

**Informal meeting to discuss Proposed Phase 4 Development at Gifford Lea.
16th December 2021 via Zoom.**

PRESENT

Inspired Villages – Ed Harvey (Avison Young), Martin McGread, Ellen Pearce.

Tattenhall & District Parish Council – John Bailey, Sheila Chapman, Doug Haynes, Stephen Hornby, Iain Keeping (Chairman), Ann Wright (Clerk).

Purpose of Meeting: To discuss proposed Phase 4 development at Gifford lea.

A presentation, attached, was given on the proposed phase 4 development which included the following information:

The proposal includes the development of 27 new extra care units, however due to an overlap with the approved phase 3 development it is only a net gain of 19 units.

It was confirmed that pre-application discussions are already taking place with CW&C.

A virtual public consultation is currently taking place until the 22nd December.

It was reported that Inspired Villages was created in 2018 and now has 6 villages around the Country including Gifford Lea, with more villages being developed.

Retirement Communities

It was explained that retirement villages provide care which lies between care homes with 24 hours care and retirement housing where there would be a warden on site.

Inspired Villages provide self-contained residential properties with access to care and a range of services including wellbeing managers. The properties are typically classified as C2.

It was reported that CW&C has a shortfall of 350+ market extra care units at present and this shortfall is expected to double by 2040. There is also a shortfall of care home places and affordable properties of this type. It was confirmed that the application will include a needs assessment. It was stated the development of retirement villages contributes to the housing chain by freeing up family homes in communities.

Gifford Lea

It was noted that phases 1 & 2 are now completed and phase 3 is under construction and due to be completed in the summer of 2022.

The wellbeing centre is complete with a sauna, gym, swimming pool, beauticians and hairdresser plus a café and restaurant.

The proposal is to extend the development to the West of the site.

The original 2012 approval was for 166 units.

Phases 1 to 3 have delivered 143 units including affordable properties.

Phase 4 includes 27 extra care units, a net gain of 19 properties.

The overall new total = 170 units.

The proposed site is currently made up of a newt mitigation/ecology area and the construction compound for the phase 3 development. The Newt mitigation area would be replaced by 1.1 hectares of land to north, the existing area is 0.6 hectares.

The development will include a single two storey apartment block containing 6 apartments (replacing that approved in Phase 3) and a number of bungalows and two storey cottages

providing a wider choice and mix of units available and will include affordable units, plus 39 parking spaces.

The access will via the existing access.

No trees will be lost during construction and there will be additional tree planting taking place and a wildflower meadow created. 100m of new hedgerow is proposed along the western boundary.

The design of the new properties are of reduced scale and massing better suited to the landscape on the boundary of the site.

Discussion & Questions

It was agreed a copy of the presentation would be provided.

Drainage

The intention is to integrate the development into the existing drainage system, consultants believe there is capacity in the system. It was confirmed there will be a drainage strategy and flood assessment including in the application.

Tattenhall Centre

It was noted that the initial development had been a comfortable walking distance from the centre of Tattenhall and services, however the proposed development is moving further away from that centre.

It was stated the development is still highly sustainable and that residents can access a minibus and electric taxi and that a S278 agreement had resulted in improvements to the footway at Covert Rise. It was confirmed Inspired Villages would be happy to look at further improvements.

3-Bed Properties

It was asked why three bed properties were required.

It was confirmed units are taken up by single people or couples and that a third bedroom is required by some residents as hobby or craft rooms and to make the adjustment of downsizing easier. It was noted that the number of days visitors can stay at the properties is restricted.

Future Development

It was clarified that land north-east of the retirement village is being promoted for further development by the landowner, Bolesworth Estate not Inspired Villages, as part of the CW&C call for sites. There are no plans at present for a Phase 5 at Gifford Lea.

Sustainability & Climate Change

It was asked what was being done to make the site sustainable and carbon neutral. It was confirmed that more charging points are being installed and that a sustainability checklist will be include in the application.

It was recognised that it was difficult to retro fit heat pumps etc and the previous applications were based on gas boilers, the long-term goal is to move away from gas.

Housing Numbers & Classification

It was stated that Tattenhall has a housing allocation of 250 additional homes by 2030 in the CW&C Local Plan.

The following unit numbers were confirmed:

Phase 1 – 48 Units

Phase 2 – 56 Units

Phase 3 – 39 Units (completion summer 2022)

Phase 4 – 27 Units

Total = 170

It was noted that there has been on-going discussion with CW&C regarding the classification of the properties and these negotiations are ongoing. Inspired Villages believe the properties are C2 whereas CW&C argue they are C3.

Inspired Villages confirmed the services offered will not be impacted by the classification, however it was noted that the classification is of great importance to the residents of Tattenhall as the Chairman reported that C2 properties do not contribute to housing numbers. It is the view of Avison Young that C2 properties do contribute towards the housing numbers

It was confirmed all residents pay council tax.

It was confirmed that the development to date had not been subject to Community Infrastructure Payments (CIL). Councillors stated that the development to date had put a significant strain on infrastructure and resources in Tattenhall while contributing nothing to the infrastructure.

It was confirmed the development to date had resulted in some S106 agreements, the detail of these were not available but it was thought there were contributions to footpaths and that support had been provided separately for the play area.

Affordable Properties

It was noted that a small number of affordable properties had been provided through the Bolesworth estate.

It was confirmed that negotiations are continuing with CW&C regarding affordable provision on Phase 4 and that CW&C have made it clear that they are looking for 30% provision.

Local Need

It was noted that local need is deemed as need at the Borough level.

Downsizing

It was asked how many Tattenhall residents have moved into the development to date. This figure was not known but nationally usually around 50% of those moving into the villages come from a 20 miles radius. It was agreed to see if this information can be provided.

It was noted the retirement village feels isolated from Tattenhall and it is not easy to access Gifford Lea and vice versa.

Community Orchard

It was confirmed the Parish Council is developing a community orchard and it would be good to develop a path from Gifford Lea into and through the Orchard. Martin McGread confirmed this was something that could be discussed.

Medical Services

It was reported that medical services in Tattenhall appear to be under pressure and additional units will worsen this. It was confirmed that Inspired Villages had not investigated the current capacity, they had previously held discussions with local practice about the possibility of working together but this had not been successful, it was suggested these discussions could be reopened.

Cycle Racks

It was asked what provision was proposed for cycling. It was noted that provision is currently being provide for storage of bicycles on site and that this is something they need to look at again possibly creating provision when the sales office is removed.

It was also noted there is a need for cycle racks for those visiting the village.

It was suggested that cycleways in the Village could be connected to neighbouring bridleway.

S106 Payments

Representatives of Inspired Village agreed to provide a list of S106 payments to date. Phase 4 S106 discussions have started and have included discussions about impact on health services and education, although it is thought that an education contribution is unlikely given the nature of the development.

It was noted that there have been discussions with CW&C about issues with accessibility for the visually impaired from Gifford Lea into Tattenhall centre which need to be addressed.

Litter

It was noted that there are a growing number of volunteer litter pickers in Tattenhall and that a large amount of litter has been collected from the hedge opposite the phase 3 construction site, it was asked if this can be monitored in the future. It was agreed it would be and that Gifford Lea could get involved with litter picks.

Next Steps

It was reported the application is due to be submitted mid-January 2022.

The Chairman thanked all for attending meeting.

Ann Wright
04 01 21.

Tattenhall Parish Council

Gifford Lea Retirement Village,
Frog Lane



Introduction

- Inspired Villages are preparing a planning application proposing an extension to the Gifford Lea retirement village on Frog Lane.
- The proposed extension will comprise 27no. new Extra Care units in total. This equates to 19no. additional units (net) as there is some overlap with the consented Phase 3 site.
- Pre-application discussions have taken place with Cheshire West and Chester Council.
- A public consultation event is underway with comments being invited until 22nd December.
- We are now seeking the views of the Parish Council and would welcome your feedback.



Who are Inspired Villages?



Operators and long-term
investors in the community.

Delivering the same level of
tailored care in people's homes
and leaving an enduring legacy
to the community

Experts in Later
Living in the UK



In partnership
with Legal & General



RETIREMENT
LIVING OPERATOR
OF THE YEAR



What is a Retirement Community/ Extra Care?

It is a form of specialised housing for older people.

Department of Health describes specialised housing as:
















"A type of specialised housing that provides independence and choice to adults with varying care needs and enables them to remain in their own home. Extra care housing should be able to provide most residents, if they so desire, with a home for the remainder of their life regardless of changes in their care needs."







May also be referred to as a retirement community, extra care, housing-with-care, assisted living or independent living.

Associated Retirement Community Operators (ARCO) is the main body representing the retirement community sector in the UK, formed in 2012. Audley and Inspired Villages are approved ARCO operators adhering to their Consumer Code which provides a benchmark for good practice in the sector.

NPPG identifies four different types of specialist housing for older people which includes extra care housing or housing-with-care as it:

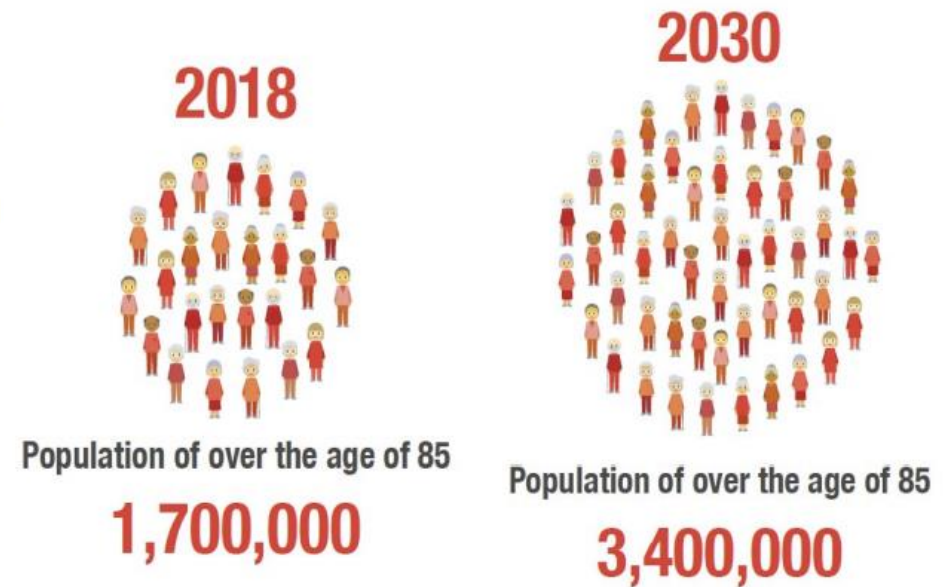
"usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an on-site care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24-hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a well-being centre. In some cases, these developments are known as retirement communities or villages – the intention is for residents to benefit from varying levels of care as time progresses."

 Retirement Housing Also known as sheltered housing or retirement flats	 Retirement Communities Also known as extra care, retirement villages, housing with care, assisted living or independent living	 Care Homes Also known as nursing homes, residential homes, old people's homes
 Self-contained homes for sale, shared-ownership or rent	 Self-contained homes for sale, shared-ownership or rent	 Communal residential living with residents occupying individual rooms, often with an en-suite bathroom
 Part-time warden and emergency call systems	 24-hour on-site staff with optional care and domestic services available	 24-hour care and support (including meals)
 Usually have a lounge, laundry facilities, gardens and a guest room	 Range of facilities including a restaurant or café usually alongside leisure and wellness facilities such as gyms, hairdressers, activity rooms, residents' lounges and gardens	 Range of facilities and activities, including gardens, lounges and dining rooms
 Typically 40-60 units	 Typically 60-250 units	 Sizes vary considerably

					
Standard housing	Specialist housing without on-site care or facilities	Specialist housing with on-site care or facilities	Care homes	Care homes with nursing	Hospitals
C3	C3	C2 or C3	C2	C2	C2 or D1
Domiciliary care (either direct from operator/developer or arranged independently if required)			Personal care	Nursing and medical care	
Low to medium cost of care and highly variable			Medium to high cost of care	High cost of care	Very high cost of care
No communal facilities/amenities	Communal lounge, warden flat	Highly variable but typically at least lounge/restaurant, assisted bathing up to full swimming/spa facilities.	Full communal facilities including assisted bathing/WCs, commercial kitchen/laundry, communal lounge/dining facilities etc.		

Background to Retirement Living

- The number of people over 85 in the UK will double from 1.7 million in 2018 to 3.4 million by 2030.
- However, the supply of homes specifically for older people has not grown with this demand. Instead, the numbers being built decreased from 30,000 per year in the 1980s to only 8,000 per year today.
- Just 2% of the total English housing stock is retirement housing despite almost a third (29%) of all households aged over 55 looking to downsize.
- The provision of extra care accommodation within Cheshire West is not meeting demand. Currently there is shortfall in excess of 350+ units for market Extra Care specialist housing.
- The need for affordable and care bedspaces is also significant.



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YOUNG**

Background to Retirement Living

- Many older people are choosing to live in dedicated retirement accommodation as these communities are more socially connected and reduce levels of loneliness and isolation.
- Retirement communities also enable people to stay at home longer. Studies have found that people in retirement communities make fewer unplanned hospital admissions, reducing the pressure on NHS and council care services.



Demand on NHS reduced

NON-RETIREMENT VILLAGE RESIDENT

From **8-14** days in hospital

SAT	SUN	MON	TUE	WED	THU	FRI
1	2	3	4	5	6	7

SAT	SUN	MON	TUE	WED	THU	FRI
8	9	10	11	12	13	14



RETIREMENT VILLAGE RESIDENT

to **1-2** days in hospital

SAT	SUN
1	2



Each person in a home for later living saves c.£3,500 to the NHS & social services per year. (Homes for Later Living, Healthier and Happier report, Sept 2019)

IV has over 850 residents in its 6 villages equivalent to annual savings of £3m.



19%
of initially 'pre frail' residents returned to resilient within 18 months of occupation

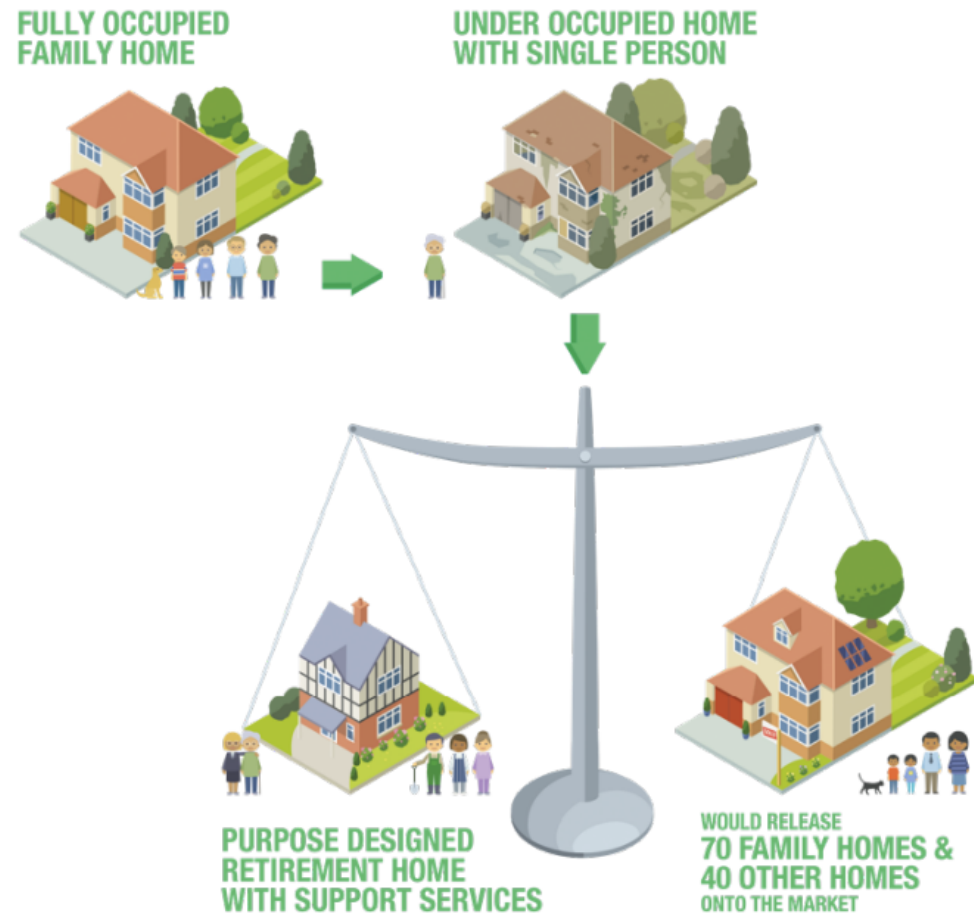


Aston Research Centre for Healthy Ageing and the Extra Care Charitable Trust, 2015.

Inspired
Villages
The *best* years of your life?

Positive benefits to the local housing market

A report by Worcester Research set out, inter alia, details of the properties from which residents buying into the study location had moved. This showed that 46% had moved from a four-bedroom property and 29% from a three-bedroom property



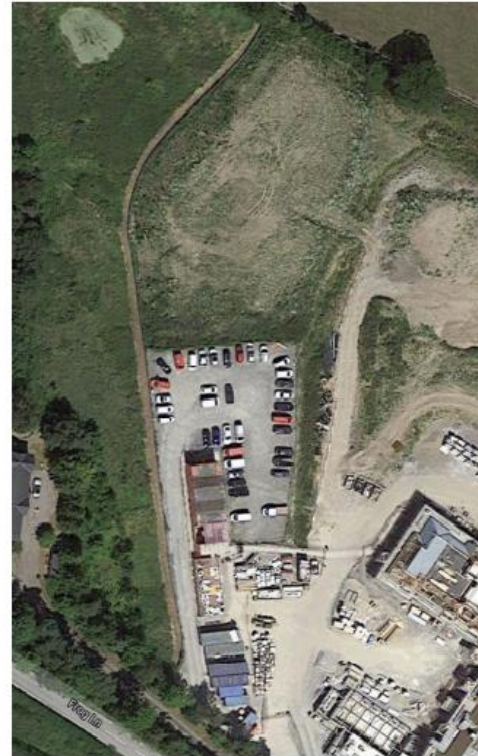
Inspired
Villages
The best years of your life?

The Existing Village

- Phases 1 and 2 (Village Centre) completed, Phase 3 currently under construction
- Continuing care village – residents benefit from support and personalised care in the comfort and privacy of their home 24/7.
- Village Centre facilities include:
 - Wellbeing centre comprising treatment rooms, swimming pool, sauna and gym
 - Beauty salon and hairdressers
 - Bistro restaurant
 - Café bar



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Phase 4 Site

- Comprises partly of land used for ecological mitigation for great crested newts (GCN)
- Inspired Villages have been granted a licence by Natural England to create a replacement ecological enhancement area to the north
- The new area will be larger (1.1Ha) than the existing consented mitigation area (0.6Ha)
- Significant enhancement compared to the current licenced GCN mitigation proposals

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- 27no. Extra Care units in the form of 6no. apartments and 21no. two and three bed cottages and bungalows
- Wider choice and mix of units
- Provision of affordable homes
- 39no. car parking spaces
- Access from Frog Lane via existing village
- Ecology and landscape improvements:
 - Replacement ecology/ GCN mitigation area of greater size
 - New tree and hedgerow planting
 - Creation of wildflower meadow

Unit Types - Apartments

- 6no. apartments within a single, two storey block (same type and scale as Phase 3)



Key Plan:



Unit Types – Cottages and Bungalows

- 21 no. two storey cottages and bungalows



Key Plan:





Appearance and Materials

- Architectural detail and materials choice to reflect existing village
- Tiled pitched roofs, horizontal cladding, masonry, windows and doors in line with previous phases
- Landscape design integral to design
- Amenity spaces, communal gardens, tree planting and ecological enhancements

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