A typical Homes for Later Living development which consists of 40 apartments therefore results in 80 additional moves further down the chain.

Roughly two in every three retirement properties built releases a home suitable for a first-time buyer. A typical Homes for Later Living development which consists of 40 apartments therefore results in at least 27 first time buyer properties being released onto the market.

“Silver Saviours for the High Street” focussing on job creation and impact on the high street:

Retirement housing creates more local economic value and more local jobs than any other type of residential development.

People living in each retirement development generate £550,000 of spending per year, £347,000 of which is spent on the local high street. Some £225,000 of this is new spending in the local authority, directly contributing to keeping local shops open.

For just one retirement development of roughly 45 units, a local authority could expect to see benefits of 85 construction jobs for the duration of the build, as well as six permanent jobs and £13m in GVA over the lifetime of the development, as opposed to not developing a site.



3 Planning and Social Benefits of Retirement Living Housing for Older People

“Sustainable living” focussing on the impact on the environment of specialist retirement housing compared to other developments.

Each new build McCarthy Stone apartment could save over 1 tonne of CO₂ each year through reduced energy loss in a ‘downsizing dividend’.

Older people moving into a McCarthy Stone apartment create a ‘home improvement dividend’ as younger homeowners move into the freed up family homes and make energy efficiency improvements.

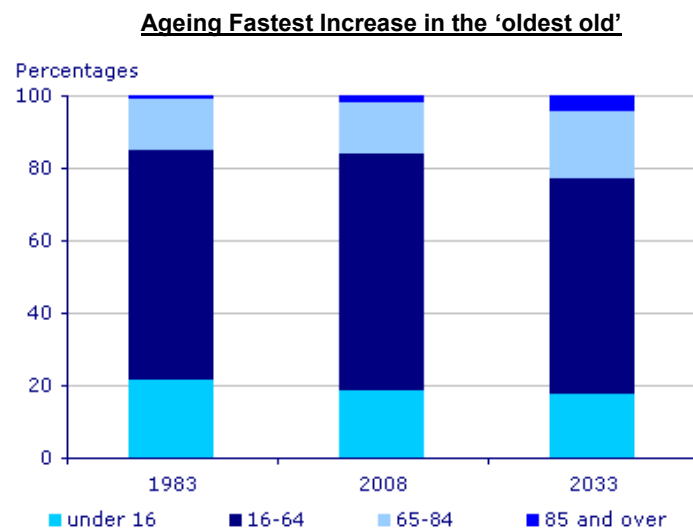
Residents of specialist retirement housing are also less likely to drive and it is estimated that building 45 specialist retirement housing properties could take up to 15 cars off the roads.

Adding the various savings together, building a new McCarthy Stone apartment instead of a standard new build house could save nearly 2 tonnes a year in CO₂ emissions.

Taking these savings together, in line with recognised estimates of demand, were the UK to build 30,000 retirement living properties - ie 10% of the new homes per year target - annually, instead of 30,000 new standard houses, our analysis suggests that we could prevent nearly 60,000 tonnes of carbon dioxide a year being released into the atmosphere.



The proposed development of the Retirement Living Housing for older people provides a significant opportunity to contribute towards meeting the current and projected requirements for special needs accommodation for older people in Prestwich, Bury Borough and the UK generally. The following table and supporting text from mid-year population estimates, Office for National Statistics, shows the estimated increase in older people.



Above: Population by age, UK, 1983, 2008 and 2033

"The population of the UK is ageing. Over the last 25 years the percentage of the population aged 65 and over increased from 15 per cent in 1983 to 16 per cent in 2008, an increase of 1.5 million people in this age group [in real terms]. Over the same period, the percentage of the population aged 16 and under decreased from 21 per cent to 19 per cent. This trend is projected to continue. By 2033, 23 per

cent of the population will be aged 65 and over compared to 18 per cent aged 16 or younger.

The fastest population increase has been in the number of those aged 85 and over, the 'oldest old'. In 1983, there were just over 600,000 people in the UK aged 85 and over. Since then the numbers have more than doubled reaching 1.3 million in 2008. By 2033 the number of people aged 85 and over is projected to more than double again to reach 3.2 million, and to account for 5 per cent of the total population" (Mid-year population estimates, Office for National Statistics).

Census 2021 ward data revealed that 26.8% of the total households in Prestwich (made up from St Mary's, Holyrood and Sedgley wards), were 65 and over; with 13.4% of total households, aged 75 or over. The provision of Retirement Living Accommodation for the elderly will widen the housing choices for older persons from the wider Prestwich area, and will assist the Council in achieving the aims and objectives of the Housing Strategy (see below). Census data also shows that the majority of older person households in Prestwich (aged 75 and over), 81.3%, are owner occupied, with 76.9% of all older homeowners owning their property outright.

The Council published its Housing Needs and Demand Assessment Final Report (HNDA 2020) in August 2020. The report's Executive Summary identifies the demographic drivers of population change stating, *"The population of the borough is projected to increase over both periods under analysis, from 191,841 in 2020 to 198,241 in 2030, an overall increase of +3.3%; and to 202,568 in 2037, an overall increase of +5.6%. The population projections reveal a marked increase in the number and proportion of older residents living in Bury MBC. The population ages 65+ is expected to increase, from 35,225 in 2020 by 5,126 (+14.6%) by 2030 and by 8,410 (+23.9%) between 2020 to 2037. Population projections feed into*



household projections which form the basis of the standard method for calculating future housing need. However, these figures do not take account of policy interventions which may lead to higher population and household growth” (emphasis added).

The Executive Summary goes on to discuss the needs of particular groups and for older person households it states “According to MHCLG 2014-based household projections the number of households headed by someone aged 60 and over is expected to increase by 19.2% between 2020 and 2030 and 26.6% between 2020 and 2037.

According to household survey data the majority of older people aged 65 and over (70.7%) wanted to continue to live in their current homes with help and support when needed. 14.9% were planning to move in the next five years. Information from the household survey reveals a need to build smaller dwellings, particularly flats for older people in the general market and specialist older persons housing provision.

Reasons for older people wanting to move include health problems, which increases as a reason with ageing, or the house or garden in their existing property is too big” (emphasis added).

The Executive Summary goes on to state that, “Across the borough, there are currently around 3,041 units of specialist older persons accommodation. It is estimated that an additional 578 units of specialist older person (planning use class C3) and 518 units of residential care (use class C2) will be required by 2037; 1,096 in total. For the period 2020-2030 the need is 372 (C3), 334 (C2); 706 in total. The HN&DA does not specify the precise nature of specialist older person dwellings to be built. This is to allow flexibility in delivery and PPG states that ‘any single

development may contain a range of different types of specialist housing” (emphasis added).

Age-related housing need is discussed at paragraph 6.7. This states that, “Age-related housing need relates to the needs of specific age groups in the housing market due to life events and the impact this has on the need for dwellings of particular sizes/types and affordability. For older households this includes ‘rightsizing’ and adaptation of existing dwellings. For younger households, affordability is a particular concern, and this has been considered elsewhere in the report”.

Paragraph 6.8 looks at population change in the older age categories highlighting that, “The impact of an aging population becomes more pronounced over time. Up to 2030 the proportion of people over the age of 85 years is projected to increase by 31.3% and extending the period to 2037 sees a projected increase of 65.1%. The number of residents aged 65 and over is expected to increase by 14.6% up to 2030 and 23.9% to 2037”.

Paragraph 6.9 goes on to advise that, “the number of households headed by someone aged 60 and over is expected to increase by 19.2% between 2020 and 2030 and 26.6% between 2020 and 2037”.

Paragraphs 6.20–6.22 set out the future need for specialist older person accommodation and residential care provision. Based on projections to 2030 this amounts to “an additional need for 372 specialist older persons’ accommodation (C3) units and 334 units of residential care provision (C2) with a total of 706 units needed” and “for the plan period to 2020-2037, there is an additional need for 578 specialist older persons’ accommodation (C3) units and 518 units of residential care provision (C2), with a total of 1,096 additional units needed”.



Paragraph 6.83 identifies a key conclusion that *“there needs to be a broader housing offer for older people across the borough and the HN&DA has provided evidence of the scale and range of dwellings needed”* (emphasis added).

The Council’s Housing Strategy April 2021 at page 9 identifies a number of outcomes sought from the strategy. These include:

- More homes in the borough.
- Good quality, healthy homes and places.
- Support that enables people to live well in the community.

Paragraph 2.1 looks at the population and its projected increase. It states that, *“In 2020, there were 191,841 people living in over 81,000 homes in Bury MBC. The borough’s population is projected to increase to 198,241 by 2030 and to 202,568 by 2037, an overall increase of 5.6% residents. The population aged 65 years and over is expected to increase disproportionately quickly, from 35,225 to 43,635 a rise of 8,410 or almost 24% over the same period”* (emphasis added).

Paragraph 2.2.1 discusses new specialist homes and states that, *“Our Housing Needs Assessment is telling us that most people over the age of 65 want to continue to live in their current home, with support when needed. However, up to 40% between the ages of 65 and 74 may be interested in moving to a more suitable, more manageable and often smaller home – many thousands of people over the period to 2030. The appetite to consider a move halves to around 20% by the time people reach 75 years of age, but the desire to move into a sheltered or extra care*

schemes is in fact highest for the 75-84 age group, at around 20% or more” (emphasis added)..

Paragraph 2.2.1 highlights the benefits to the wider housing market and states, *“Building significant quantities of the right new homes attractive to our aging population will help to free up larger homes in all tenures. This will make for a more dynamic housing market as more people find a suitable home in a location they want at different stages of their lives”* (emphasis added).

This planning application is supported by a report by Three Dragons that assesses the need/demand for the proposed retirement living scheme. The report sets out the following findings at paragraph 3.19:

“We have appraised potential demand for specialist retirement housing using two alternative models, one of which is driven by the scale of potential need from persons who would potentially benefit from a move to specialised housing, the other looking at propensity to move by age group.

- *The RHG model suggests a need for 1,411 units of sheltered housing and 453 units of extra care housing for sale, shared equity or market rent.*
- *The Contact Consulting model points to a need for 1,766 units of sheltered housing and 676 units of extra care housing for sale, shared equity or market rent*
- *Within the immediate area of Prestwich, the RHG model indicates a need for 228 sheltered and 44 extra care units for sale, shared equity or market rent.*



The Contact Consulting model indicates a need for 287 sheltered and 80 extra care units for sale, shared equity or market rent”.

The proposed Retirement Living Housing will provide modern, purpose built accommodation, in keeping with the current needs and aspirations of elderly persons. The proposed development will provide specialist accommodation for the elderly, therefore helping to diversify housing options available for older persons within Prestwich in keeping with the findings of the Council's Housing Needs and Demand Assessment and Housing Strategy.



The site is a suitable location for a Retirement Living development, located approximately 300 metres walk away from nearby shops and services on Bury New Road. The town centre of Prestwich is located approximately 1.5km to the north. The proximity of local facilities is detailed in the Design and Access Statement.

The site is also easily accessible via public transport. Bury New Road is a bus route and the nearest bus stops are located to the north and to the south of the crossroads junction with George Street and Kings Road. These bus stops are within 400 metres walking distances of the application site and provide frequent services (as detailed in the accompanying Transport Statement) between the site, other parts of Prestwich and Manchester City Centre.

Tram connections are also available through the Metrolink Light Railway with the nearest stop on the Altrincham—Bury line located approximately 1.5km to the north east of the site.

In selecting sites for older persons' accommodation, McCarthy & Stone take full account of the locational criteria recommended in the Joint Advisory Note of the National House Builders' Federation and the National Housing and Town Planning Council entitled - "Sheltered Housing for Sale" (2nd Edition - 1988).

The five locational criteria identified are:-

- (i) Topography
- (ii) Environment (including safety and security)
- (iii) Mobility
- (iv) Services
- (v) Community Facilities

The NHBF/NHTPC Advisory Note acknowledges that the ideal site for sheltered housing is difficult to find. However, the site that is the subject of this application is eminently suited to a use such as Retirement Living housing and is well situated to serve the needs of local elderly persons who will occupy such a development.



Above: The site and surrounding local amenities (the layout of new housing under construction to the south of the application site is shown for identification purposes).



Proposal

The proposed development comprises of a total of 52 (30 one bedroom and 22 two bedroom) Retirement Living apartments for sale to older people following the demolition of the existing building. The proposal will feature a House Manager's office alongside communal facilities such as a residents' lounge, CCTV entry system, pavement car store/charging points, guest suite and Careline alarm facility, as detailed in Chapter 3. McCarthy Stone's management company maintain the grounds and fabric of all its developments following construction, thus safeguarding the interests of the owners and the local community.



Above: Proposed Site Plan

Right: Proposed views from north east and north west



Site Description and Planning History

Site Description

The site is approximately 0.62 hectares in size and is located to the south and west of George Street, Prestwich. It is currently occupied by the Fairways Lodge and Leisure Centre. It is bounded by existing and newly constructed residential properties to the north, east and south, although there are some commercial properties to the north and further east. The Prestwich Golf Club course lies to the west beyond a row of tall trees.

Site Planning History

There have not been any recent relevant planning applications relating to the site's redevelopment. The applications listed below relate to its existing use:

46993 - Conversion Work to Existing Hotel with 44 Bedrooms and Fitness and Sport Centre to form 102 Bedroom Hotel without Sports and Fitness Facilities

Approved Wed 24 Jan 2007

45692 - Internal Alterations to Existing Hotel Complex to Replace Existing Fitness and Leisure Facilities with a Ground Floor Function Suite and a First Floor Banqueting Suite and External Alterations to Form 2 No. First Floor Emergency Exit Doors with New Steel Escape Stairs to Ground Level.

Refused Mon 20 Feb 2006

Right: Images of the existing building



National Planning Policy Framework

The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019, 20 July 2021 and 20 December 2023. The NPPF sets out the Government's planning policies for England and how these are expected to be applied, and must be taken into account as a material consideration in planning decisions in accordance with Section 38 of The Act 2004.

Achieving sustainable development

The purpose of the planning system is to contribute to the achievement of sustainable development. **Paragraph 8** of NPPF outlines that achieving sustainable development means that the planning system has three overarching objectives, requiring the planning system to perform economic, social and environmental roles. It states that these overarching objectives “are interdependent and need to be pursued in mutually supportive ways”. The objectives are:

“an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

an environmental objective – to protect and enhance our natural,

built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”.

At the heart of the National Planning Policy Framework is ‘**a presumption in favour of sustainable development**’ (paragraph 11). For decision taking this means:

- c) ‘...approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole”.

Decision making

The NPPF states in Chapter 4 that ‘local planning authorities should approach decisions on proposed development in a positive and creative way...Decision-makers at every level should seek to approve applications for sustainable development where possible’ (paragraph 38).

It also emphasises the value of pre-application engagement stating that ‘good quality pre-application discussions enables better coordination between public and private resources and improved outcomes for the community’ (paragraph 39).



Delivering a sufficient supply of homes

Chapter 5 of the NPPF supports the Government's objective of significantly boosting the supply of homes and recognises the importance of a sufficient amount and variety of land required and specifically that *'the needs of groups with specific housing requirements are addressed'*. The overall aim is *'to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community'* (paragraph 60).

The importance of a variety of housing types being recognised in planning policies is highlighted in paragraph 63 which states *'within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; families with children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers'* (emphasis added).

In terms of affordable housing NPPF paragraph 64 specifies where there is an identified affordable housing need *'planning policies and decisions should specify the type of affordable housing required, and expect it to be met on-site unless:*

- *off-site provision or an appropriate financial contribution in lieu can be robustly justified; and*
- *the agreed approach contributes to the objective of creating mixed and balanced communities.'*

Paragraph 66 states that *'where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership'*, an exemption to this requirement is for sites that provide specialist accommodation for older people.

The NPPF recognises that small and medium sites can make an important contribution to meeting an area's housing requirement (paragraph 70).

Furthermore it goes on to state *'local planning authorities should (inter alia):*

- *support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes'.*

Paragraph 76 deals with housing supply and states that *'local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision making purposes if the following criteria are met:*

- a) *their adopted plan is less than five years old; and*
- b) *that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded'.*

Paragraph 77 goes on to state that *'in all other circumstances, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years' worth of housing, or a minimum of four years' worth of housing if the provisions in paragraph 226 apply'*. The provisions of paragraph 226 apply to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage.

The Government dedicates a whole chapter to making effective use of land (Chapter 11) as a means of meeting the need for homes and other uses. (paragraph 123).

Furthermore paragraph 124 states that *'planning policies and decisions should: (inter alia)*

- *Promote and support the development of under-utilised land and buildings,*



especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.'

The Government also encourages alternative uses of land and states, in paragraph 127, that Local Planning Authorities should *'take a positive approach to applications for alternative uses of land.'*

In order to achieve appropriate densities, paragraph 128 states *'planning policies and decisions should support development that makes efficient use of land, taking into account: (inter alia)*

- *the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*
- *local market conditions and viability;*
- *the importance of securing well-designed, attractive and healthy places'.*

Furthermore NPPF states at paragraph 129 *'where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.'*

Paragraph 129 goes on to advocate that plans use minimum density standards for city and town centres and other locations that are well served by public transport and these should seek an uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate.

Chapter 12—Achieving well-designed places

NPPF states at paragraph 131 *'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.'

Paragraph 135 sets out that *'Planning policies and decisions should ensure that developments:*

- *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;*
- *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *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);*
- *establish or 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;*
- *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*
- *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity of 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'.*

The NPPF goes on to state at paragraph 137 that design quality should evolve through early engagement with the local planning authority and the local community and that *'applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot'.*



7 Planning Policy Considerations - Local

Additionally, paragraph 139 states significant weight should be given to ‘*development which reflects local design policies and government guidance on design*’ and/or ‘*outstanding or innovative designs which promote high levels of sustainability*’.

Planning Practice Guidance

In March 2014, the Government published supporting Planning Practice Guidance (PPG). This guidance is intended to sit alongside the NPPF and provides additional clarity in respect of NPPF Policy.

Importantly as part of the ‘Housing for older and disabled people’ section (paragraph 001 revision date 26th June, 2019), PPG states that:

*“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” [emphasis added]”.*

This statement is unequivocal. We find no reference to other “critical” housing needs (or similar terminology) in the guidance or within the National Planning Policy Framework. Given the acknowledgement of a “critical” need, it is for the Planning system to deliver it unless there is very good reason why it should not. This is what government and national policy expects.

Whilst the use of the term ‘critical’ is recent, the imperative to provide an adequate quantity and choice of accommodation for older people has been emphasised by the Government for several years now (for example documents prepared by DCLG such as Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society (February 2008). Key common themes have been related to the need to provide accommodation of an appropriate size, location and quality.

The majority of older people who are looking to move home in later life are downsizing

from a larger family home. Hence the need to deliver a range of choice in terms of type and tenure that will enable them to make such a move. The proposed development will contribute to the provision of such a choice. The ‘need’ expressed in the National Planning Practice Guidance is across all tenures and types of older persons’ housing ranging from bungalows to residential institutions. The proposal falls within the spectrum of accommodation cited in the NPPG and will meet a need for specialised accommodation for older people.

In conclusion, the golden thread running through the NPPF is a presumption in favour of sustainable development. The proposed development is located on an inherently sustainable site close to local facilities, providing a specialist form of accommodation for older people that addresses the urgent and increasing need within Prestwich and Bury Borough. It is therefore wholly in keeping with the concept of sustainable development detailed within the NPPF.

Local Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The statutory Development Plan comprises the remaining ‘saved’ policies of the Bury Unitary Development Plan (UDP) Review (adopted August 1997). The Council cannot demonstrate a 5-year housing supply and the policies which control the supply of housing are out of date.

Saved Policies of the UDP

The Bury UDP was adopted in August 1997. A number of the UDP policies were ‘saved’ by a Direction from the Secretary of State in September 2007.



Whilst the saved policies remain part of the development plan, the UDP was prepared under the previous system and therefore does not benefit from any transitional arrangements detailed in the NPPF. Therefore the UDP will carry very little weight in the determination of applications where its policies are inconsistent with the NPPF. The following saved UDP policies are considered most relevant to the proposed development.

Chapter 5 deals with housing and amongst the identified Objectives, Objective 3 is “to develop a housing stock which reflects the needs and demands of the Borough’s population” which includes the development of a wide range of housing types and tenures, both on individual sites and in particular locations. This proposal will help to expand the range of housing types available within the Borough.

Policy H1 is now out-dated having set out a Housing Land Provision of 7,200 new dwellings between mid-1986 and mid-2001.

Policy H1/2 entitled Further Housing Development sets out the factors the Council will consider when considering housing proposals on unallocated sites. These include the need to direct development towards the urban area, the availability of infrastructure and the suitability of the site in land use terms with regard to amenity, the nature of the local environment and surrounding land uses. The application site is located in a sustainable location in close proximity to shops, amenities and public transport links and meets the criteria within this policy (additional details are provided in the Design and Access Statement and the Transport Statement).

Policy H2 - Housing Environment and Design states that the Council will encourage good design in all residential development. Policy H2/1 builds on this stating that all new residential development will be expected to make a positive contribution to the form and quality of the surrounding area. Factors to consider include the height and roof type of adjacent buildings; residential amenity; the character of the surrounding

area; and the position and proximity of neighbouring properties. Further details as to how the proposal meets the criteria within this policy are provided in the accompanying Design and Access Statement.

Policy H2/2 deals with the layout of New Residential Development and states that such developments will need to demonstrate acceptable standards of layout. Considerations include car parking provision, landscaping and screening, design for safety and security and public rights of way. The submitted Design and Access Statement and Transport Statement provide further detail as to how the scheme satisfies the criteria within this policy.

H4/1 is entitled Affordable Housing and states that “the Council will encourage the provision of affordable housing through negotiation, partnership agreements and the identification of land suitable for such purposes”. This application is accompanied by a Financial Viability Assessment prepared by Atitlan Consulting. The report provides an independent assessment and associated evidence base in line with established RICS best practice and relevant planning policy to determine the maximum reasonable level of planning contribution(s) that are considered to be financially viable. This confirms that the development proposal is not able to support the provision of affordable housing or other S.106 contributions.

H4/2 deals with Special Needs Housing (including older persons’ housing) and sets the following criteria:

- “sites should be conveniently located for local shops, public transport and community facilities;
- the location of health care facilities;
- the gradient of the site;



- *the gradient between the site and the public transport network;*
- *the necessary car parking and amenity space (including gardens) should be provided;*
- *the development should be of a high standard in terms of design, layout and landscaping so that a satisfactory environment is achieved”.*

This Planning Statement together with the accompanying Design and Access Statement and Transport Statement demonstrate that this proposal complies with the above criteria.

Policy H4/2's justification states that, *“it is expected that over the Plan period there will be a continued need to provide housing for those with special needs, such as the elderly, the mentally and physically handicapped and those leaving institutional care. Within the special needs category, there will be a particular need to provide accommodation for the very elderly, that is those aged 75 and over”* (emphasis added). This application proposal (with an average entry age of 78) will contribute to meeting this identified need.

Policy EN1 entitled Built Environment states that *“The Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment”*. As set out in the accompanying Design and Access Statement, the application proposals will at least preserve and, actually enhance, the current appearance of the site and its townscape.

Policy EN1/2—Townscape and Built Design states that the Council will give *“favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements”*. The application proposals will not have any adverse effect on either the

character or townscape in the locality of the site (see Design and Access Statement and submitted drawings).

Policy EN1/3 deals with Landscaping Provision and states that proposals should make provision for incidental open space and landscaping. This application is accompanied by high quality landscaping proposals.

Policy EN1/5 is entitled Crime Prevention and states that *“the Council will encourage development proposals which include environmentally sensitive design features aimed at discouraging crime”*. This application is accompanied by a Crime Impact Statement and this confirms that the development *“will be consistent with current principles of the National Planning Policy Framework and will have adopted the principles of Secured by Design and Crime Prevention through Environmental Design”*.

Policy EN4 deals with Energy Conservation and states that, *“the Council will encourage development which contributes to energy conservation in the Borough. The use of renewable energy resources and the incorporation of energy efficiency measures in built development and the transport system will be encouraged”*.

Policy EN4/1 - Renewable Energy states, *“the Council will encourage proposals for the provision of renewable energy sources, subject to compliance with other policies and proposals of the Plan”*.

Policy EN4/2 deals with Energy Efficiency and states that the Council will encourage energy efficiency in development proposals through a number of means including:

- *“seeking the location of new development in areas easily accessible to public transport and local facilities;*
- *promoting the efficient use of energy in the design and layout of development”.*



This application is accompanied by an Energy and Sustainability Statement which confirms that *“the scheme currently proposes to utilise a high performing thermal envelope to minimise heat loss, as well as efficient heating and lighting systems, which will drive energy efficiency in the building. This is augmented by the use of an ASHP system to provide hot water, and an MVHR system for ventilation, both of which are high performing products that drive low carbon, efficient energy usage within the building design. As such, supplemented by a photovoltaic array for the communal areas, the proposed specification allows the scheme to comfortably comply with all metrics under the new Part L 2022 Building Regulations, and demonstrate a level of predicted carbon emission performance for the apartments that is more in line with the expected 2025 Future Homes Standard requirements, far exceeding the 25% carbon reduction target under Part L 2006 target under section 5a of SPD 16”*.

Policy EN5/1 - New Development and Flood Risk states that *“the Council will not permit new development, including the raising of land and the intensification of development, where such development would be at risk from flooding, would be likely to increase the risk of flooding elsewhere, or would adversely affect river flood defences”*. The application site is located within Flood Zone 1 and will not increase flood risk.

Policy EN6 entitled Conservation of the Natural Environment states that, *“the Council will retain, protect and enhance the natural environment of the Borough, particularly in relation to areas of ecological, wildlife and geological importance”*. This application is accompanied by a Preliminary Ecological Appraisal Report. This states that, *“the site comprises hardstanding, a building, tall ruderal, amenity grassland, dense scrub, scattered scrub, introduced shrub and scattered trees”*.

- The site was found to have the following potential ecological constraints:
- The on-site building was assessed as having Moderate bat roosting potential.

- Potential presence of nesting birds within scattered trees and dense scrub and tall ruderal.

- Potential presence of badgers on-site and within local area.

- Potential presence of hedgehogs within dense scrub, scattered scrub and tall ruderal.

- Potential presence of small reptile population within tall ruderal and dense scrub adjacent to golf course.

- Potential presence of common amphibians on-site.

- Himalayan balsam identified on-site”.

The report recommends that further bat surveys be conducted between May and September.

Policy EN8 - Woodland and Trees states that, *“the Council will support the retention of trees, woods, copses and hedgerows and encourage natural regeneration and new and replacement tree planting throughout the Borough”*. The scheme will see the retention of the vast majority of the trees on site together with additional tree planting as part of the landscaping proposals. These are detailed in the accompanying Arboricultural Impact Assessment and the landscaping drawings.

Policy EN8/2 deals with Woodland and Tree Planting and states, *“the Council will support and encourage new woodland and tree planting in the Borough. In considering development proposals, the Council will encourage the planting of hedges, trees and woodlands using locally native species”*. As detailed on the landscape proposals planting plan, the scheme will see 50 tree planted.



Policy HT2/4 Car Parking and New Development states that, *“the Council will require all applications for development to make adequate provision for their car parking and servicing requirements in accordance with the Council's car parking standards”*. As detailed in the accompanying Transport Statement, the proposals will incorporate adequate parking and servicing to meet the needs of the future occupiers, staff and visitors.

Policy HT4 entitled New Development states that *“the Council will encourage proposals which:*

- *support the principles of sustainable development;*
- *assist the implementation of a balanced transportation strategy;*
- *minimise the environmental impact of traffic”*.

The proposed development will see the reuse of brownfield land on a site that is located in a highly sustainable location close to nearby facilities and alternative modes of transport to the car.

Emerging Planning Policy

Places for Everyone

Places for Everyone is a long-term joint Development Plan Document being produced by nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). Once adopted it will set out the sub-Regional Strategy that will set the policy framework for the preparation of the individual district local plans. The plan was submitted for examination on 14 February 2022. Independent Inspectors were appointed and examination hearings were held between 1 November 2022 and 5 July 2023. The Inspector's Main Modifications and additional

modifications have been issued for consultation between 11 October 2023 and 6 December 2023.

Policy JP-H1: Scale, Distribution and Phasing of New Housing Development sets out that a minimum of 175,185 net additional dwellings will be delivered over the period 2022-2039. Of these, 7,678 are to be delivered within Bury at an annual average of 452. The application will contribute to the provision of additional dwellings within the Borough.

Policy JP-H2: Affordability of New Housing states that *“substantial improvements will be sought in the ability of people to access housing at a price they can afford” through a number of measures including:*

- *“Significantly increasing the supply of new housing, in accordance with Policy JP-H 1 'Scale, Distribution and Phasing of New Housing Development', thereby reducing the potential for a shortfall to lead to large house price and rent increases;*
- *Maximising the delivery of additional affordable homes, including through local plans setting targets for the provision of affordable housing for sale and rent as part of market-led developments based on evidence relating to need and viability;*
- *Support provision of affordable housing, either on-or off-site, as part of new developments”*.

As described above, this application is accompanied by a Financial Viability Assessment prepared by Atitlan Consulting. The report confirms that the development proposal is not able to support the provision of affordable housing or other S.106 contributions.



Paragraph 7.32 acknowledges the ageing of the population and states that this “will necessitate a renewed emphasis on ensuring that a diverse range of housing is available to meet the needs of older people and households. This will require new dwellings to be more adaptable, and designed with potential care needs in mind, so that older people can remain in their homes if they wish as their circumstances change.

There also need to be much better options for those who would like to move, perhaps to a dwelling of a more appropriate size in a location that enables them to easily access local services and facilities, and this could help to release some existing houses for families with dependent children” (emphasis added).

Policy JP-H3: Type, Size and Design of New Housing states that “development across the plan area should seek to incorporate a range of dwelling types and sizes including for self-build and community led building projects to meet local needs and deliver more inclusive neighbourhoods. Where appropriate, **this should include incorporating specialist housing for older households and vulnerable people**” (emphasis added). The policy goes on to state that all dwellings should meet the nationally described space standards and be built to the ‘accessible and adaptable’ standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable. The proposal is dedicated in its entirety towards the provision of specialised housing for older people and all the dwellings will meet the M4(2) standard.

Policy JP-H4: Density of New Housing states that “new housing development should be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high quality design”. As detailed in the Design and Access Statement, the proposals density is appropriate to achieve an efficient use of this well-located site.

Policy JP-S1: Sustainable Development states that, “to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction

techniques and actively seek opportunities to secure net gains across each of the different objectives”. It goes on to state that, “in preparing plans, preference will be given to making as much use as possible of suitable using previously-developed (brownfield) land and vacant buildings to meet development needs”. The proposal will make best use of a brownfield site.

Policy JP-D2: Developer Contributions (MM12.3) states that “we will require developers to provide, or contribute towards, the provision of mitigation measures to make the development acceptable in planning terms”. The policy also acknowledges that “if an applicant wishes to make a case that a development is not viable, they should provide clear evidence at the planning application stage, identifying the specific issues and/or changes in circumstance which would create barriers to delivery in a transparent manner and reflecting national guidance. Where it is accepted that viability should be considered as part of the determination of an application, the Local Planning Authority should determine the weight to be given to a viability assessment alongside other material considerations”. As described above, this application is accompanied by a Financial Viability Assessment prepared by Atitlan Consulting. The report confirms that the development proposal is not able to support the provision of affordable housing or other S.106 contributions.

The plan goes on to identify a number of strategic allocations. These include Policy JP Allocations 7: Elton Reservoir (3,500 homes), 8: Seedfield (140 homes), and 9: Walshaw (1,250 homes) within Bury. In making best use of a previously developed site, the application proposals will help alleviate pressure to release greenfield sites to meet the Borough’s identified housing needs.



Bury Local Plan

The Council's February 2022 Local Development Scheme confirms that, *"it is the Council's intention to replace the existing Bury UDP with a new Local Plan and Policies Map Progress upon the emerging Bury Local Plan"*. The Council's website advises that consultation on the policy directions for the Bury Local Plan ended on 30th November 2018 and that consultation on a draft plan was to take place the following summer although this has clearly been delayed.

Conclusion

This Planning Statement and the supporting reports demonstrate how the application proposals comply with the above policy criteria. The application fully complies with the adopted local policy framework.



Design Response

This proposal follows sound principles and pulls together different elements from the surrounding context, including those existing built forms within the site's vicinity.

The form of development and detailed design has evolved from careful consideration of its contextual analysis. The design of the Retirement Living building and careful use of materials will sit comfortably within the pattern of surrounding developments to the enhancement of the locality. The development has been sited in a manner that will ensure that the amenities enjoyed by the existing and future occupiers of nearby residential properties will not be adversely affected.

Landscaped gardens, as well as the retention and improvement of the existing boundary with the introduction of additional shrubs and trees, will provide an attractive outlook for the occupiers. Existing trees on site will be retained with the exception of those that need to be removed because of disease or poor quality/condition.

The development will be in keeping with the distinctive local character in terms of the use of materials, scale and mass whilst introducing housing to meet the needs of people in retirement. The NPPF sets out the Government's objective of achieving well—designed places at Chapter 12.

In evolving design solutions the NPPF encourages pre-application engagement with the local community, statutory consultees and the local planning authority (paragraph 137). The applicants in this case have complied with the advice and consulted with the local community and interested bodies (albeit no response has been received from the Local Planning Authority following a formal request for pre-application advice).

In summary, the proposed redevelopment of this previously developed site will provide a sympathetically designed development that will enhance the character and appearance of the local area. Additionally, the proposal will offer significant benefits including high quality landscaping and the delivery of specialist housing for older people.

Further details on the design and sustainability can be found in the accompanying Design and Access Statement submitted with this application.

A landscape architect and an arboricultural consultant have been commissioned and a sympathetic landscaping scheme has been devised that incorporates and supplements the existing vegetation wherever appropriate (please see the Proposed Landscaping Scheme submitted with this application).

Car Parking / Access

McCarthy Stone has unsurpassed experience in providing for the car parking needs of its specialised housing developments. Specialised housing for older people, because of its very nature and concept, is invariably located within reasonable walking distance of shops and other essential services and close to public transport facilities. It can therefore be predicted that the level of car parking proposed, given the age of the intended residents, will adequately supply sufficient parking for the residents, the House Manager and visitors.

It should be noted that the parking provision is supplemented by the provision of a battery car store, suitable for the intended residents, and provides access to alternative forms of transport. Further information has been provided in the accompanying Transport Statement.



Amenity Space

As the market leader in the provision of this form of specialised accommodation, McCarthy Stone has plenty of experience in assessing the functional requirements of its purchasers / residents. The design of the building is innovative in the ways which it maximises the potential for giving the residents optimum amenity spaces; both personal and communal through features including balconies and terraces. This will provide a high quality of life for the residents of the scheme.

Residents of this form of specialised housing tend to spend considerable time in their apartments and it is therefore appropriate that, wherever possible, lively or interesting views or pleasant and peaceful scenery should be visible from all rooms. Often the more favoured aspects are those on the busiest road frontage or those facing the main entrance and car parking area where activity is present.

The proposed development will include gardens for the enjoyment of the residents. The Company employs a professionally qualified landscape architect and prides itself on the quality of its landscape treatment, which has become a “hallmark” of all McCarthy Stone retirement schemes. A landscaping scheme is provided as part of the proposed application. Given the nature of the accommodation and the experience of McCarthy Stone in this form of development, the proposed amenity space is considered appropriate.



Above: Typical landscaping Layout



The site is ideally located for the proposed Retirement Living housing, being close to local amenities, and would provide for much needed specialised older persons housing in the local area, whilst also supporting local businesses.

Careful consideration has been given to the nature of the site, its relationship to its immediate surroundings, and the amenities of neighbouring occupiers. There is no doubt that a high quality development will make an effective use of this sustainably located site and respond to its townscape. At the same time Retirement Living housing is acknowledged to be a passive use, and an entirely sympathetic neighbour with extremely low levels of traffic generation in comparison to other potential housing uses of the site.

Points to note:

The proposed development complies fully with the NPPF's objective of a presumption in favour of sustainable development. It fulfils all three dimensions of sustainable development listed by the NPPF. Providing a range of **economic** benefits, including direct employment in its own right, supporting the local economy and revitalising the housing market through the release of under occupied family housing. Providing **social** benefits through the provision of specialist accommodation for older people and reducing pressure on health care facilities. Finally, providing **environmental** benefits through making effective and efficient use of a valuable previously developed land resource, assisting with the delivery of housing within a short term timeframe which would reduce pressures on other unallocated greenfield land for residential development.

- As set out by the accompanying Design and Access Statement the proposed development has evolved through thorough pre-application engagement with

the local community (a formal request for pre-application advice from the Local Planning Authority has been made but no response has been received at the time of preparing this Statement) and where relevant statutory consultees.

- The proposed development accords with both national and local planning policies in respect to the delivery of older persons' accommodation, which the recent National Planning Practice Guidance has identified its delivery as '*critical*'. Section Four of this report identified the extant need for older persons' accommodation within Prestwich and Bury Borough and the current shortfall of private sector forms of retirement housing.

In summary, the proposal is fully in accordance with national and local planning policy, providing a scheme that epitomises sustainable development and contributes towards the provision of an identified local housing need as well as the overall supply of housing.

