

SHADOXHURST RETIREMENT COMMUNITY
An Integrated Retirement Community on behalf of
Foster and Payne Retirement Communities Ltd.

The Shadoxhurst Proposal

1. Our proposal at Shadoxhurst is to provide a managed Integrated Retirement Community with an extra care facility to provide 'whole of life' support and care.
2. The scheme is to include:
 - 39 mixed tenure retirement units comprising one and two bed apartments and 2/3 bed bungalows; approximately 50% for sale, 25% for market rent and 25% for discounted market rent.
 - A GP surgery, pharmacy and local shop managed by the Retirement Community and open to all.
 - Warden's Office with communal lounge, kitchen and social area.
 - Outdoor tennis court with pavilion/games room, landscaped communal gardens and BBQ areas.
 - A 20/30 bed extra care facility.

Infrastructure Provision

3. Access to the site can be obtained with vision splays being provided to meet the relevant standard of Kent County Council as highway authority.
4. There is adequate capacity within the main drain serving the site to accommodate the requirements of the proposed development. There are no current issues regarding surface water drainage at the site.
5. Other services gas, electricity and water supply are available to serve the proposed development.

The Site and It's Surroundings

6. The site lies to the south of Woodchurch Road. The local shop/medical facility would front that road. The site is low lying within the landscape, not particularly visible and screened by existing mature trees and hedges along the boundaries.

7. To the west of the site is a development of four dwellings, currently under construction. This scheme was granted planning permission under reference 15/00373/AS. Beyond that, in close proximity, is the Kings Head Public House together with the site behind it which is allocated for residential development, and which is controlled by Pentland Homes. [Policy S36-Shadoxhurst-Rear of Kings Head PH]
8. Immediately opposite the site to the north of Woodchurch Road lies Park Farm Close.
To the west of that is a site in recently granted planning permission to Jarvis Homes for residential development under reference 16/01841/AS.
9. Shadoxhurst Village Hall lies in close proximity to the east of the site.
10. The site is therefore not intrusive in the landscape, is close to existing facilities and in a location where new housing development has recently been considered acceptable in principle by Ashford Borough Council. Overall this site is a fully sustainable location for the establishment of the proposed Retirement Community.

Pressing Need for Retirement Development

11. Foster and Payne believe the accommodation proposed in the Retirement Community will assist in meeting pressing housing needs within Ashford Borough. There are no constraints on the site and the site would be immediately available to meet short-term housing needs currently arising in Ashford Borough.
12. Foster and Payne propose that the Retirement Community be part of a new “Edge of Village Extension” and be zoned for immediate development to meet pressing local housing needs. In providing for local housing needs, the proposed Shadoxhurst Retirement Community offers the following planning benefits:
 1. A large Extra Care Facility. Research commissioned by Foster and Payne from Pinders, who are acknowledged experts in this field, reveals a current shortfall in of a provision of 455 units of accommodation for those with higher care needs, or a shortfall of 561 spaces if current care home capacity is viewed in terms of ensuite bathrooms for single occupancy.
 2. A significant proportion of newly-built housing at a discounted market rent. Such accommodation is:

- i. Clearly in line with emerging central government policy to support the delivery of housing with a variety of tenures and management regimes.
 - ii. Typically supported by other Borough Council housing departments in securing full occupation (with a long waiting list) at the other rented housing accommodation run by the company at other Retirement Communities elsewhere in east Kent. (Dover District)
3. The scheme will deliver a local shop and medical facility managed by the Retirement Community. This makes the proposed development fully sustainable. The scheme offers the opportunity to walk to a local shop and medical facility to the occupants of the existing houses near by and to the occupants of the other nearby permitted developments as they come on stream. The proposal would therefore make the entire community of Shadoxhurst a more sustainable proposition.
 4. The scheme offers some variety in the type of provision for housing being made in the District. A wide choice of housing is supported by Government policy, at paragraph 50 of the Framework, for example, but is rarely delivered through the plan making process. The first bullet point to paragraph 50 of the Framework encourages local planning authorities to:

“plan for a mix of housing based on current and future demographic trends, market trends, and the needs of different groups in the community such as, but not limited to, families with children, older people, people with disabilities” (writer’s emphasis)
 13. Research by Foster and Payne, as shown in the accompanying paper, demonstrates that the demographic trends towards a rapidly ageing population is not properly reflected in the supply of housing within the District. The attached Research by Pinders, commissioned by Foster and Payne, shows that by 2035 there will be some 7,678 people over the age of 65 and living alone within the Ashford Borough Council area. The proposed Retirement Community provides one option of providing specialist housing to meet this element of housing need.
 14. For all the above reasons, it is requested that the proposed Shadoxhurst Retirement Community be allocated as a housing development site within Ashford Borough for immediate delivery.

Paul McCreery FRTPI
Planning Director, Foster and Payne Retirement Communities
17th August 2017