

PURPOSE OF THIS CONSULTATION

WELCOME

This consultation is presented on behalf of Churchill Living and invites you to view and provide feedback on the initial proposals to redevelop the former NHS Clinic, and Nursery on Church Lane, Horsforth, to provide a new retirement living development.

The consultation is made up of a number of information boards including the following:

- The Purpose of the Consultation
 - Introduction to Churchill Retirement Living
 - Housing Need
 - Benefits of Retirement Living
 - Planning Policy
 - Location & Site
- Context
 - Constraints & Opportunities
 - Proposed Site Layout
 - Indicative Plans
 - Preliminary Views
 - Next Steps

We value your comments on the proposed development. The comments are considered following the consultation to help steer the proposals prior to a planning application being submitted to the Local Planning Authority. How Churchill Living have considered your comments will be detailed in a Statement of Community Involvement that will support any planning application.

VISION

Churchill Living’s vision for the site is to deliver a development that meets our customers’ needs and the local need for retirement apartments whilst also contributing to the character of Horsforth, and making a positive contribution locally in terms of socio, economic and environmental benefits.

The proposal is for a retirement housing development of 42 flats with one and two bedroom apartments and associated communal facilities, vehicular access, car parking and landscaping.

Our aim is to create a high quality development that embraces sustainable design, enhances the setting of the area and maintains the local vernacular.



INTRODUCTION TO CHURCHILL LIVING

WHO ARE CHURCHILL LIVING LTD?

Churchill Living (CL) is a privately-owned British Company, highly trusted and respected within the housing industry. CL prides itself on building beautiful purpose-built one and two bedroom retirement apartments in desirable locations across the UK, for those looking for an active, independent, safe and secure lifestyle. Our developments can be found in 23 counties throughout the UK.

Throughout our history we have undertaken over 220 developments and sold over 9,000 units. Through our group company, Churchill Estates Management (CEM) we retain the ongoing operation, management, care and responsibility for every apartment within our completed developments.

“With first class Customer satisfaction at the heart of the business, we’ve been changing retirement living for the better for over 20 years. We continually strive to be the retirement housebuilder of choice for those looking to enjoy independence, security and peace of mind.”

Our developments not only provide well documented benefits to our customers but also to the wider community. Our customers tend to shop locally providing much needed ‘daily shoppers’ for local shops and businesses.

“People living in specialist retirement homes typically experience reduced health risks, contributing to fiscal savings to the NHS and social care services of c. £3,500 per person per year.”

Healthier and Happier – Homes for later Living, September 2019.



Spencer & Clinton McCarthy



Your lifestyle • Your choice

Typically, our customers downsize from a 3 or 4 bedroom family home. Therefore, for each retirement apartment occupied, a family home is released for sale into the wider housing market.

CL is an award-winning business having recently won a number of prestigious industry and wider business awards including;

- **The WhatHouse Awards:** Churchill has won the **GOLD Award in the ‘Best Retirement Home Developer’** category at the WhatHouse? Awards for three years running since 2023. Before this category has been created, Churchill was the only retirement housebuilder ever to have been awarded ‘Housebuilder of the Year’.
- **The HBF Customer Satisfaction Survey:** Churchill retains the top **‘5 star’ status** having been recommended by more than 90% of our customers for a 11th consecutive year in 2026.
- In **The Sunday Times Best Places to Work 2023**, Churchill Living was ranked in the **Top 10** Best Big Organisations to Work For.

Summarised below are some of CL’s key statistics;

- Over 11,000 apartments under management
- Three divisional offices around the country

CL has a full complement of in-house professionally qualified Architects, Technologist, Surveyors and Engineers employed in the seamless delivery of projects through every stage of the process from site identification to construction completion and home sales. The business benefits from a wholly owned town planning consultancy, Planning Issues, which advises on planning related and public consultation matters.

TYPICAL DEVELOPMENT FEATURES



Owners' Lounge



Coffee bar



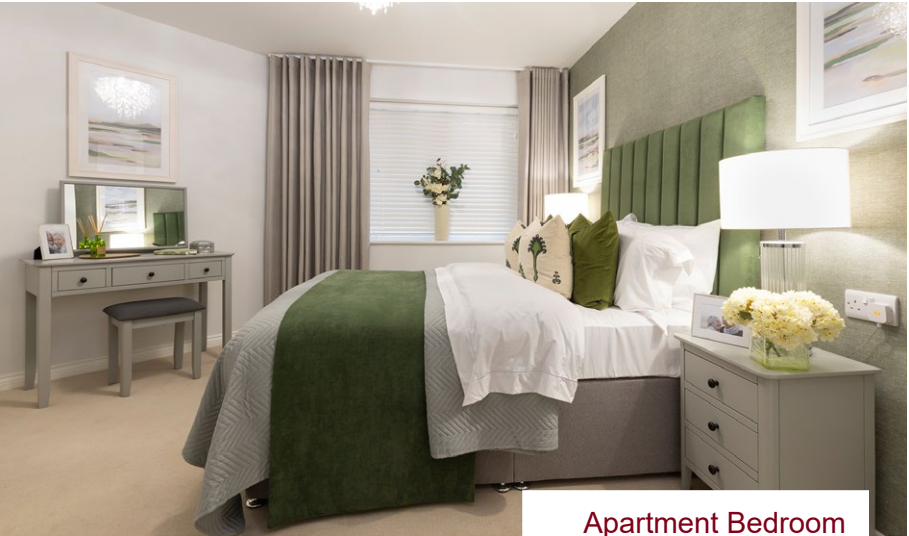
Guest Suite



Landscaped Gardens



Apartment Living Room



Apartment Bedroom



Apartment Dining Room/Second Bedroom



Apartment Shower Room



Apartment Kitchen

HOUSING NEED

A NATIONAL NEED

It has been widely acknowledged that the UK faces a housing crisis. Not enough homes are being built to meet the needs of the population.

People are living longer lives and the proportion of older people in the population is increasing. Across England, the 2021 Census showed around 18% of people were aged 65 years and over. This is a higher percentage than ever before.

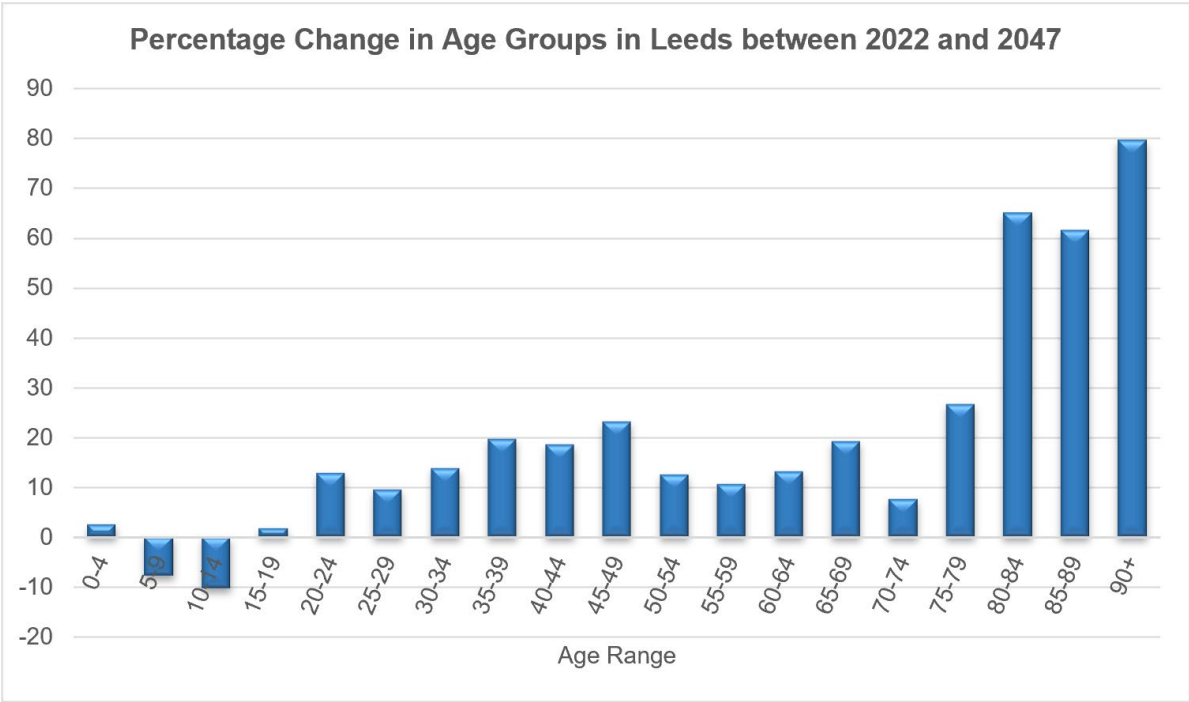
Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems.

A LOCAL NEED

The 2021 Census shows that between 2011 and 2021 there has been an increase of 15.7% in people aged 65 and over in the local authority of Leeds. Throughout the same period there has been an increase of 5.3% in people aged 15 to 64 years and an increase of 12.4% in children aged under 15 years, showing the greatest increase has been in those over 65.

Looking forward, the 2022 sub national population projections show that between 2022 and 2047 the greatest population increase in the local authority of Leeds is predicted in those aged 80 and over. The graph shows increases of 65% for those aged 80-84, 62% for 85-89 and 80% for those aged 90 and over.

The Council's Strategic Housing Market Assessment (2025 Update) identifies a need for 8,163 units of leasehold sheltered housing in Leeds between 2024 and 2040. This is a need for 480 units per annum, which is a high level of need.



BENEFITS OF RETIREMENT LIVING

SOCIAL

- Churchill Lodges offer significant opportunities to enable residents to be as independent as possible in a safe and warm environment.
- Retirement housing helps to reduce anxieties and worries experienced by many older people living in housing which does not best suit their needs by providing safety, security and reducing management and maintenance concerns.
- The Housing for Later Living Report (2019) shows that on a selection of wellbeing criteria such as happiness and life satisfaction, an average person aged 80 feels as good as someone 10 years younger after moving from mainstream housing into housing specifically designed for later living.

ECONOMIC

- Each person living in a retirement living homes enjoys a reduced risk of health challenges, contributing fiscal savings to the NHS and social care services of approximately £3,500 per year (Homes for Later Living September 2019).
- With circa 42 units proposed, at a ratio of 1.3 people per apartment, there will be around 55 occupants. At a saving of £3,500 each per year, this equates to a saving of £192,500 per year in local NHS and social care costs in comparison to mainstream housing. This is a significant economic benefit.
- A report entitled Silver Saviours for the High Street (February 2021) found that retirement properties create more local economic value and more local jobs than any other type of residential development. For an average 45 unit retirement scheme, the residents generate £550,000 of spending a year, £347,000 of which is spent on the high street, directly contributing to keeping local shops open.
- An average retirement scheme will support the following new jobs:
 - 85 construction jobs
 - 1 permanent job in repairs and renovations
 - 2.3 permanent jobs in management and care
 - 3.2 permanent jobs on the local high street (residents are basket shoppers and will do their shopping locally)

ENVIRONMENTAL

- Making more efficient use of land thereby reducing the need to use limited land resources for housing.
- Providing housing in close proximity to services and shops which can be easily accessed on foot thereby reducing the need for travel by means which consume energy and create emissions.
- Providing shared facilities for a large number of residents in a single building which makes more efficient use of material and energy resources.
- The proposal includes renewable technology through the use of solar panels to assist in the reduction of CO2 emissions.
- All areas of the building will be lit using low energy lighting and where applicable utilise daylight and movement sensor controls.



Our schemes free up family housing by older people looking to downsize - a typical 41 unit retirement development generates approx 92 moves in the chain



A development that maximises the use of previously developed land reducing pressure on greenfield sites



Our developments bring health and social care savings - each person living in a Home for Later Life saves the NHS & Social Services approx £3,500 per year



Economic and social benefits of older people using local shops, services and facilities. Our Owners shop locally, supporting businesses and communities



Due to its sustainable location, retirement living housing reduces the need to own a car. Owners often shop locally on foot or by public transport



Our developments allow for independent, secure living and provide companionship which helps to reduce isolation and loneliness

CHURCHILL'S TYPICAL CUSTOMER



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“The things I like best about Jubilee Lodge are the spacious and well laid out apartments, and the Owners’ Lounge which is a perfect place to socialise and meet new Owners.

“As Jubilee Lodge is so close to town, it is easy to walk to the shops, library, park, pubs and cafes – it’s a perfect location.”

“Also being local, I can still see my friends and go to my U3A meetings as well. It’s the best move I’ve made!

“I wanted to downsize, especially after seeing my late brother and sister-in-law move to a Churchill apartment in Thame. I went to stay with them in their Guest Suite and was impressed, so when a Churchill Lodge was being built near me I was very interested. I decided this was where I wanted to be and here I am!

“Tracey our Lodge Manager is invaluable, if you ever have any problems you just have to ask and she will do her best to sort them out. She is also great at organising events for everyone to enjoy and she is very friendly. It’s great fun here and we all have a good laugh.”

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“Moving to our beautiful Churchill apartment has given us a new lease of life. Freedom to do what we want, when we want, and not having to worry about looking after a big house and its maintenance.

“We are safe and secure in the knowledge that security in our apartment is second to none. We’ve joined an amazing community of other Owners and can join in activities when we want to, but also have privacy should we need it. Having a Lodge Manager on site is also very helpful so that we can chat to them if we ever have a problem.

“When we decided to retire we discussed the possibility of downsizing to a bungalow, however it soon became clear that firstly we didn’t want to spend time refurbishing our new home, and secondly we wanted that sense of community. We came across Dovehouse Lodge and we have never looked back.”

“Dovehouse Lodge is in a perfect location. It’s so close to the lovely market town of Hitchin with so many coffee shops and restaurants, a market square where you can sit and enjoy many activities, a market several times per week where you can browse, and amazing walks in and around the vicinity.

“You don’t need a car as the town is only ten minutes’ walk away. Or if you want to stay closer to home Dovehouse Lodge has beautiful gardens where you can sit and enjoy the sunshine. I’ve taken up such a range of hobbies since moving here. I was never a big walker, but now I go out to enjoy the surrounding area with my husband all the time. My friends here go to lots of classes, like dancing, and I do too.

“When we told people we were moving to a retirement apartment, they often assumed we were moving to a care home. But Churchill offers totally independent living. True, there’s always someone to talk to if things aren’t going well and no one is ever forgotten about. But if you want to be left to your own devices, that’s fine too.”

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“We are delighted with the peace and quiet and the wonderful outlook over the beautiful garden which we no longer have to care for.”

“We enjoy the communal activities and time spent with other Owners over coffee and meals. We enjoy the new peace of mind we have living here and the freedom that living in a Churchill development provides, together with the benefit of our kind Lodge Manager.

“Although we were already thinking of moving to a smaller, more manageable property from our old 5 bedroom house, Jean started to have some health issues which highlighted the reasons even more as to why a smaller property would suit us at this time in our lives.

“Our family were really supportive of our decision and could see the benefits to us of downsizing.”

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PLANNING POLICY

The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied.

Paragraph 61 sets out the Government’s objective to significantly boost the supply of housing. Paragraph 63 explicitly states that plan makers need to plan for housing for older people, including those who require retirement housing.

Making effective use of land in urban areas is a clear Government priority. There is a strong focus on the redevelopment of brownfield land to reduce the need for greenfield development. Paragraph 125(c) requires decision makers to “give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused”.

The Planning Practice Guidance (PPG) is a material consideration when making decisions on planning applications. The PPG provides guidance on how policies in the NPPF should be implemented. The PPG sets out:

“The need to provide housing for older people is critical”.

Paragraph 003 recognises that “the health and lifestyles of older people will differ greatly, as will their housing needs, which can range from accessible and adaptable general needs housing to specialist housing with high levels of care and support.” This range of housing and support needs to be planned for. The PPG also acknowledges that a wide range of complementary uses can help to support the vitality of town centres. It specifically states that “local authorities may wish to consider locating specialist housing for different groups including older people within town centres or edge of centre locations”, explicitly recognising the benefits that older persons housing can bring to the town centre.

LOCAL PLANNING POLICY

The Development Plan for the site comprises the saved policies of the Unitary Development Plan (2006), the Core Strategy Review (2019) and the Sites Allocation Plan (2019 and amended 2024)

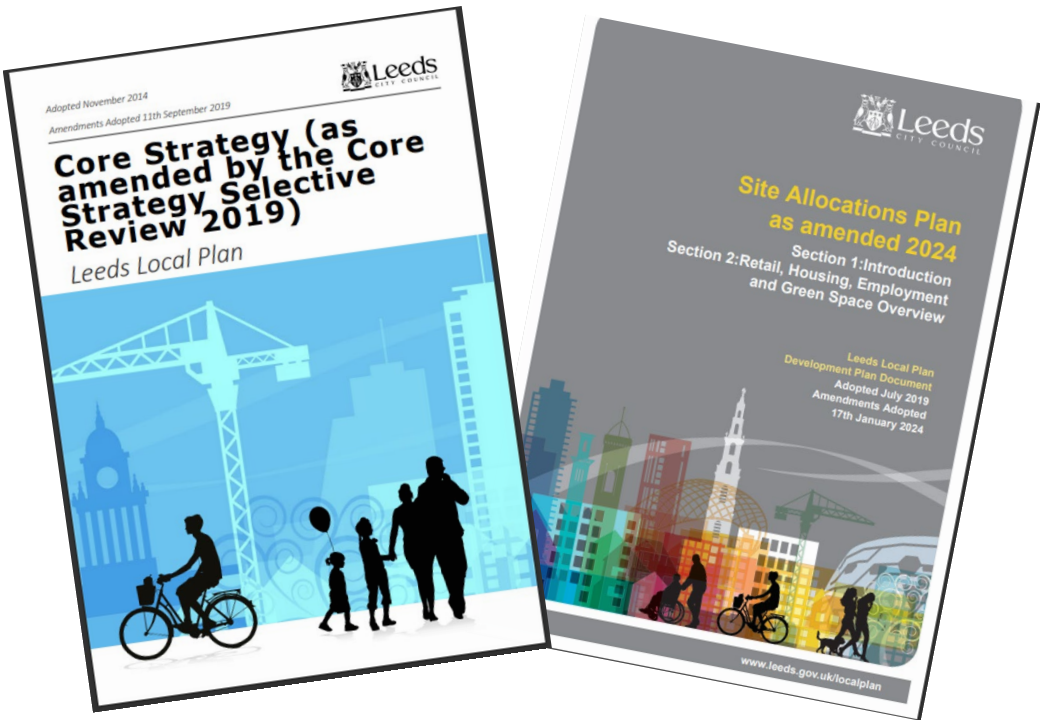
Core Strategy Spatial Policy 1 seeks to concentrate the majority of new development within and adjacent to urban areas. At the top of the priority for identifying land for development is previously developed land and buildings within the settlement boundary. Spatial Policy 6 again emphasises the importance of sustainable locations and the preference for brownfield sites for development. This site meets these criteria.

Policy H8 supports housing for older people to enable independent living. It requires such schemes to be located within easy walking distance of town or local centres or have good access to a range of local community facilities. The site is well located for this and will help boost the spending in the town centre with the new residents, who will walk to access the services and facilities they require.

Policy P2 supports housing in the town centre because of the benefits new residents can bring to the vitality and viability of centres.

The design has evolved through a detailed analysis and understanding of the area. The scheme will reflect local materials and enhance the streetscene. The scheme is in accordance with Policy P10.

The development is in an accessible location, which is well served by public transport. The development will include solar panels hidden in the roof and EV charging points in accordance with policies EN1 and EN8.



LOCATION & SITE DESCRIPTION



Aerial image of Site, courtesy of Google Earth (not to scale)

The site comprises the former Horsforth Clinic and Sunnybank Day Nursery, both of which front onto Church Lane.

The site is broadly L-shaped and extends to approximately 0.31 hectares. It measures approximately 56m from north-east to south-west and 70m from south-east to north-west. The site is relatively level, although there is a gradual rise of approximately 2m from the front of the site towards the rear.

The site has frontage onto both Church Lane and Church Avenue. The remaining boundaries are enclosed and adjoin the private amenity spaces of neighbouring residential properties.

The eastern boundary adjoins Horsforth Library and its associated car parking area, while St Margaret's Church of England Primary School is located immediately to the south of the site, fronting Church Lane.

Existing pedestrian and vehicular access is provided from Church Lane.

The existing buildings are both single storey community use buildings of limited architectural interest. The former Horsforth Clinic is a brick built structure with a flat roof, while Day Nursery features a pitched roof finished in concrete tiles. Both buildings are primarily functional in their design, with limited architectural detailing or features that contribute positively to the character of the surrounding area.

The buildings are set within areas of hard-standing associated with parking, servicing and pedestrian circulation, resulting in a predominantly utilitarian site appearance.

The existing buildings do not reflect the prevailing character of Horsforth, which is generally defined by more traditional forms of development, including pitched roofs, stronger architectural detailing and the use of locally distinctive materials. The redevelopment of the site therefore presents an opportunity to replace the existing utilitarian buildings with a high-quality development that responds more positively to its context and enhances the appearance of this prominent location.

SITE PHOTOS



Aerial image of Site, courtesy of Google Earth (not to scale)



SITE CONTEXT



Aerial image of Site, courtesy of Google Earth (not to scale)



WIDER CONTEXT



Aerial image of Site, courtesy of Google Earth (not to scale)



CONSERVATION AREA

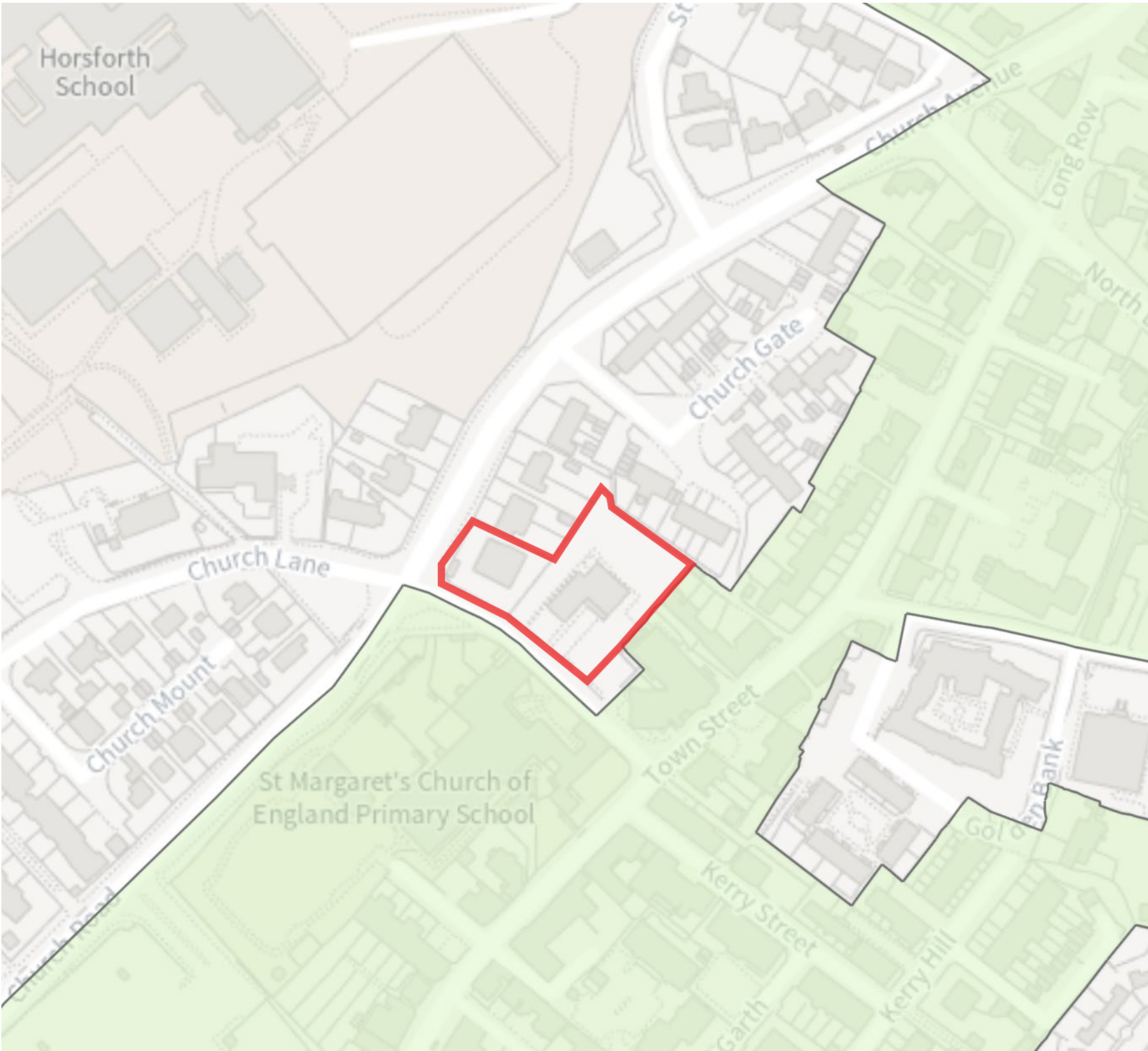
The application site is located outside, but adjacent to the Horsforth Conservation Area.

The Horsforth Conservation Area was designated due to the special architectural and historic interest of the settlement, which retains elements of its historic village character despite its growth and integration within the wider urban area of Leeds. Its character is defined by the historic street pattern, traditional buildings, locally distinctive materials, mature landscaping and the relationship between built form and surrounding open spaces.

The Conservation Area Appraisal identifies the importance of Horsforth's historic core, including the traditional sandstone buildings, boundary treatments and established streetscapes that contribute to the area's sense of place. New development is encouraged to respond positively to this context through appropriate scale, materials, detailing and respect for heritage assets.



Mapping courtesy of Conservation Area Appraisal (not to scale)



Mapping courtesy of Leeds Data Explorer (not to scale)

The proposed development has therefore been designed to respond sensitively to the local character through appropriate massing, material selection, landscaping and consideration of the setting of nearby heritage assets.

LISTED BUILDINGS

There are five Listed Buildings within 250m of the application site, the most notable of which are the Grade II listed Church of St Margaret and the Grade II listed former Mechanics Institute, now Horsforth Library, which is immediately adjacent to the site.

01 Church of St Margaret

Located on Church Lane, the Church of St Margaret was constructed between 1877 and 1883 to designs by J. L. Pearson, with the spire completed in 1902 by J. B. Frazer. Constructed in coursed squared sandstone with a slate roof, the church is a prominent local landmark and makes an important contribution to the character and historic identity of Church Lane and the wider Horsforth area.

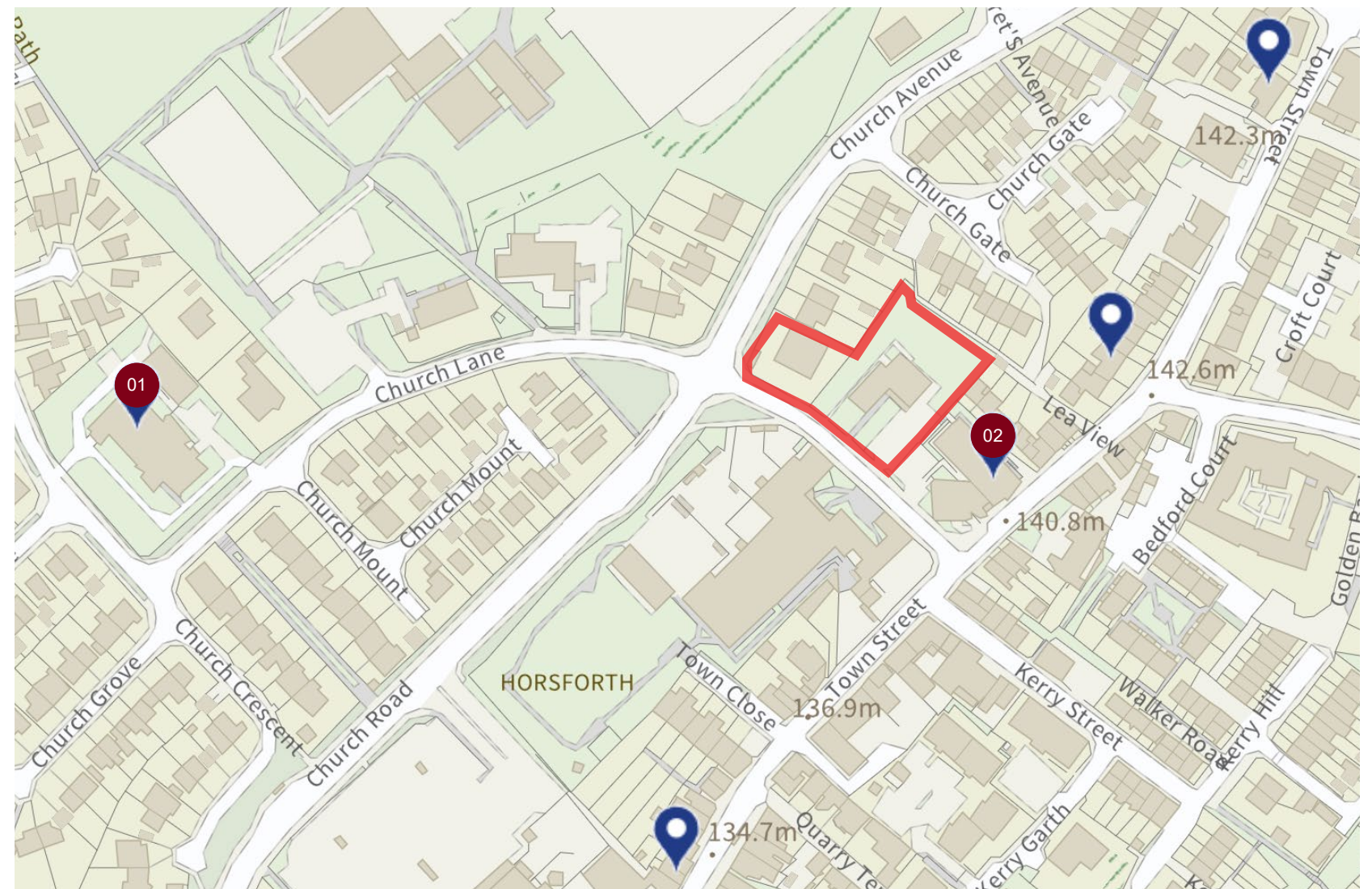
02 Former Mechanics Institute (now Horsforth Library)

Immediately adjacent to the application site is the former Mechanics Institute, now Horsforth Library, a Grade II listed building dating from the late nineteenth century. Constructed in sandstone with a slate roof, the building reflects the historic civic and community development of Horsforth and forms an important element of the historic streetscape. Its architectural quality, traditional materials and close relationship with the surrounding historic buildings contribute to its significance.

Other Listed Buildings

The wider area also contains a number of Grade II listed residential buildings, including 79–83 Town Street, 123–135 Town Street and 2, 6 and 8 Long Row. These buildings are representative of the historic domestic architecture of Horsforth, typically characterised by coursed sandstone construction, stone slate roofs and traditional architectural detailing. Collectively, these assets contribute to the historic character and significance of the wider settlement.

The redevelopment of the site has been informed by the presence of these nearby heritage assets. The proposed design seeks to sustain their significance through an appropriate scale and form of development, a sympathetic material palette, considered landscaping and the creation of a positive relationship with the historic character of Church Lane.



Mapping courtesy of Historic England (not to scale)

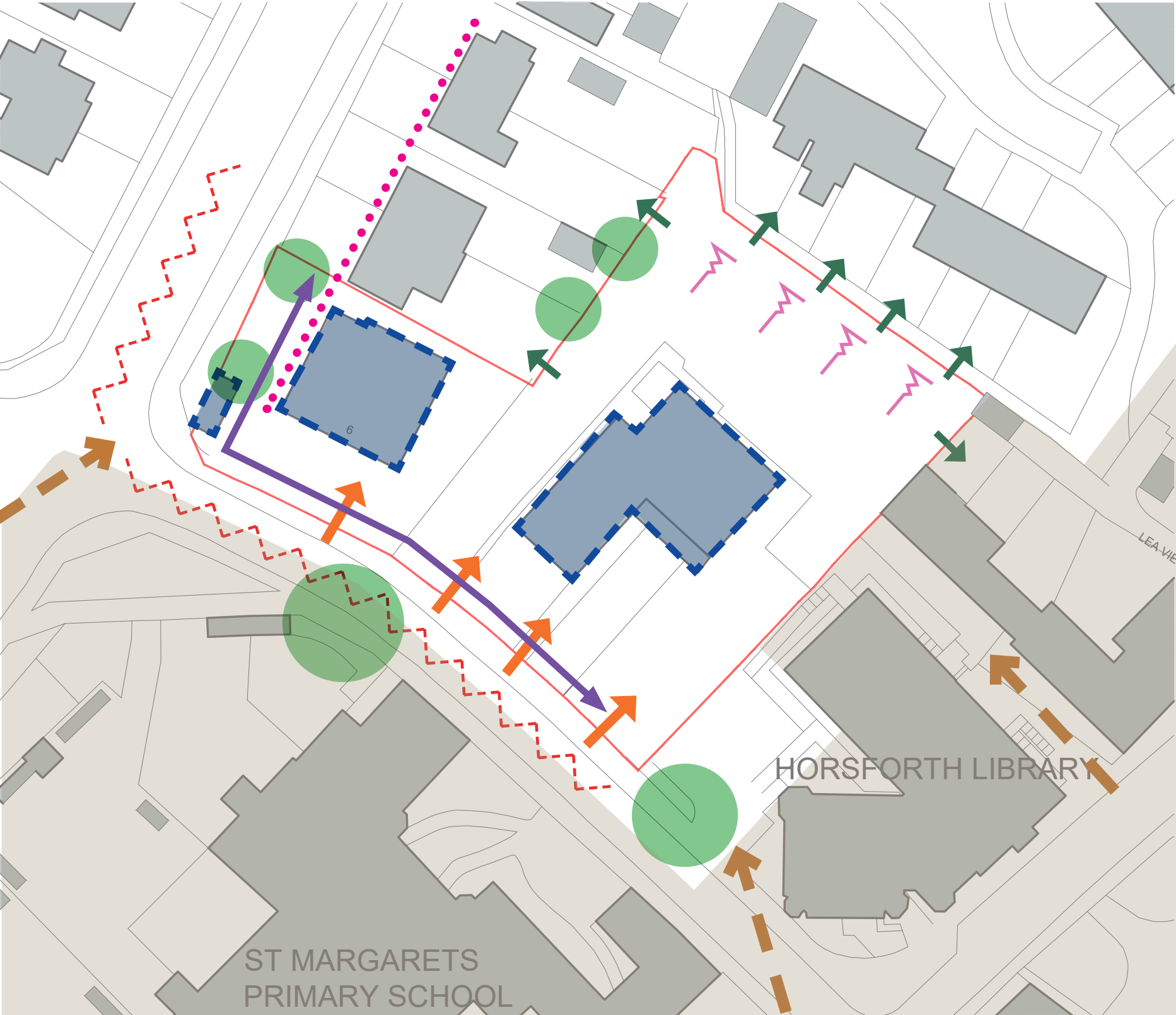


01 Church of St Margaret



02 Former Mechanics Institute

CONSTRAINTS

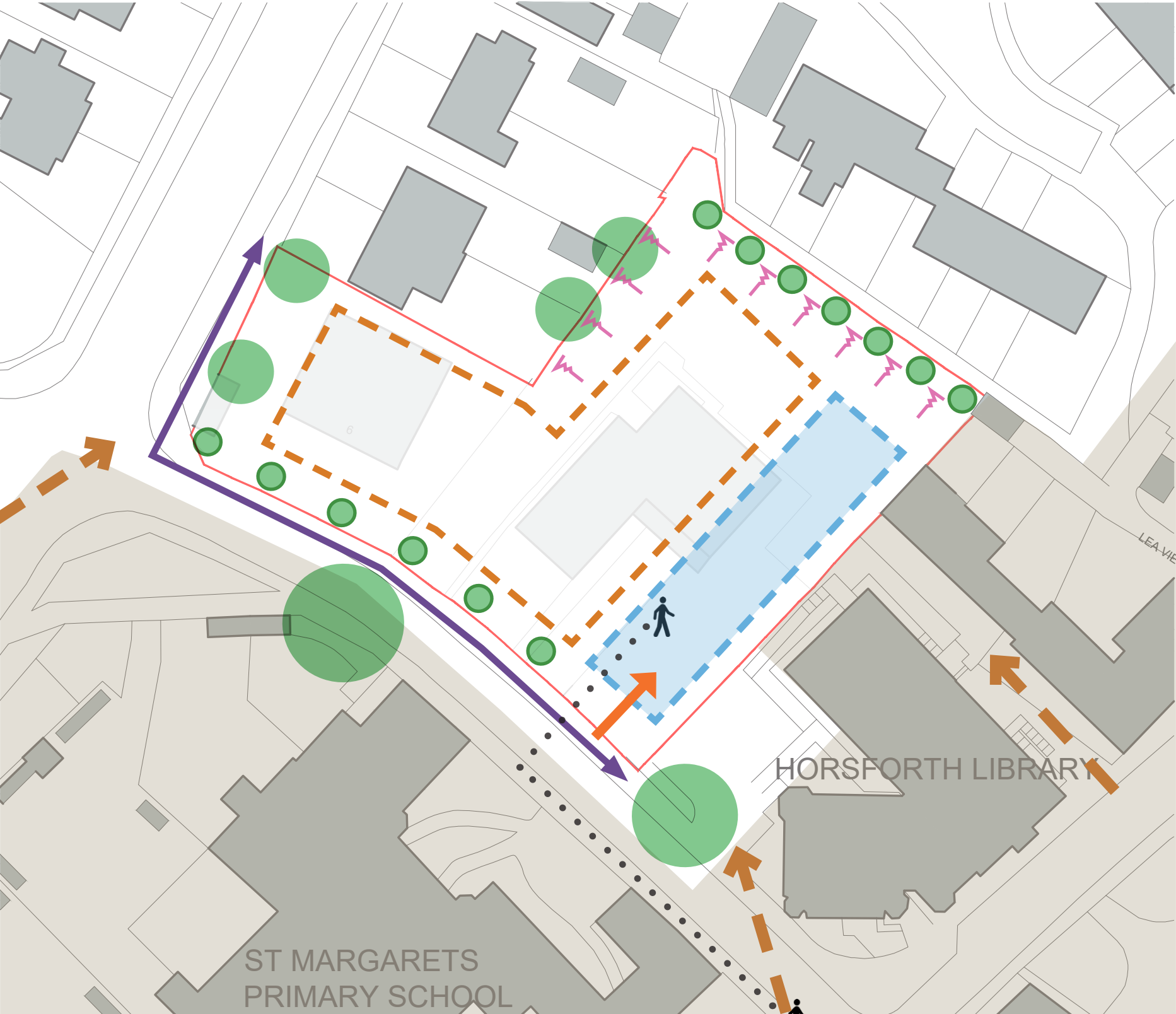


The site has numerous constraints that affect the potential for a successful development, including but not restricted to the following -

-  Site
-  Existing buildings to be demolished
-  Existing vehicular / pedestrian accesses
-  Primary frontage
-  Noise emitter
-  Potential overlooking
-  Secondary frontage (Glimpses into / out of site)
-  Level change
-  Existing trees
-  Existing building line
-  Conservation area

Sketch illustrating the constraints that affect the site

OPPORTUNITIES



Sketch illustrating the opportunities afforded to the site

Town Centre

The clearance and removal of the existing structures creates numerous opportunities and potential for a successful development, including but not restricted to the following -

-  Site
-  Short walking proximity to shops
-  Potential footprint
-  Potential streetscene improvement
-  Utilise the existing level hard-standing area at the south of the site to maximise car parking
-  Additional planting to improve screening as well as enhance amenity areas.
-  Re-use vehicular access
-  Take advantage of the level change to reduce the impact of the proposal on neighbouring houses
-  Improve views from the conservation area
-  Conservation area

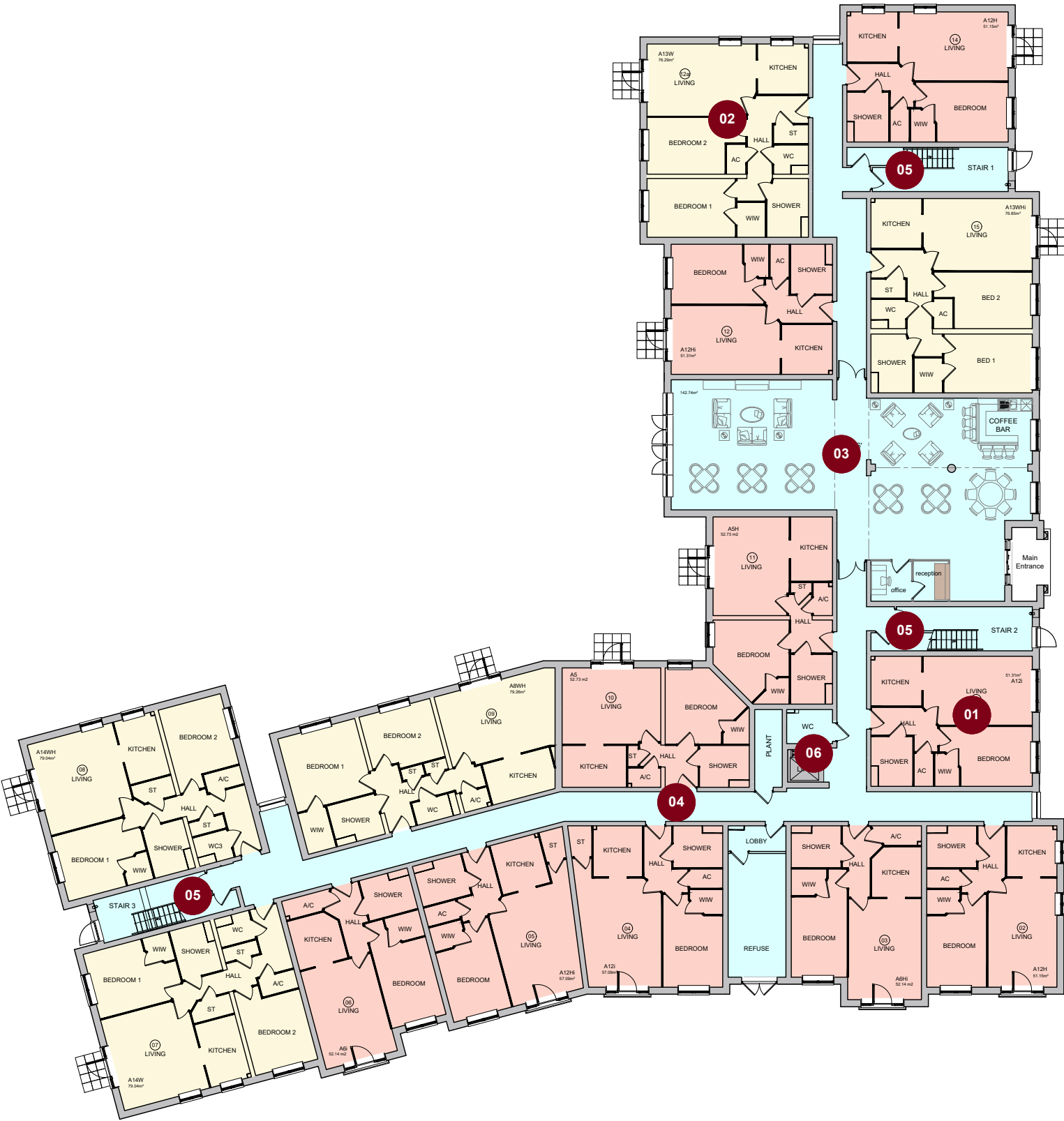
PROPOSED SITE LAYOUT



- 01 Main Site Entrance
- 02 Pedestrian Access
- 03 Main Entrance
- 04 Owners Lounge
- 05 Communuals / Circulation
- 06 Internal Refuse Store
- 07 One Bed Apartment
- 08 Two Bed Apartment
- 09 Car Parking Spaces
- 10 Buggy Store
- 11 Owners Patio

Proposed Site Plan (not to scale)

PROPOSED TYPICAL FLOOR PLAN



- 01 One bed apartment
- 02 Two bed apartment
- 03 Owners Lounge
- 04 Circulation
- 05 Stair
- 06 Lift Core

Proposed Ground Floor Plan (not to scale)

CHURCH LANE STREET SCENE

Not To Scale



CHURCH AVENUE STREET SCENE

Not To Scale



PRELIMINARY VIEWS TOWARDS SITE



PRELIMINARY VIEWS WITHIN SITE



NEXT STEPS

Thank you for taking the time to review our initial proposal for this development on Church Lane, Horsforth, your time is appreciated.

We would be most grateful if you could take the time to put any comments or questions you may have into the feedback form on the website.

Feedback received online will be considered by Churchill Living and where feasible inform further development of, or changes to the design and layout of the proposed scheme.

The next step is continued consultation and ongoing discussions with the Planning Authority with the potential submission of a planning application in the autumn.

Once again, thanks for your time.

