



**BANBURY, CHURCHILL RETIREMENT LIVING**

**STATEMENT OF COMMUNITY INVOLVEMENT**

**DECEMBER 2021**



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## **1. INTRODUCTION AND BACKGROUND**

This report has been prepared by DevComms in review of the public engagement undertaken in support of a planning application by Churchill Retirement Living (CRL) for the proposed redevelopment of the former Buzz Bingo site located at Bolton Road, Banbury.

The existing Bingo Hall wraps around Trelawn House, a listed Georgian townhouse and has an overbearing relationship with the building. The proposals present an opportunity to open up Trelawn House enabling it to re-establish its dominance in the Street Scene.

Given the nature of the proposals and the location of the site, Churchill Retirement Living were committed to engaging with all key stakeholders prior to submitting planning application.

A comprehensive engagement programme was developed by DevComms, which utilised a range of methods to engage with local community stakeholders, in particular the residents close to the development site.

DevComms is a dedicated property communications consultancy which specialises in public engagement on new development proposals. DevComms has undertaken community and stakeholder engagement on behalf of Churchill Retirement Living.



## **2. PLANNING BACKGROUND AND CONSULTATION**

### **2.1 National Policy**

The National Planning Policy Framework (NPPF) recommends that developers engage with local communities during the pre-applications stage, referred to as 'front-loading'. Paragraph 39 of the NPPF states "Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community".

Local Planning Authorities are to encourage developers to engage with the local community, even when not required by law, before submitting applications (NPPF paragraph 40). Early pre-application consultation with statutory consultees is also supported in the NPPF (Paragraph 41).

### **2.2 Local Policy**

Cherwell District Council's Statement of Community Involvement (SCI) was adopted on 18 July 2016. The SCI was consulted upon from 29 January to 11 March 2016.

As a result of the current COVID-19 outbreak the Council has made some temporary amendments to the SCI 2016. The purpose of the SCI Addendum is to reflect the latest government planning advice in response to COVID-19 and make public reasonable steps to help the involvement of those in our community who may experience difficulties getting involved in the planning process through the internet.

The SCI Addendum was approved by the Council's Executive on 6 July 2020 and should be read alongside the adopted SCI 2016.

The SCI states that the NPPF encourages pre-submission consultation with the local community and further states that:

"Early discussions between developers and planning officers will provide the opportunity to create proposals in the right form that will be attractive to the community and the local planning authority. They can be of great benefit to the application by identifying the key planning issues, avoiding abortive work and speeding up the statutory process."

"The Council will expect developers, as part of their application to detail the pre-application consultation they have undertaken (in a statement of consultation) and how comments have been addressed in progressing a proposal – which could take the form of a 'statement of community involvement'. This will ensure that the standard requirements for involving the local and/or wider community are met."



## 2.3 Best Practice

In addition to the requirements and advice in the NPPF and the Council's SCI, DevComms and Churchill have sought to ensure all materials prepared to reflect the following best practice principles:

- Prepare 'plain English' clear, concise and understandable briefing material
- Make information and material accessible to the local community
- Publicise the proposals and online consultation
- Contact local community and individuals likely to have most interest in the proposals – to explain the approach to consultation, provide a briefing on the proposals and seek their feedback.

## 2.4 Data Protection

A disclaimer was included on the online feedback forms which detailed how collected data would be used. This detailed that in undertaking public engagement with the local community, Development Communications Limited is a registered Data Controller under the General Data Protection Regulations (GDPR).

At all times, processing of personal data is carried out in accordance with GDPR regulations, with the feedback form providing an 'opt-in' and 'opt-out' option and information on respondents' rights under GDPR.

Only data required for the purposes of the consultation was requested on the feedback form. The feedback collated during the engagement exercise is held by DevComms and will only be used for the purposes of consultation and research on the proposals. The feedback received is detailed in this Statement of Community Involvement submitted to Exeter City Council.

Consultation respondents will only be contacted again in the future in relation to the application proposals if they have explicitly stated that they would like to be kept updated.



### **3. OVERVIEW OF ENGAGEMENT**

Given the nature of the proposals and the location of the site, Churchill was committed to undertaking engagement with all key stakeholders prior to submitting a planning application.

A comprehensive engagement programme was developed by DevComms, which utilised a range of methods to engage with key community stakeholders, including:

- Officers of Cherwell District Council
- Local Politicians – including the ward members for Banbury Cross and Neithrop ward.
- Banbury Town Council
- Local Community – residents and businesses situated close to the site.

#### **3.1 Pre-application engagement with Cherwell District Council**

Pre-application engagement has included a written formal pre-app submission to Cherwell District Council submitted on 23 August 2021. A pre-application meeting with Cherwell District Planning officers was held on 2 November 2021 and a response has been received.

Taking on board comments from the pre-application discussions, Churchill have:

- Removed the majority of the dormers as requested by officers.
- Lowered the ridge height along Castle Street adjacent to Trelawn House.
- Significantly increased the amenity space with high quality landscaping.
- Changed the design to reflect the historic Burbage plot character.
- Provided increased connectivity to Castle Street, North Bar Street and Bolton Road.
- Proposed a landmark feature at the cross roads as requested by officers.

#### **3.2 Local Politicians**

It was considered appropriate to brief the ward members for Banbury Cross and Neithrop ward in which the site is located. It was also considered important to brief members of Banbury Town Council. A response was received from the Town Council which acknowledged their thanks for getting in touch. The response also detailed that it is not practice for the Town Council to comment at pre-application stage, but that they have circulated the information to members.

Phone calls and emails were issued to the relevant politicians providing them with an overview of the proposals and announcing the online public consultation. Relevant Cabinet members at Cherwell District Council were also contacted by telephone and were briefed on the proposals. The emails also the opportunity to provide further information if required.



### **3.3 Local Community**

A crucial part of the pre-submission consultation was ensuring that residents situated around the site were notified of the proposals and provided with an opportunity to comment on the scheme.

#### **Consultation Invite Mailing**

Letters were issued on 27 October 2021 to circa 380 residential addresses adjacent to and within close proximity to the site in Banbury Cross and Neithrop ward. The letter provided an overview of the proposals and invited residents to submit their comments on the proposal via the project website.

In addition, the advert placed in the Banbury Guardian on 4 November 2021, which is circulated to circa 3,650 people every month. The advert publicised the online consultation to residents located within the wider area.

A sample copy of the invite is included in Appendix A.

A sample copy of the advert placed in the Banbury Guardian on 4 November 2021 is included in Appendix B.

#### **Project Website**

An effective means of providing detailed information to a large number of people is through a dedicated, project specific website.

Details of the website were included in the letter to residents. The CRL Banbury website could be accessed at <https://consultwithyou.co.uk/churchill/banbury> and included details of the proposals alongside an interactive slider displaying the plans for the site and included downloads of key documents.

The website also included an interactive form, which could be used to provide feedback, asking a series of multiple choice and free form questions.

In addition, the website included an interactive slider displaying the plans for the site as well as a virtual reality public exhibition with 19 downloadable exhibition boards alongside a downloadable economic impacts infographic.

Contact details were also provided on the website so members of the community could contact the team to ask questions and provide comments.

The website also provided background information on retirement living communities and Churchill Retirement Living as a leading provider of such communities.

Phone line details for our project office were available on the website for those individuals who were not able to access the internet.



A sample copy of the exhibition boards are included in Appendix C.

Screenshots of the project website are included in Appendix D.



## 4. FEEDBACK AND COMMENTS RECEIVED

This section provides a breakdown of the feedback received during the public consultation which was received through online feedback forms via the project website and subsequent emails.

Feedback received during the public engagement period has been analysed and summarised as part of this report. Feedback showed that 100% of respondents felt enhancing the setting of the listed Trelawn House was an important consideration.

Despite issuing an invite to consultation letter to circa 380 residential addresses and the advert placed in the Banbury Guardian being circulated to circa 3,650 people, only 1 response was received through the Banbury micro project website.

It is important to note that between the 1 November and 8 November, the project website received 42 views from 21 users, who spent an average time of 2 minutes 43 seconds viewing the website. This therefore suggests that the local residents of Banbury Cross and Neithrop ward were apathetic towards the proposals.

The respondent felt the health benefits, the economic benefits and the enhancement of Trelawn House were all important considerations. Whilst the respondent remained undecided on the principle of redeveloping the vacant site for retirement housing and the design of the scheme, it is positive to note they feel the development would improve the existing site.

The main comments raised in response to the design of the scheme stated the proposed development would improve the existing site and area and also related to the landscaping of the scheme, specifically the planting of trees.

Comments drawn from the response submissions in the free form section expressed concern that an additional retirement living development will cause a surplus of demand.

Overall the feedback showed that the importance of the benefit that the scheme could provide in terms of health and social care provisions locally and in terms of significant increases in expenditure at local businesses was recognised by the respondent.

100% of respondents also felt that the enhancement of the setting of the listed Trelawn House was also an important consideration.

Although the respondent remained undecided about the principle of retirement housing being developed on the site as well as the design of the scheme. It is positive to note they felt the development would improving the existing site and area. A concern was raised regarding the perceived impact the development may have on demand in the local area.



## 5. RESPONSE TO COMMENTS RAISED

As outlined above, all comments received were collated and analysed in order to understand the main areas of interest arising from the consultation. Responses covering the key planning related and most frequently raised issues are provided below. Further detail can also be found in the technical reports submitted in support of the planning application.

### 5.1 Housing Need

*Perceived impact an additional retirement living development will have on demand in local area*

For Oxfordshire, the number of people aged 85 and over is expected to increase by 55%, with an additional 9,400 people between 2017 and 2031.

Recent data shows when comparing the Oxfordshire districts, Cherwell is expecting to see the highest growth in the number of people aged 65 and over.

Within Cherwell, the growth in the older population between 2011 and 2031 is set out below. This shows the number of over 65s is expected to increase by 62%, but for those aged over 85, there is expected to be 142% increase over the 20 year period.

The Oxfordshire Housing Needs Assessment (2014) shows a shortfall of between 696 units and 1,436 units of specialist housing for older people.

The Cherwell Housing Strategy acknowledges life expectancy of people in Cherwell is higher than the national average and the district is expected to see a substantial increase in the older person population. The Housing Strategy acknowledges the specific increase in those aged over 85 resulting in a significant increase in the demand for accommodation that is suited to an older population.



## 6. CONCLUSION

In order to ensure that the local community was fully briefed with an opportunity to comment on the plans, a detailed public engagement was carried out.

The consultation included an invite to consultation mailing to local residents and a project specific website, accessible 24/7. A project phone line and email address were also made available so that all relevant stakeholders were able to provide feedback and ask questions.

Although only 1 response was received through the Banbury micro project website, which was viewed 42 times, it is important to note the invite to consultation letter was issued to circa 380 residential addresses and an advert was placed in the Banbury Guardian, which was circulated to circa 3,650 people. This shows the majority of local residents either liked the proposals, had no concerns over the proposals or were apathetic to the proposals.

Whilst the respondent remained undecided about the principle of retirement housing being developed on the site as well as the design of the scheme. It is positive to note they felt the development would improve the existing site and area.

Going forward Churchill Retirement Living is committed to continuing to engage with the local community and to work together to resolve concerns as far as possible.



## **APPENDIX A**

### **INVITE TO CONSULTATION SENT TO RESIDENTS**



27 October 2021

Dear Resident,

**Invite to comment on proposals for new Retirement Community at the former Buzz Bingo site, Bolton Road, Banbury**

Churchill Retirement Living welcome your feedback on proposals it is currently preparing for a high quality, purpose-built retirement living development at the former Buzz Bingo site, Bolton Road, Banbury.

The former Buzz Bingo site has been vacant since March 2020 and comprises the bingo car park and a large, mainly red brick bingo hall, which wraps around the listed Trelawn House. The site is located on the corner of Castle Street and North Bar Street, opposite The Pigeon Inn Public House. Vehicle access is from the south of the site from Bolton Road.

Churchill Retirement Living's vision for the site is to deliver a development that meets our resident's needs and the local need for retirement apartments, whilst making a significant contribution locally in terms of social, economic and environmental benefits.

Churchill's proposals would contribute positively to the character and appearance of Castle Street and North Bar Street, replacing a dated former bingo hall, with an attractive and traditional retirement living community.

The existing Bingo Hall wraps around Trelawn House, a listed Georgian townhouse and has an overbearing relationship with the building. The proposals present an opportunity to open up Trelawn House enabling it to re-establish its dominance in the Street Scene.

The proposal seeks to continue the line of trees along Castle Street to enhance the local landscape character.

Retirement living developments have very specific design requirements. This, along with an analysis of the site and context, has led the Churchill's Design Team to create a concept for the proposed development which is both appropriate for the site and in-keeping with its surroundings.

Churchill Retirement Living are inviting you to view the proposal plans online and provide comments on the proposed retirement living development. The plans for the development proposal will be available for you to view at your leisure at the following link:

[www.consultwithyou.co.uk/churchill/banbury](http://www.consultwithyou.co.uk/churchill/banbury)

The plans will be available online from the 1 November to 8 November. Feedback can be made online using the integrated feedback form.

If you are unable to view the plans online, you can also contact DevComms, our community representatives, freephone on 0800 080 3266, or by email at [churchill@devcomms.co.uk](mailto:churchill@devcomms.co.uk). Please make sure that the subject of the email references 'Banbury'.

Thank you for taking the time to provide feedback on our proposals and should you want further information on Churchill Retirement please visit [www.churchillretirement.co.uk](http://www.churchillretirement.co.uk).

Yours faithfully,

Planning Issues Limited

## **APPENDIX B**

### **SAMPLE COPY OF ADVERT PLACED IN THE BANBURY GUARDIAN**



GENERAL NOTICES

CITIZENS ADVICE NORTH OXFORDSHIRE AND SOUTH NORTHAMPTONSHIRE  
Company number 3842133 - (THE "COMPANY")  
NOTICE OF ANNUAL GENERAL MEETING

Notice is hereby given that an Annual General Meeting of the Company will be held at 6pm on Thursday 18 November 2021 at Cherwell District Council, Council Chambers, Bodicote House, White Post Rd, Bodicote, Banbury OX15 4AA, UK and online via Google Meet at 6pm for the purpose of considering and, if thought fit, passing the following Resolutions:

- 1.) Ordinary Resolution  
To approve the minutes of the Company AGM held on 13 October 2020 and to consider any matters arising.
- 2.) Ordinary Resolution  
To receive and consider the accounts for the year ended 31/3/2021 and the report of the Directors and Reporting Accountants.
- 3.) Ordinary Resolution  
To receive and consider the report on operations for the year ended 31/3/2021.
- 4.) Ordinary Resolution  
To confirm the appointment of Critchleys as Reporting Accountants for the Company.
- 5.) Ordinary Resolution  
To re-elect the following persons as directors of the Company with effect from the end of the Annual General Meeting. Thomas Ingemar March Hunnings and Stephen Michael Gowler
- 6.) Ordinary Resolution  
To elect with effect from the end of the Annual General Meeting Satvinder Sondhi and up to one other person as Directors of the Company from those persons (if any) nominated by a member or members qualified to vote at the Annual General Meeting.
- 7.) Ordinary Resolution  
To reappoint John Spratt as Honorary Legal Adviser.

BY ORDER OF THE BOARD

Catherine O'Riordan - Company Secretary Date: 1 November 2021  
Registered Number: 3842133 Charity Number: 1079719  
Registered Office: Cornhill House, 26 Cornhill, Banbury, Oxfordshire OX16 5NG  
Notes:

- For details of how to view the meeting online, please email Pat.Coomber-Wood@cano.org.uk
- A member entitled to attend and vote at the above meeting may appoint a proxy to attend and (on a poll) vote instead of him. A proxy need not be a member of the Company.

WEST NORTHAMPTONSHIRE COUNCIL

SOUTH NORTHAMPTONSHIRE AREA –  
APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACTS  
AND ORDERS

S/2020/2050/FUL – Marston Inn The Green Marston St Lawrence, Refurbishment of the Marston Inn (including managers flat and B & B accommodation) and the erection of 5 no. residential dwellings.

WNS/2021/1745/FUL – Gate House Farm High Street Culworth, Creation of a new outdoor (uncovered) swimming pool and pool house to include the associated landscaping of the area immediately around the proposed pool and pool house.

WNS/2021/1765/FUL – The Pediment 6 Croughton Road Aynho, Variation of condition 4 (materials) to WNS/2021/0727/FUL (Addition of bespoke garden room). To allow the parapet wall to be constructed in brick

WNS/2021/1766/FUL – 25 The Green, Evenley, Northamptonshire, Single storey extension to rear

WNS/2021/1785/FUL – 66 Main Road Middleton Cheney, Refurbishment/modernisation, works to include garage conversion, install of new kitchen, install of new additional bathrooms, see D&A for full works

WNS/2021/1791/LBC – 66 Main Road Middleton Cheney, Listed building consent for the refurbishment/modernisation, works to include garage conversion, install of new kitchen, install of new additional bathrooms, see D&A for full works

The applications can be viewed online at [www.southnorthants.gov.uk/](http://www.southnorthants.gov.uk/) comment and electronically at the Council Offices during office hours. Representations can be submitted online (using the above web address) and in writing to Planning Department, The Forum, Moat Lane, Towcester, Northants, NN12 6AD by 25/11/2021.

04/11/2021

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PLANNING NOTICES

CHERWELL DISTRICT COUNCIL  
TOWN AND COUNTRY PLANNING ACTS  
APPLICATIONS THAT REQUIRE STATUTORY  
ADVERTISEMENT

21/02732/LB – Wardington – Sadies Cottage 4 Cropredy Lane Williamscoth OX17 1AD – Replace and repair two original rotten oak lintels in cellar window access using Green Oak lintels of the same size and replace rotten frame in cellar window opening with individually made Oak framed with toughened glass – Mr Gerrard Williams.

21/02923/DISC – Hornton – Proffitts House Millers Lane Hornton OX15 6BS – Discharge of Conditions 3 (Stone Sample) 4 (Slate sample) 5 (Openings) 6 (Arboricultural survey) 7 (Arboricultural method statement) 8 (Biodiversity enhancement) of 19/01686/F – Mrs Fiona Bridgland.

21/03505/F – Hook Norton – Brook View 20 Well Bank Hook Norton OX15 5LN – Two storey rear extension, porch extension, other alterations including garage conversion and dropped kerbs – Mr & Mrs Tim Hearn.

21/03571/LB – Banbury – 39-40A High Street and 1 Horse Fair Banbury OX16 5ET – Variation of Condition 2 (plans) of 20/03682/LB – there is no longer a requirement to provide a basement as part of the proposed development. The Italian Larder who will be occupying the new retail unit at Nos 40 and 40A High Street have requested that this proposed basement be removed. Minor amendments also need to be made to the ground floor plan to remove the staircase to the basement and to show on this plan the proposed projection on the rear wall in accordance with the proposed rear elevation and proposed first floor plan – Longmill Rickbost Ltd.

21/03592/F – Steeple Aston – Chancel Cottage Fir Lane Steeple Aston OX25 4SF – New stand alone garden studio within existing private garden. Change of use confirmation for historic change of use alteration (from allotment to garden land). – Lloyd Jones & Grainger.

21/03597/F – Banbury – 39-40A 40A High Street and 1 Horse Fair Banbury OX16 5ET – Variation of Condition 2 (plans) of 20/03681/F – There is no longer a requirement to provide a basement as part of the proposed development. The Italian Larder who will be occupying the new retail unit at Nos 40 and 40A High Street have requested that this proposed basement be removed. Minor amendments also need to be made to the proposed ground floor plan to remove the staircase to the basement and to show on this plan the proposed projection on the rear wall in accordance with the proposed rear elevation and proposed first floor plan – Longmill Rickbost Ltd.

21/03602/LB – Shenington With Alkerton – Green End Cottage The Green Shenington OX15 6NE – Replace old leaking existing back door from kitchen to courtyard. Replace door with traditional "cottage style stable" door with flush boarded paneling. (The requests replicates door type as per planning consent request, application number 20/03715/LB). – Peter Smith.

21/03599/F – Duns Tew – Treetops North Aston Road Duns Tew Bicester OX25 6JG – Variation of design of double garage (18/00142/F) – Mr Jeremy Eveleigh\*.

21/03600/F – Banbury – 138 Bath Road Banbury OX16 0TR – Single storey rear extension to replace existing conservatory, single garage to replace existing and alterations to parking area, fencing and related external landscaping (resubmission of 20/01761/F). – Mr & Mrs Robert Oehlers\*.

21/03607/F – Wroxton – The Steps Main Street Wroxton OX15 6PT – To erect black painted custom-made iron railing on stone steps at front of property. To remove existing boarded wooden door (white painted) and replace it with a stable door with a leaded glass window to match existing window to right of door custom-made, painted white, with black ironmongery – Mrs Patricia Downes\*.

21/03619/F – Drayton – Park View Mill Lane Drayton OX15 6EH – Extensions to rear at ground and lower ground level Doug Young\*.

21/03623/F – Wardington – Home Farm House Cropredy Lane Williamscoth OX17 1AD – Partial reinstatement of crosspassage partition and reinstatement of rear cross-passage doorway – Mr Nigel Bankes\*.

21/03624/LB – Wardington – Home Farm House Cropredy Lane Williamscoth OX17 1AD – Partial reinstatement of crosspassage partition and reinstatement of rear cross-passage doorway – Mr Nigel Bankes.

21/03643/F – Bodicote – Part OS Parcel 5500 Adjoining And West Of Cemetery Wykham Lane Bodicote – Installation of a surface water sewer connection to link the outfall from the Wykham Park Farm development with an existing watercourse south of Wykham Lane – L & Q Estates.

21/03644/OUT – Banbury – OS Parcel 6372 South East Of Milestone Farm Broughton Road Banbury – Erection of up to 49 dwellings, associated open space, sustainable urban drainage systems, and access from Balmoral Avenue – Lone Star Land Limited.

21/03652/F – Banbury – 72 Oxford Road Banbury OX16 9AN – Demolition of existing rear conservatory and erection of single storey rear extension with new area of flat roof in place of pitched roof. Loft conversion with hip to gable alterations and dormer. Alterations to first floor windows on west elevation. – Mr & Mrs Chase\*.

21/03658/LB – Hook Norton – Old Barn Harwood House Chipping Norton Road Hook Norton Banbury OX15 5NT – Install a Stannah Stairlift on the staircase at Old Barn – Mr Thomas Wright.

\*These are householder applications: any appeal in writing against refusal for planning permission will be sent to the Secretary of State, after which you won't be able to comment further. Full details of these applications may be inspected during normal office hours at the Council Offices, or at <https://planningregister.cherwell.gov.uk/>. Alternatively, relevant applications have been sent to the respective Clerks to the Parish Councils or Meetings. Representation on applications should be sent by the expiry date listed below to the Assistant Director for Planning and Development, Bodicote House, Bodicote, Banbury OX15 4AA. Any representations received cannot be treated as confidential in view of the provisions of the Local Government (Access to Information) Act, 1985.

Expiry 25/11/2021

DAVID PECKFORD – ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT

Cheap Motor Insurance  
0800 479 3396

Calls may be recorded

TRUSTEES NOTICES

Rosamund Mavis Ellacott  
(otherwise Rosamund Mavis Banks and  
Rosamund Mavis Jones) (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named, late of 2 Barley Croft, Barley Close, Bloxham, Banbury, OX15 4LW, who died on 21/06/2021, are required to send written particulars thereof to the undersigned on or before 05/01/2022, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.

Aplin Stockton Fairfax Solicitors,  
36 West Bar, Banbury, Oxfordshire OX16 9RU  
(Ref: 009082/001/MP)

Peter Fitton  
(Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named, late of Hardwick Hill House, Southam Road, Banbury, OX16 1ST, who died on 14/10/2018, are required to send written particulars thereof to the undersigned on or before 05/01/2022, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.

Hancocks Solicitors, 46 The Green,  
South Bar Street, Banbury, Oxfordshire OX16 9AB

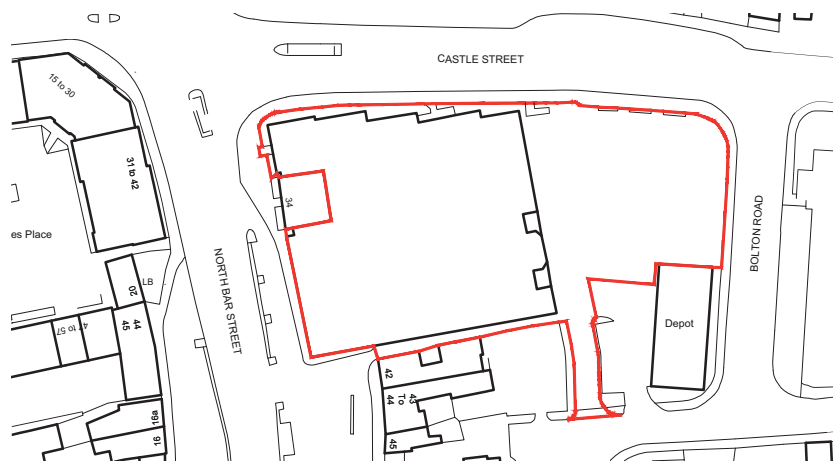
FOR ALL  
YOUR LATEST  
INFORMATION  
ON PLANNING  
PROPOSALS,  
TRAFFIC  
NOTICES,  
GOODS  
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OPERATOR  
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LICENCES TO  
SELL ALCOHOL  
AND PROBATE  
NOTICES

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PUBLIC  
NOTICES  
SECTION



PLANNING NOTICES

ONLINE PUBLIC CONSULTATION



Churchill Retirement Living would like your feedback on proposals it is currently preparing for a high quality, purpose-built retirement development at the former Buzz Bingo site, Bolton Road, Banbury.

You are invited to view the proposed plans online and to give your views via the following link:

[www.consultwithyou.co.uk/churchill/banbury](http://www.consultwithyou.co.uk/churchill/banbury)

The plans will be available online from the  
1<sup>st</sup> November 2021 - 8<sup>th</sup> November 2021.  
Feedback can be left by completing  
the forms on the website

Churchill  
Retirement Living



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## **APPENDIX C**

### **COPY OF EXHIBITION BOARDS**



# PURPOSE OF THIS CONSULTATION

## WELCOME

This consultation is presented on behalf of Churchill Retirement Living and invites you to view and provide feedback on the initial proposals to redevelop the former Buzz Bingo site in Banbury. The consultation is made up of a number of information boards including the following:

- **The Purpose of the Consultation**
  - **Introduction to Churchill Retirement Living**
  - **Planning Policy**
  - **Housing Need**
  - **Benefits of Older People’s Housing**
  - **Location & site**
- **Context**
  - **Constraints & opportunities**
  - **Design evolution**
  - **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 Retirement Living has considered your comments will be detailed in a Statement of Community Involvement that will support any planning application.

## THE PROPOSAL

The proposal is for the demolition of the former Buzz Bingo building at the corner of Castle Street and North Bar Street, Banbury, OX16 0TH, and the erection of circa. 80-85 retirement living apartments with associated communals, parking and landscaping.

## VISION

Churchill Retirement 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 Banbury. and making a positive contribution locally in terms of social, economic and environmental benefits.

The proposal is for a retirement housing development of circa. 80-85 one, two- and three-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 RETIREMENT LIVING

## WHO ARE CHURCHILL RETIREMENT LIVING LTD?

Churchill Retirement Living (CRL) is a privately-owned British Company, highly trusted and respected within the housing industry. CRL 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 160 developments and sold over 5,000 units. Through our group company, Millstream Management Services Limited, we retain the ongoing operation, management, care and responsibility for every apartment within our completed developments.

Churchill is a company built on integrity and trust. Our focus on design excellence and build quality is supported by an ongoing commitment to the successful management of our developments for the long term, providing an independent lifestyle that meets the needs of our 10,000+ apartment owners.

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.

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.



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

- **The WhatHouse Awards. The only retirement housebuilder ever to have been awarded 'Housebuilder of the Year' and in 2019 was again named 'Best Medium Housebuilder'**
- **The HBF Customer Satisfaction Survey. Churchill has consistently retained its top '5 star' status having been recommended by more than 90% of customers**
- **The Sunday Times Top 100 Best Companies to Work For. In 2019 Churchill achieved 2nd place in this prestigious business award followed by a 3rd place in 2020**

Summarised below are some of CRL's key statistics;

- **7,545 apartments under management**
- **Five regional offices around the country**
- **Over 600 employees across the group**

All land purchases and developments are funded from existing company resources and revolving credit facilities, and no external valuations or other external approvals are required for land acquisitions.

CRL has a full complement of in-house professionally qualified Architects, Town Planners, 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



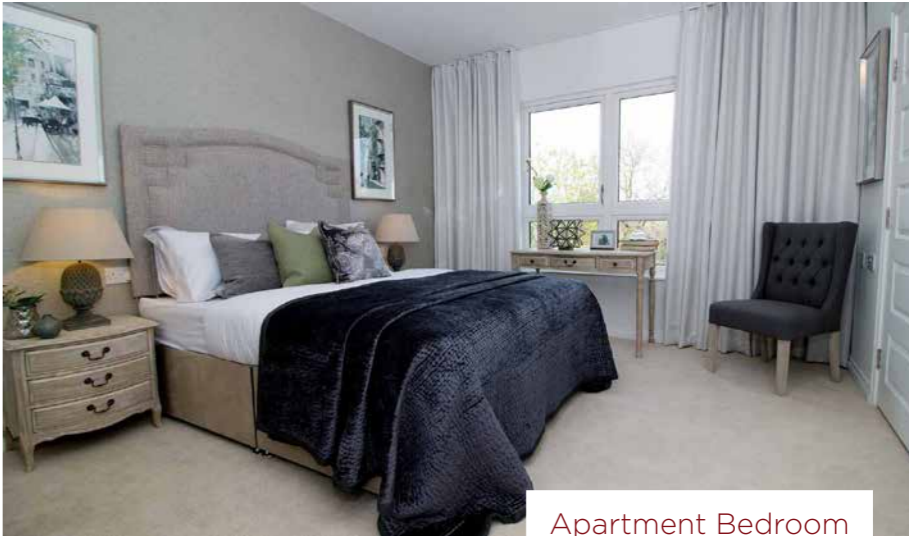
Guest Suite



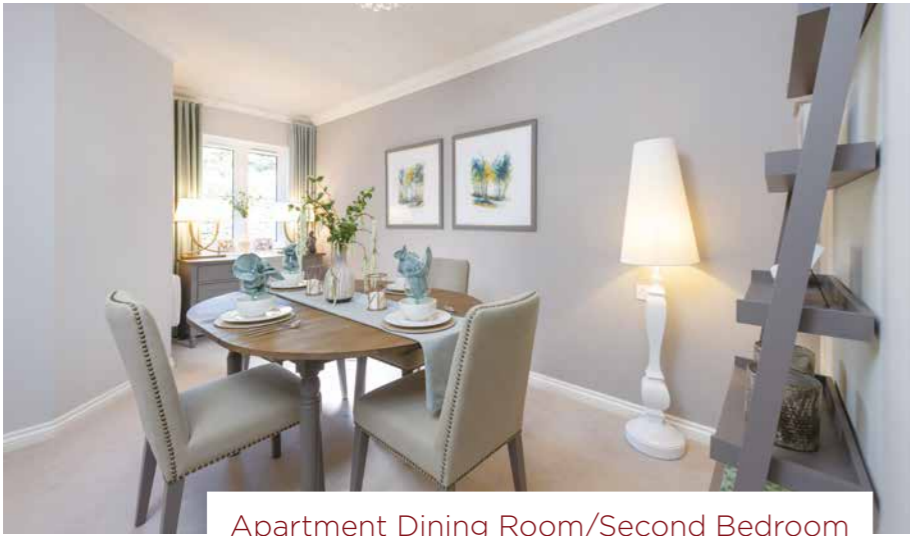
Landscaped Gardens



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 has a housing crisis. Not enough homes are being built to meet the needs of the population. National Planning Policy includes Planning Practice Guidance on ‘Housing for older and disabled people’ to assist Councils in preparing planning policies on housing for these specialist groups.. This sets out that providing housing for older people is ‘critical’.

People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is projected to double to 3.2 million.

The 2014-based Subnational Population Projections identifies that England’s population of people aged 60 and above will grow by 4,427,000 between 2014 and 2030, this equates to a 35.56% increase.

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

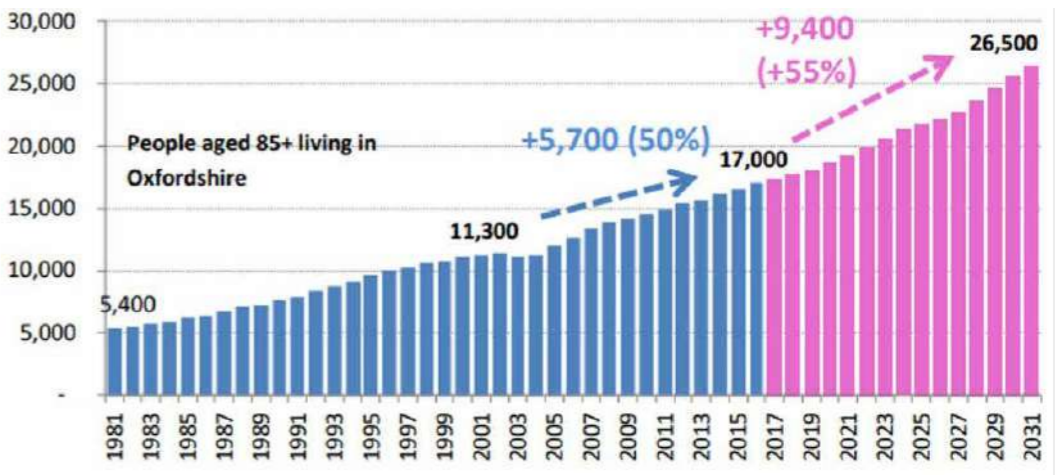
For Oxfordshire, the number of people aged 85 and over is expected to increase by 55%, with an additional 9,400 people between 2017 and 2031.

Recent data shows when comparing the Oxfordshire districts, Cherwell is expecting to see the highest growth in the number of people aged 65 and over.

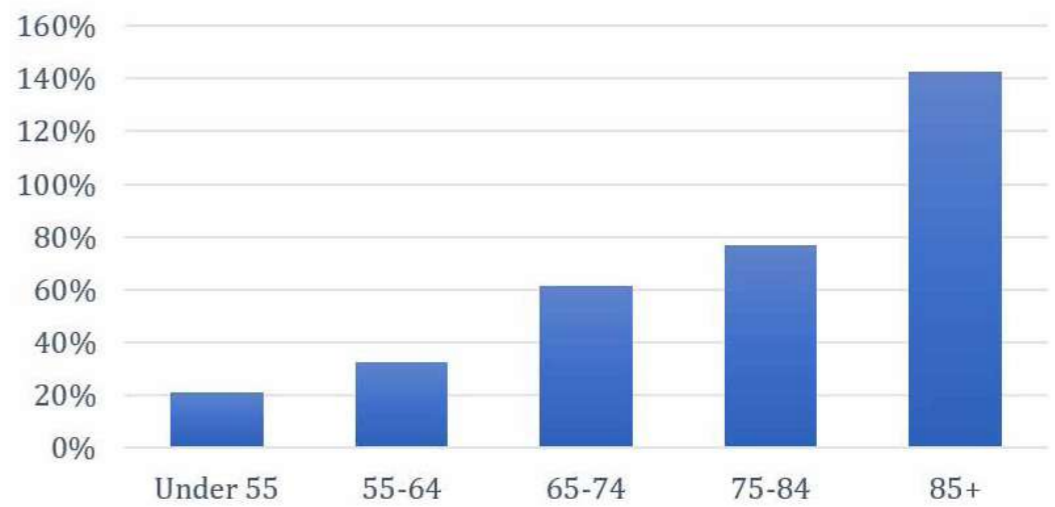
Within Cherwell, the growth in the older population between 2011 and 2031 is set out below. This shows the number of over 65s is expected to increase by 62%, but for those aged over 85, there is expected to be 142% increase over the 20 year period.

The Oxfordshire Housing Needs Assessment (2014) shows a shortfall of between 696 units and 1,436 units of specialist housing for older people.

The Cherwell Housing Strategy acknowledges life expectancy of people in Cherwell is higher than the national average and the district is expected to see a substantial increase in the older person population. The Housing Strategy acknowledges the specific increase in those aged over 85 resulting in a significant increase in the demand for accommodation that is suited to an older population.



Projected Change in Population of Older Persons in Cherwell 2011 to 2031



# BENEFITS

Older peoples housing produces a large number of significant economic, social and environmental benefits.

## ECONOMIC

Retirement housing gives rise to many economic benefits:

- Each person living in a home for later living enjoys a reduced risk of health challenges, contributing fiscal savings to the NHS and social care services of approximately £3,500 per person per year (Homes for Later Living September 2019).
- Moves into retirement housing, fees up larger under occupied family homes. Every move into retirement housing generates two moves further down the housing chain, sometimes more. Thus freeing up properties for young families and first time buyers.
- A recent 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)

## SOCIAL

Retirement housing gives rise to many social benefits:

- 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.

## ENVIRONMENTAL

The proposal provides a number of key environmental benefits by:

- 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 developments free up family housing by enabling older people 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 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

## OUR TYPICAL CUSTOMER



“

*The Churchill team couldn't have done anything more for me, and it was great having someone to say 'Sit down and leave it all to us' - I wasn't expecting to get so much help! It meant little or no concern, I could just relax and let other people take care of the details.*

*I've moved house lots of times before, but never on my own. My wife was always the one who would take charge of things, so it was a bit daunting thinking I'd have to do it all without her. That's why it was so lovely to have it all taken care of for me, and I was kept informed throughout so I knew what was happening.*

*The removal company gave lots of helpful advice, and when it came to moving day my Senior Move Adviser Kim was there as an extra pair of hands to make the whole day run smoothly. I also got to stay in the Lodge's Guest Suite the night before I moved in, which was just what I needed after a long journey from Lancashire down to Cornwall. Just another thing that was just taken care of without me having to worry about it.”*

**Barry Perkins (Perran Lodge, Newquay)**



“

*The Millstream team work very hard but still maintain their warm and caring approach as they help new apartment Owners move here and settle in. I'd like to thank them for creating such a warm, settling and happy home for me and my dog Molly.”*

**Barbara Roberts (Lockyer Lodge, Sidford)**

“

*“We were rattling around in a four bedroom house that was far too big for us. We decided the time was right for us to downsize, and the pandemic didn't put us off from making the move. Our bowling colleague Bob recommended Churchill, and now he's our next-door neighbour!”*

*“Our new apartment is very warm and cosy, everything is nice and new, and we have a very nice outlook from our balcony across the bay to St Michael's Mount. We've seen some beautiful sunrises. We also enjoyed a 'pasty and prosecco' welcome party in the Owners' Lounge when we first moved in, which gave us a chance to meet people. Everyone was very welcoming and we're looking forward to getting to know them all.”*

**Mike and Jackie Richards (Mount's Bay Lodge, Penzance)**

# PLANNING POLICY

## NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) sets the Government’s overarching planning framework that guides development nationwide.

The NPPF sets out the Government’s clear intention to significantly boost the supply of new homes (paragraph 60). There is an intention to deliver 300,000 new homes a year.

Paragraph 119 sets out that this means making as much use as possible of previously developed land. The Government is championing the take up of brownfield land by encouraging the remediation of degraded or contaminated spaces, promoting the development of under-utilised land thereby reducing the need to use limited land resources.

Paragraph 86f recognises that residential development often plays an important role in ensuring the vitality of centres and encourages residential development on appropriate sites.

The NPPF seeks to achieve healthy, safe and inclusive places (paragraph 92). These are fundamental principles of the scheme proposed. These are key benefits that residents are looking for when they seek to move to a Churchill Retirement Living scheme.

## PLANNING PRACTICE GUIDANCE

The Planning Practice Guidance (PPG) provides guidance on how policies in the NPPF should be implemented. The PPG sets out that the need to provide housing for older people is critical. It acknowledges that 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 health and social care systems.

The PPG is clear that “Where there is an identified unmet need for specialist housing, local authorities should take a positive approach to schemes that propose to address this need”.

## DEVELOPMENT PLAN

The development plan for Cherwell consists of the Local Plan Part 1 2011-2031 (adopted 2015), saved policies of the Cherwell Local Plan 1996 and the Local Plan Partial Review (Oxford’s Unmet Housing Need) (adopted 2020).

The site is allocated under Policy Banbury 8: Bolton Road Development Area. The Council have also adopted a Banbury Vision and Masterplan SPD. This includes the site within area 1, which is identified as in need of regeneration. This encourages three to four storey development on the site.

This is an important site, which will assist with the wider regeneration of the town centre. The proposal is in keeping with the scale of existing buildings whilst maximising the use of previously developed land. It will deliver an effective and efficient use of brownfield land in accordance with policy BSC2.

There is a local housing need. The Council are unable to demonstrate a 5 year land supply and this is an available and suitable site to deliver some of this much needed housing. It will reduce the need for greenfield development elsewhere in accordance with the NPPF.

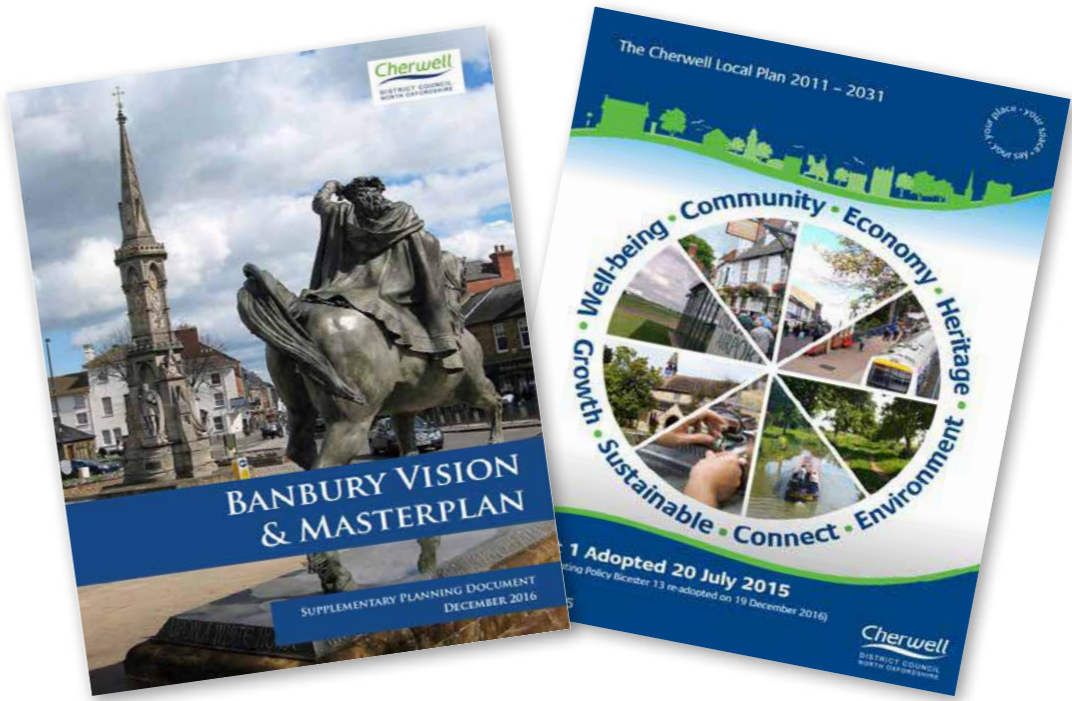
The proposal will meet the needs of older people, as well as freeing up family housing further down the housing chain, meeting the requirements of policy BSC4.

The proposal will incorporate solar panels and deliver a sustainable form of development in accordance with policies ESD1, ESD2 and ESD3.

The design has been carefully considered and reflects the historic character of the area in accordance with policy ESD15. The proposal will significantly open up the setting of the grade II listed Trelawn House, as well as delivering the tree lined avenue on Castle Street, in accordance with the Banbury Vision and Masterplan SPD.

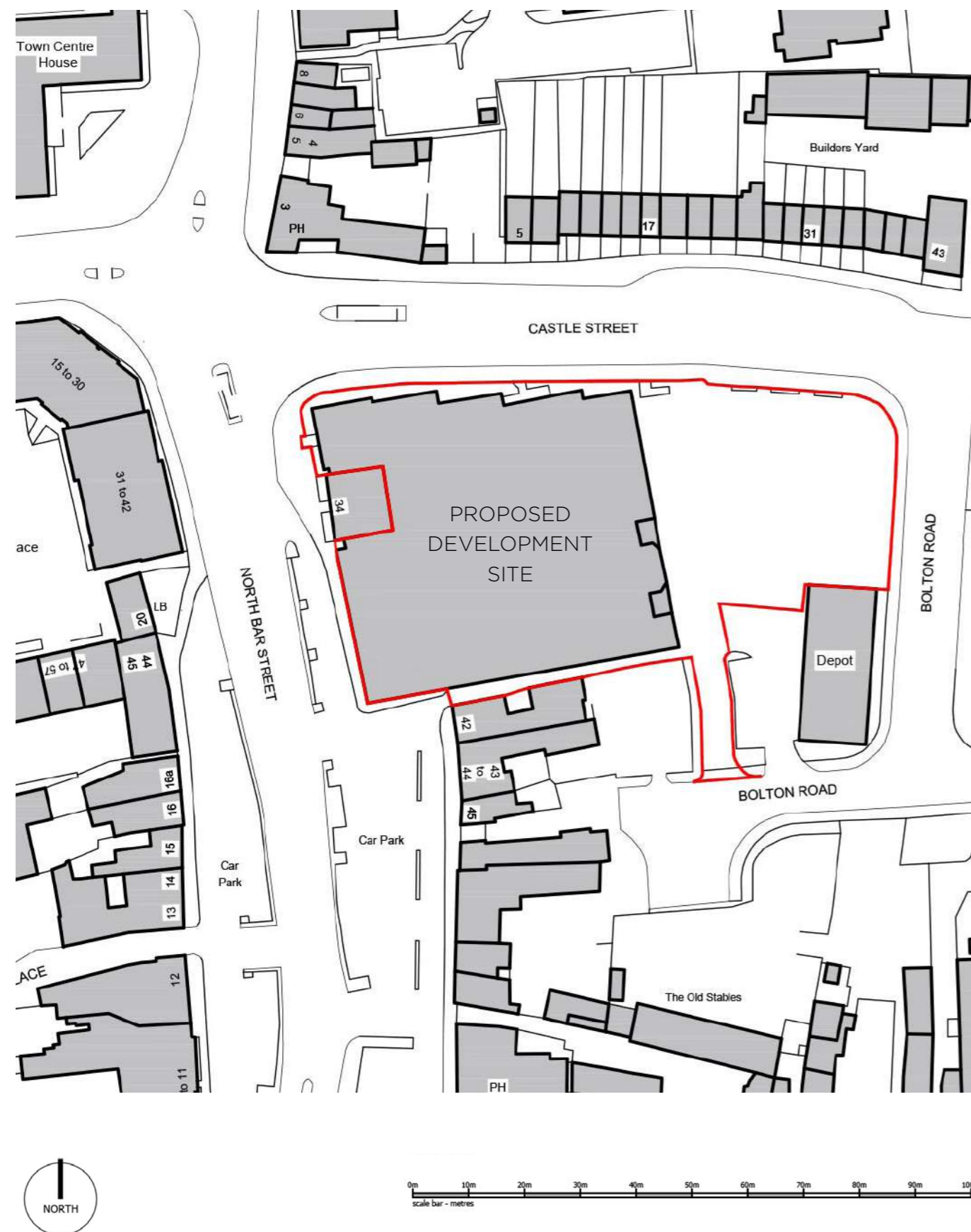
Overall the proposal will provide much needed redevelopment of a largely vacant brownfield site in a sustainable location. It will significantly enhance the character and appearance of the area and open up the setting of Trelawn House. The development will provide much needed housing for older people, providing wider social and economic benefits and freeing up family housing elsewhere in the market.

The proposal responds to site specific Policy Banbury 8, the Banbury Vision and Masterplan SPD and also the wider development plan and NPPF.



# LOCATION MAP

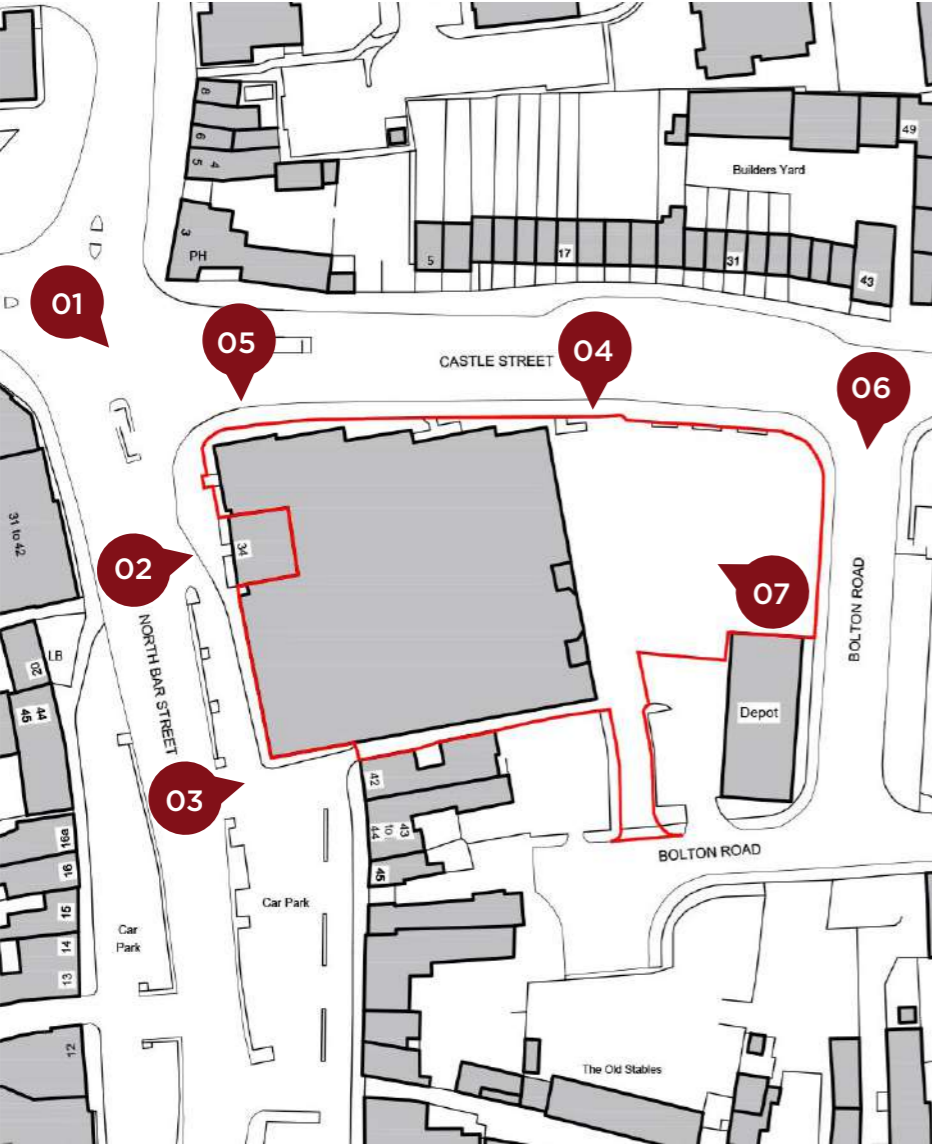
Scale 1 : 1250



# SITE & CONTEXT DESCRIPTION

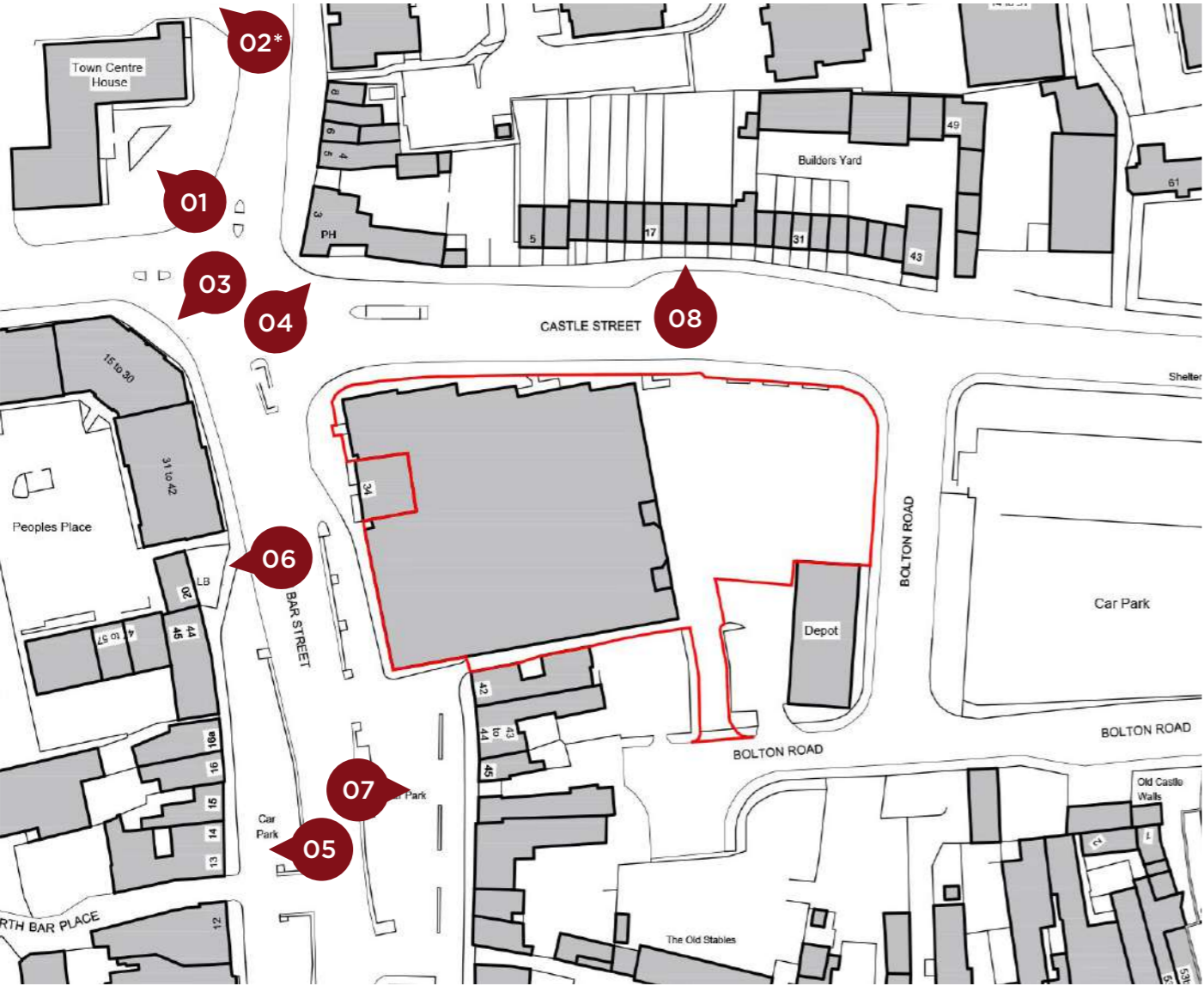
- The site comprises a single large detached industrial building to the corner of Castle Street and North Bar Street. The current building envelops Trelawn House, an existing Grade-II Listed property which fronts North Bar Street.
- The site is broadly rectangular in shape and is 0.50Ha, measuring approximately 58m in length from north to south, and 105m from east to west. The site is sloping; there is a rise from the front of the site to rear of approximately 3.25m.
- The site addresses two main roads within Banbury; the northern boundary fronts onto Castle Street which leads east to Castle Quay Shopping Centre, the western boundary fronts onto North Bar Street, a historic thoroughfare on the western side of the town, which leads to the historic High Street and the Banbury Cross statue.
- The eastern boundary fronts onto Bolton Road, a side road which acts as a service road that leads to rear ends of the majority of the burgage plots in the immediate area. The south boundary is formed by a pedestrian walkway that separates the site from 42 North Bar Street.
- The character of the area is mixed. It contains older terraced buildings and dwellings, ranging from 2.5 to 3.5 stories in height, generally from the late Georgian or early Victorian period. The majority are sited towards the back edge of the footway. On the corner of North Bar Street and Warwick Road is a modern 4 storey development
- Immediately to the east of the site is the Bolton Road long stay car park, which contains no built form.
- The site is designated with in the Banbury Vision & Masterplan Document (December 2016) as 'development site 8', with an aspiration to improve the frontage to Castle Street, with strategic landscaping. The northern half of Castle Street lies within the Banbury Conservation Area.
- The predominate building material to Castle Street is red brick and the building typology is traditional. The main brick is supplemented by a palette of light renders and stone flat-arched heads and cills. The prevalence of stone becomes more dominant further to the south of the site.
- The roof ridge lines along Castle Street and North Bar Street are relatively continuous, only broken by the different heights of the dwellings and internal gables. There are few irregular gaps and breaks between properties and roof finishes are predominalty grey tile.
- Common features include chimneys, feature gables, uPVC glazing with glazing bars, stone headers and cills, dormer windows (some with pitched roofs) above and bonnet tiles to roof hips.
- There are very few boundary hedges / trees to soften the strong built forms along Castle Street and North Bar Street. Frontage boundaries are defined by lthe buildings presentling themselves directly to the back edge of footway.

SITE PHOTOS

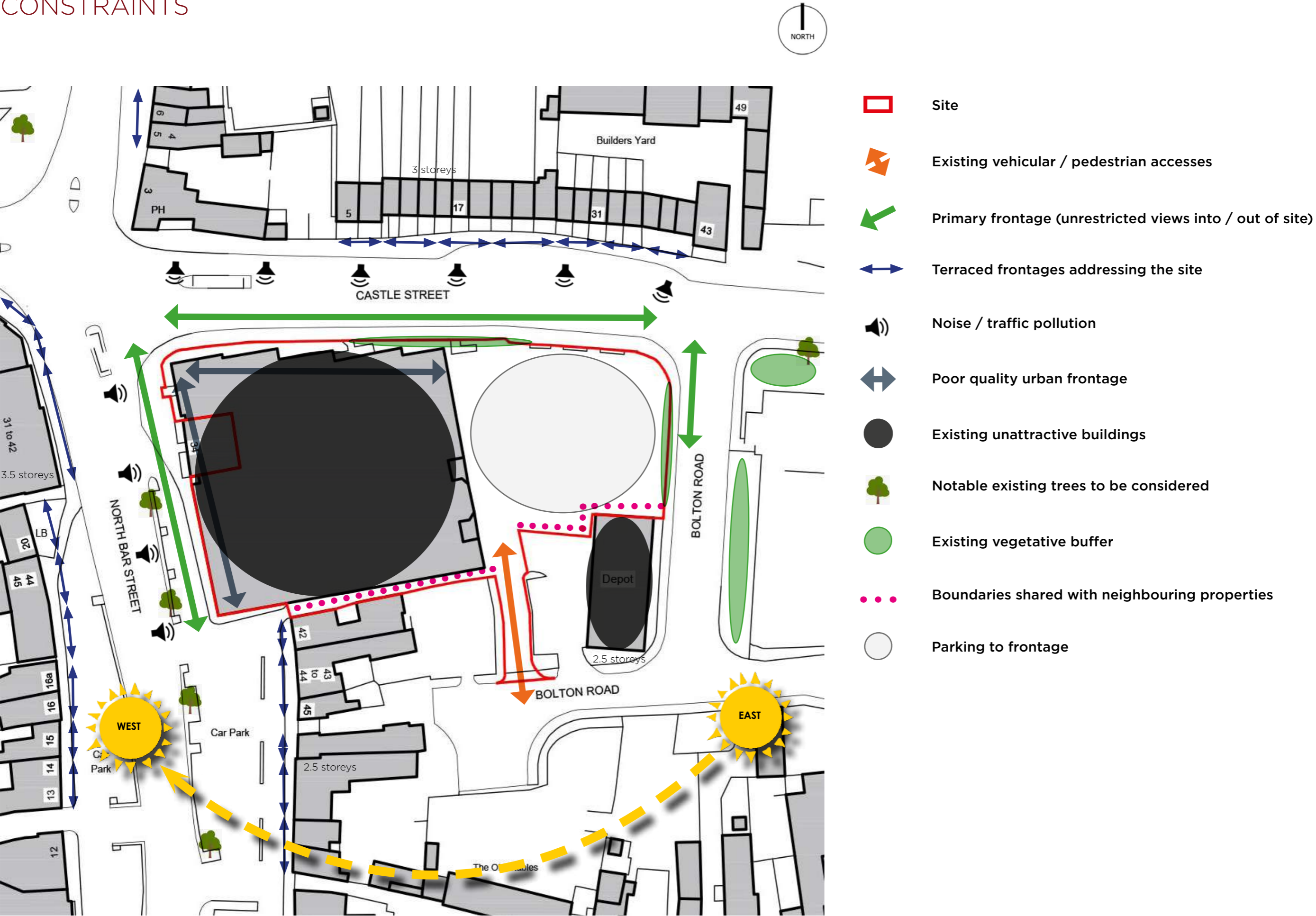


# CONTEXT

Note - some of the context photos are taken of development slightly beyond the area shown on the above map. These are indicated with a



CONSTRAINTS



# CONSTRAINTS

## EXISTING STREET SCENE - NORTH SIDE OF CASTLE STREET



## EXISTING STREET SCENE - SOUTH SIDE OF CASTLE STREET

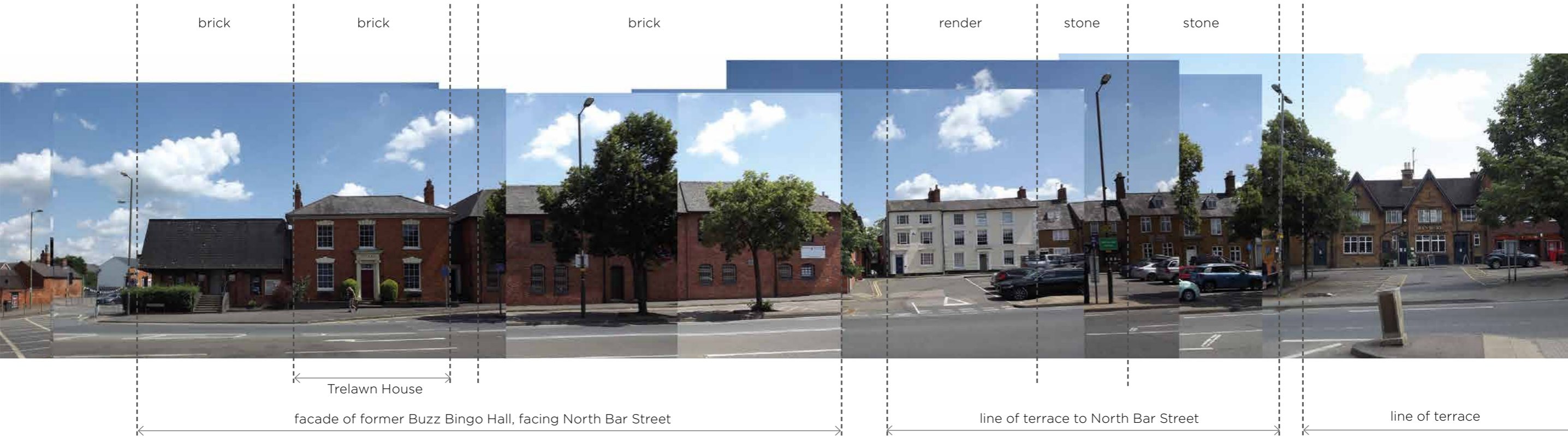


# CONSTRAINTS










## EXISTING STREET SCENE - WEST SIDE OF NORTH BAR STREET



## EXISTING STREET SCENE - EAST SIDE OF NORTH BAR STREET

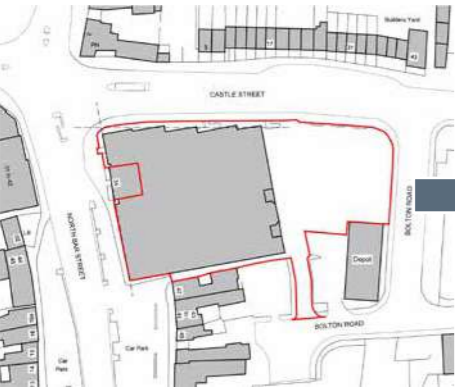




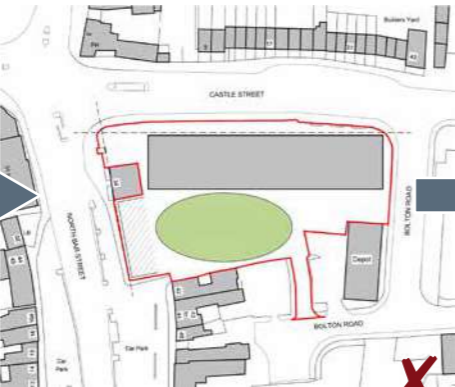
-  **Site**
-  **Retain singular pedestrian / vehicular access**
-  **Active terraced frontage**
-  **Creation of new natural landscape buffer - acoustic and visual impact mitigation**
-  **Creation of new feature nodes within urban fabric**
-  **Potential landscaping improvement to Castle Street and edge of Conservation Area**
-  **Potential zone for private amenity/secluded landscape walks**
-  **Short walking proximity to shops**
-  **Parking to rear - characteristic of immediate context**

# DESIGN EVOLUTION

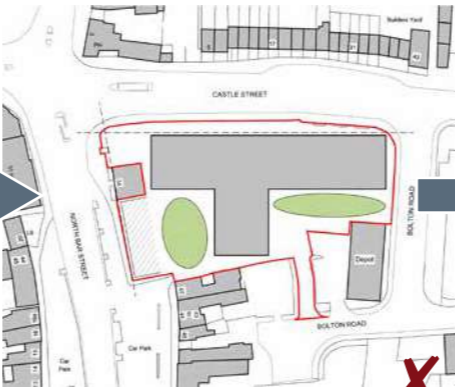
## BUILDING DISPOSITION



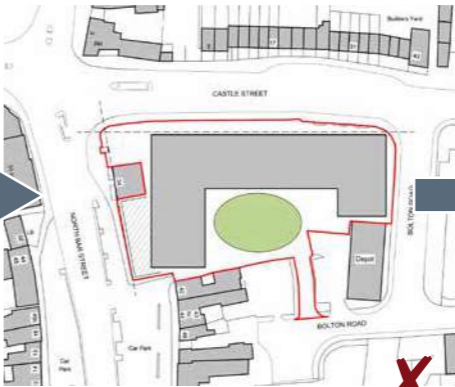
Existing



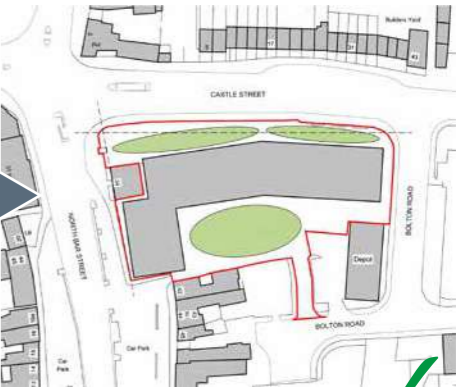
'Linear' block  
results in inefficient land use



'T' Shape block  
scheme fails to address North Bar St.



'Horseshoe' block  
results in overdevelopment



'L' Shape block  
addresses townscape; creates amenity

## PARKING LOCATION



Existing



Car park off Castle Street  
results in highways issues



Off-street parking off Castle Street  
poor urban solution



Rear parking using existing access  
poor urban solution



Parking re-arranged to create more  
internal amenity

## ARTICULATION



Existing



Break massing of building up into  
series of terraces, readable from  
within the streetscape



Further reduce the terracing to Castle  
Street to create an urban node to the  
corner of Bolton Road



Introduce corner recess to create  
additional amenity space; introduce  
pair of complimentary internal  
architectural features





Introduce additional architectural  
features that compliment the other  
established features and height.

# DESIGN EVOLUTION (continued)

Scale 1 : 500



-  One bed apartment
-  Two bed apartment
-  Communals / Circulation
-  Fire fighting stair within 18m of highway/furthest point of building within 45m of dry riser outlet
-  Internal refuse store
-  Internal buggy store
-  Internal lift servicing all floors
-  External patio and private amenity
-  New London Plane trees to Castle Street
-  Resident's parking spaces
-  Resident's garden access

INDICATIVE ELEVATION TO CASTLE STREET

Scale 1 : 200



Bolton Road

Castle Street

North Bar Street

INDICATIVE ELEVATION TO NORTH BAR STREET

Scale 1 : 200



INDICATIVE ELEVATION TO BOLTON ROAD

Scale 1 : 200



## PRELIMINARY VIEWS TOWARDS SITE - PROPOSED

Proposed view looking south-east from North Bar Street towards Trelawn House and proposed development site



Proposed view looking north-east along North Bar Street towards Trelawn Hose and proposed development site

## NEXT STEPS

Thank you for taking the time to review our initial proposal for the redevelopment of the former Buzz Bingo site in Banbury; 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 Retirement Living and where feasible inform further development of, or changes to the design and layout of the proposed development.

The next step is continued consultation and ongoing discussions with the Planning Authority with the potential submission of a planning application in December 2021.

Once again, thanks for your time.



## **APPENDIX D**

### **SCREENSHOTS OF PROJECT WEBSITE**



## A new Churchill Retirement community in Banbury

[Home](#)[Retirement Living](#)[The Site](#)[Our Proposals](#)[Your Views](#)[Register Interest](#)

### Welcome

This consultation is presented on behalf of Churchill Retirement Living and invites you to view and provide feedback on our initial proposals for the former Buzz Bingo site, Bolton Road, Banbury.

Churchill Retirement Living's vision for the site is to deliver a development that meets our resident's needs and the local need for retirement apartments, whilst making a significant contribution locally in terms of social, economic and environmental benefits.

Churchill's proposals would contribute positively to the character and appearance of Castle Street and North Bar Street, replacing a dated former bingo hall, with an attractive and traditional retirement living community.

The existing Bingo Hall wraps around Trelawn House, a listed Georgian townhouse and has an overbearing relationship with the building. The proposals present an opportunity to open up Trelawn House enabling it to re-establish its dominance in the Street Scene.

The proposal seeks to continue the line of trees along Castle Street to enhance the local landscape character.

This website provides a wide range of information regarding the site and, our plans, plus information about Churchill Retirement Living's retirement communities. You can review this information using the tabs on this website and by looking at our virtual exhibition.



### Your views

We value your feedback on our proposed development so please provide your views via our [feedback page](#).

Your comments will be used to help evolve the proposals prior to a planning application being submitted to the Local Planning Authority. How your comments have been considered will be detailed in a Statement of Community Engagement that will support the future planning application for the site.

Please don't hold off in expressing any support for the proposals, as this will assist in the determination of the planning application.



## A new Churchill Retirement community in Banbury

### What is Retirement Living?

Churchill Retirement Living is an award winning, family run company specialising in both building and managing Retirement Living homes for older people. The company was established in 2003 and is proud to be a market leader in the provision of private retirement apartments.

The apartments are purpose-built exclusively for sale to older people (specifically over 60's but with the typical purchasers being 79+ years old) with a package of estate management services.

The decision to purchase a Retirement Living home is predominantly needs based, with our customers being forced to move as their existing property is no longer suitable, or has become unmanageable, or they can no longer access the shops or services that they need on a regular basis, or the loss of a partner has given rise to a sense of loneliness.

By moving to an age-friendly community of like-minded people isolation and loneliness are significantly reduced.

Churchill Retirement Living has been awarded a 5 star rating in Customer Satisfaction by owners and over 90% of owners would recommend Churchill Retirement Living to friends and family.

For further information keep reading below, or you can visit our Frequently Asked Questions on our company website -

[Retirement Living FAQs](#)



### Making a difference in the community

Specialist retirement housing offers wide-reaching benefits that meet the three pillars of sustainable development – economic, environmental, and social. These benefits also apply to individuals, local communities, and society as a whole. The wide-reaching benefits of retirement living include:

#### Maintaining independence in a supportive

## community

Retirement living is about enjoying a new independent lifestyle in an neighbourly and age friendly environment. In many ways, living in a retirement apartment is no different from living in any other home. Each apartment has its own front door, modern kitchen and shower rooms and, in some cases, direct access to landscaped communal gardens.

By moving to a Churchill Retirement Community of like-minded people, isolation and loneliness are significantly reduced as are anxieties related to the maintenance of the home and to safety and security experienced by many older people, enabling our residents to enjoy greatly improved health and general wellbeing.

## Reducing demands on health and social services

Each person living in a home for later living 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 Report - September 2019](#)).

On a selection of 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, such as that provided by Churchill Retirement Living.

## Ongoing maintenance and peace of mind

With a full time lodge manager and maintenance team, Churchill Retirement Living allows our customers to say goodbye to maintenance. The communal upkeep and maintenance of the development including the gardens are all taken care of, so our customers can forget about all those irritating, time-consuming jobs when they move into a Churchill apartment.

Our owners also have the huge advantage of a 'lock up and leave' lifestyle enabling them to simply lock up and leave their apartment in safe hands for weekends away and holidays.

## Supporting local businesses

Well-located to shops and essential services, reducing the need to travel by car and delivering a significant uplift in local expenditure.

Recent research, published by [Homes For Later Living](#), has shown that on average people living in a retirement community generate £550,000 of local spending per year, £347,000 of which is spent on the local high street, directly contributing to keeping shops open, creating new jobs and enabling high streets to thrive.

## Making the local housing market more efficient

Research has shown that by providing homes at the top of the housing ladder, which better meet the needs and aspirations of older people, specialist retirement housing developments of the kind delivered by Churchill Retirement Living free up homes for families that need extra space to move into and that through the chain effect, free up more homes for first-time buyers.

Every retirement living home that is sold generates two or more moves further down housing chain and roughly two in every three retirement properties built releases a home suitable for a first-time buyer in the housing chains created.

[Download the Chain Reaction Report](#)

[Download the Healthier and Happier Report](#)

[Download the Silver Saviours Report](#)

[Download the Too Little Too Late Report](#)



## Award winning communities

Over the years we are proud to have [achieved numerous awards](#) that are recognised and highly regarded throughout the retirement industry. Recent awards have included:





### HBF 5 Star Rating 2021

In a customer satisfaction survey undertaken by the Home Builders Federation (HBF) and National House Building Council (NHBC), Churchill Retirement Living was awarded a maximum 5-star rating for customer service for another year, having received this accolade for the past 7 years.

### Top 100 Best Companies to Work for 2020

Churchill Retirement Living placed 3rd in the Sunday Times Top 100 Best Companies to Work For in the UK. This is the 9th time we have been named in a Top 100 listing, and its 5th consecutive year in the Top 100 Best Medium-Sized Companies to Work For category, competing against companies with up to 3,500 employees. We were once again the only housebuilder to feature on the list.

### WhatHouse? Award 2019

At the 2019 WhatHouse? Awards, we were delighted to be awarded Gold for "Best Medium Housebuilder" at this prestigious award ceremony.



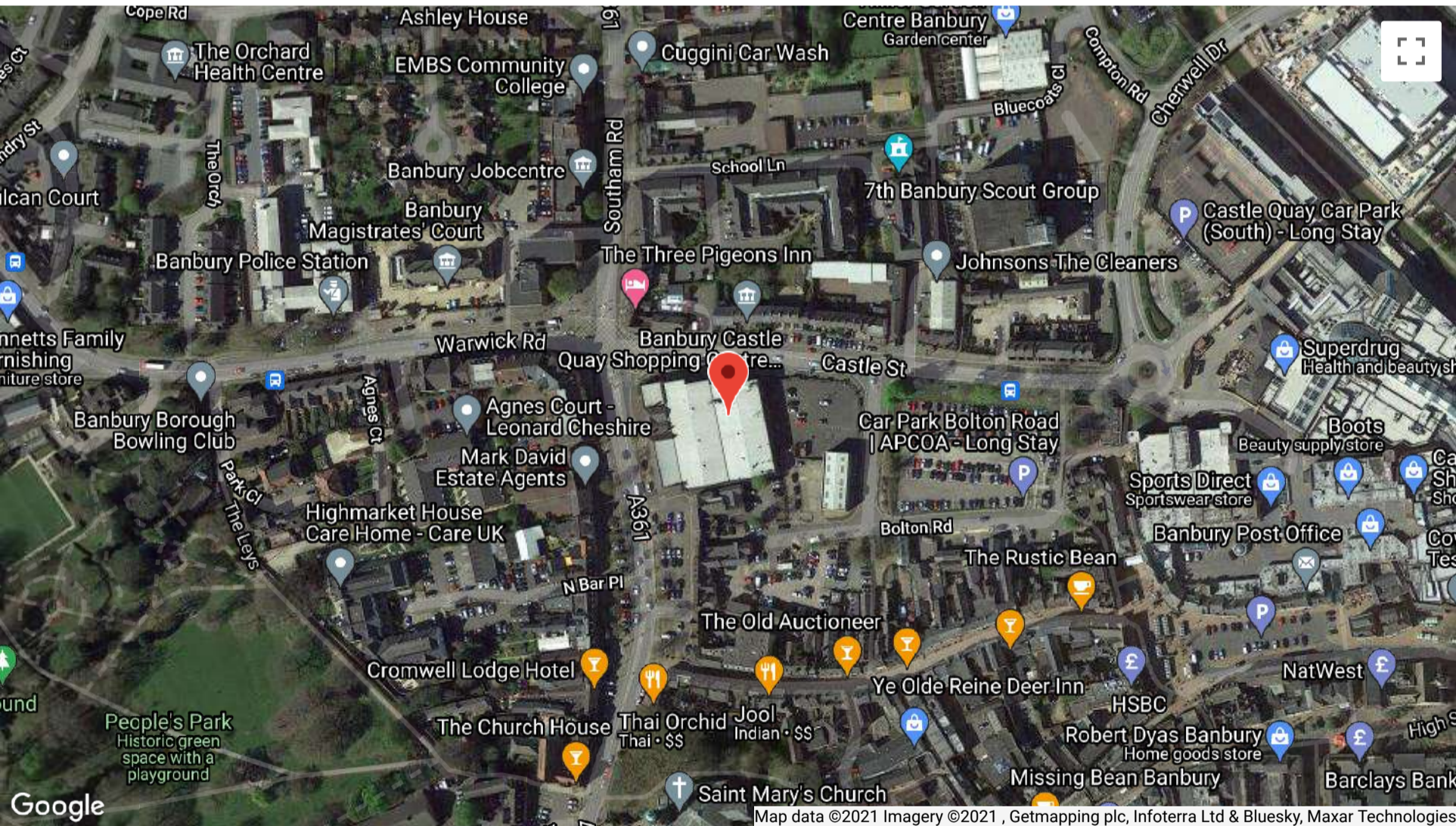
# A new Churchill Retirement community in Banbury

## Former Buzz Bingo site, Banbury

The former Buzz Bingo site is an irregular rectangle in shape which is approximately 0.49ha. The site is located on the corner of Castle Street and North Bar Street, opposite The Pigeon Inn Public House. Vehicle access is from the south of the site from Bolton Road.

The existing Bingo Hall building wraps around Trelawn House, a listed Georgian townhouse and has an overbearing relationship with the building.

The site is easily accessible by foot and public transport, allowing future residents to access the many shops, services and facilities located in the immediate locality and across the town centre.



Interactive Map showing the location of the site





Images of the existing site



Image showing setting of Trelawn House

## A new Churchill Retirement community in Banbury

[Home](#)

[Retirement Living](#)

[The Site](#)

[Our Proposals](#)

[Your Views](#)

[Register Interest](#)

### Our Proposals

Churchill Retirement Living's vision for the site is to deliver a development that meets our customer's needs and the local need for retirement apartments making a significant contribution locally in terms of social, economic and environmental benefits.

Churchill's proposals would contribute positively to the character and appearance of Castle Street and North Bar Street, replacing a dated former bingo hall, with an attractive and traditional retirement living community.

The existing Bingo Hall wraps around Trelawn House, a listed Georgian townhouse and has an overbearing relationship with the building. The proposals present an opportunity to open up Trelawn House enabling it to re-establish its dominance in the Street Scene.

The proposal seeks to continue the line of trees along Castle Street to enhance the local landscape character.

The existing Land Tyre Service in the south eastern corner of the site would remain in its current location.

Retirement living developments have very specific design requirements. This, along with an analysis of the site and context, has led the Churchill's Design Team to create a concept for the proposed development which is both appropriate for the site and in-keeping with its surroundings.

Further information regarding our exciting proposals for this important site in Banbury is available in the interactive virtual exhibition below. You can find out more by navigating around the exhibition room and clicking on the display boards and items on the table.

Additional information, including before and after slider plans, is also provided below the virtual exhibition. You can slide left and right to see before and after images.

Churchill  
Retirement Living

### The economic benefits of the proposed development at **Bolton Road, Banbury**

The proposed development at Bolton Road, Banbury will provide a new retirement development. This will stimulate economic growth and assist in meeting Cherwell's housing requirements and add to the authority's revenues.



#### The proposal



**82**  
Retirement Units

#### Other details

The proposed development at Bolton Road will bring an underused and derelict site back into productive use through the provision of a new retirement development, and will enhance the quality of the surrounding environment.

#### Construction benefits

**£8.1m**  
Construction value  
(total construction cost)

**£13.5m GVA**  
Economic output  
(additional GVA p.a.)

**77 Jobs**  
Construction jobs  
(temporary jobs over 1-4 year build period)

**86 Jobs**  
Supply chain jobs  
(indirect/induced spin-off jobs supported)

#### Operational and expenditure benefits

**6 Direct jobs**  
Additional jobs from new  
commercial/community  
uses

**£1.5m**  
Resident expenditure  
(within local shops and  
services p.a.)

**14 Supported jobs**  
(from increased expenditure  
in local area)

**£175,000**  
Economic output  
(additional GVA p.a.)

#### Wider benefits

**Contribution to Local Infrastructure**

**55**  
Potential existing homes  
(released for other types)

**£378,000**  
Fiscal savings  
contribution p.a.  
(on the town)

**Support the vitality of the high street**



Source: Cherwell Local Plan 2011-2026

12/06/2021



Indicative elevations showing Trelawn House and the proposed development from North Bar Street

Before and After slider showing existing and proposed site plan

Please slide left and right to see before and after site plans



You can download a copy of the exhibition boards and other materials using the buttons below:

[Economic Benefits Infographic](#)

[Public Exhibition Boards](#)



# A new Churchill Retirement community in Banbury

## Feedback

Thank you for taking the time to review our plans for Banbury.

We would be grateful if you could take a moment to provide your comments using the feedback form below.

We welcome your views, positive or otherwise, on both the principle and the detail of our development proposals.

The feedback received will help to positively evolve our future planning application for the site, and will assist in the presentation and determination of that application. How your comments have been considered will be detailed in a Statement of Community Engagement that will be submitted in support of the planning application for the site.

### Please provide your views below

1. Purpose-built homes for older people are shown to significantly reduce the risk of health challenges and contribute fiscal savings to the NHS of approximately £3,500 pa. How important a consideration is this?

Not important at all

Not important

Undecided

Important

Very important

2. Research published by Homes For Later Living has shown that retirement communities can generate £550,000 of local spending per year, £347,000 of which is spent on the local high street, directly contributing to local shops and jobs. How important a consideration is this?

Not important at all

Not important

Undecided

Important

Very important

3. How important is it to enhance the setting of the listed Trelawn House?

Not important at all

Not important

Undecided

Important

Very Important

4. To what extent do you support the principle of redeveloping this vacant site for retirement housing?

Oppose

Tend to oppose

Undecided

Tend to support

Support

5. To what extent do you support the design of the proposed retirement living proposals?

Oppose

Tend to oppose

Undecided

Tend to support

Support

6. Do you have any comments on the design on the scheme?

Please enter at least 0 more characters. You have 300 of 300 total characters remaining.

7. Are you interested in purchasing a home at our new retirement community?

Yes, for me

Yes, for a family member

No

8. Your details\*

Your name

Your house number and street name

Your postcode

Your email

Your age range

Please select...

Are you happy that we will contact you in the future?\*

Please select...

9. Please provide any further thoughts below

Please enter at least 0 more characters. You have 450 of 450 total characters remaining.

Please confirm you're not a robot\*

I'm not a robot

reCAPTCHA  
Privacy - Terms

[Read our Privacy Statement](#)

Submit Feedback

Contact us

If you have any questions on the proposals, or on Retirement Living, please feel free to get in touch with the development team using the contact details below:

Phone: [0800 080 3266](tel:08000803266)  
Email: [churchill@devcomms.co.uk](mailto:churchill@devcomms.co.uk)

Alternatively, you can provide feedback using the form above.





## A new Churchill Retirement community in Banbury

### Register for interest in our new Retirement Community

If you are interested in becoming part of our future new Retirement Community in Banbury, or elsewhere, please contact our sales team so you can register interest in purchasing a new home within the proposed development.

Please contact [enquiries@crl.co.uk](mailto:enquiries@crl.co.uk) or call [0800 077 4535](tel:0800 077 4535)



## Changing perceptions of development

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