

PROPOSALS FOR RETIREMENT ACCOMMODATION IN ANGMERING

DOWNLOADABLE BROCHURE

www.mccarthystoneconsultation.co.uk/angmering

OUR VISION

McCarthy Stone, the UK's leading developer and manager of retirement communities, is pleased to reconsult with the local community regarding updated proposals at the Former Chandlers Garage, High Street, Angmering.

The proposals are for a new retirement community, designed to help address the needs of Angmering's growing ageing population.

As part of our commitment to community engagement, McCarthy Stone has recently commenced a community consultation programme to inform local people of the proposals and gather early feedback which, where possible, will be used to inform the plans prior to their submission to Arun District Council.

As you may be aware, McCarthy Stone previously submitted an application in June 2021, for a specialist Retirement Living scheme together with a new retail unit.

Despite the benefits of the scheme, the application was refused by Arun Council Officers in October 2021, and McCarthy Stone are subsequently proposing a new application for the site, that responds to the Inspector's comments.

Our vision involves redeveloping the site to provide a new retirement community, together with tailored indoor communal facilities and landscaping.



North Elevation Plan

OUR COMMITMENT TO COMMUNITY ENGAGEMENT

As part of our commitment to community engagement we are holding a virtual public consultation between Thursday 15th December 2022 and Thursday 12th January 2023 to enable local people to view our proposals and provide us with feedback on the plans.

We encourage you to complete an online feedback form on the website, so we can understand your thoughts and suggestions ahead of submitting a planning application to Arun District Council.



OUR VISION

THE SITE

McCarthy Stone, the UK's leading developer and manager of retirement communities, believe the site is in a suitable and highly sustainable location to not only provide much-needed retirement accommodation for people in later life in Angmering, but also to provide residents with a comfortable and good standard of living.

The proposal site is located on land at the former Chandlers BMW and Accident Repair Centre, High Street, Angmering. The site is ideally located within the Angmering village, and is bounded by Water Lane to the North, High Street to the South East, and residential properties to the South and East.

The site, which is situated within the centre of Angmering village, was formerly used as car showrooms, workshops, offices and ancillary accommodation by Chandlers BMW, who have since relocated to new facilities. McCarthy Stone has subsequently acquired an interest in the site and believes it would be suitable to provide much-needed retirement accommodation.

The site lies in a highly sustainable location, with the High Street to the west of the site, that contains a range of local services and amenities. There are also bus stops located very close to the site, along Water Lane, with Angmering Train Station approximately 1 mile away, that provides services to Littlehampton, Brighton, Southampton and London Victoria.

McCarthy Stone's proposals would see the removal of the existing buildings, utilising the whole site to bring forward much-needed specialist retirement accommodation. We believe the site offers an opportunity to redevelop the land with sensitively designed retirement accommodation exclusively for the over 60s.



Site Layout Plan

CONSULTATION

OUR PROPOSALS

McCarthy Stone are working up proposals for the site's redevelopment to provide new, retirement accommodation. The proposals will also provide extensive landscaping, indoor communal facilities and associated car parking.

Our plans are for a new, vibrant, retirement community, providing choice for older people in the local area and comprise of:

- 40 purpose-built Retirement Living apartments to encourage independent living, with a mixture of one-and two-bedroom units available
- An attractive building for the site with the design approach taking inspiration from the local vernacular
- Tailored shared facilities within the building, including a communal lounge and hotel style guest suite for visitors
- Associated landscaping and planting, including landscaped gardens, private patio areas and a roof terrace
- 24 associated car parking spaces, including the provision of electric vehicle charging points and disabled bays



East Elevation plan



West Elevation plan

CONSULTATION

OUR DESIGN

We design our schemes to express an individual character of their own to meet the needs of our residents and reflect the surrounding area.

Before we begin designing any proposal, our team of architects spend time carefully researching the architecture and character of the local area to ensure our plans include features and materials that have been included within the previously established design codes for the wider Angmering area.

The site is close to the village centre which comprises a mix of residential and commercial uses. Part of the site is within the Conservation Area and abuts “Eachways”,

a Grade II Listed Building. The proposals have therefore been carefully designed to respect the scale and design of buildings surrounding the site, to complement the neighbouring properties and the wider area.

We will be committed to working with the wider local community, to achieve a high-quality, effective design for this development, that intends to show how our design process has developed, in accordance with the parameters already established.



Courtyard Elevations plan



South Elevations Plan



North Elevations Plan

HIGHWAYS

Vehicle and pedestrian access to the site will be provided via the existing entrance points on Water Lane and High Street.

The proposals include a total of 24 parking spaces for residents, and will ensure that all car parking is self-contained onsite and will include disabled spaces and charging points for electric vehicles.

Retirement developments, by their very nature, are regarded as a passive form of development and generate low traffic movements when compared with general market housing. Residents moving to a McCarthy Stone development tend to rely less on

their car, and from McCarthy Stone's experience, many relinquish it altogether after a year or so when they realise that it is no longer essential to maintaining their independence.

Those residents who do own a car tend not to use a car in peak hours and residents do not need to use a car on a day-to-day basis due to the site's sustainable location. The level of parking provision will therefore take account of the lower traffic generation and car ownership associated with age-restricted retirement development.



Site Layout Plan



3D Views

OUTDOOR SPACES

McCarthy Stone seeks to ensure that all its developments have high-quality outside space for our residents to enjoy.

Our developments are designed to blend in with their surroundings. We recognise that high quality gardens and landscaping turn a good development into a great one, and we are pleased that many of our schemes have won awards for their outside space.

Where possible, existing trees and shrubs will be retained and new plants will be added. The boundaries of the development will also be enhanced with new planting to improve the overall look of the development.

McCarthy Stone's own management company will maintain the grounds on behalf of the residents to ensure the landscaping develops and matures to enhance both the building and the local neighbourhood.



Example of McCarthy Stone existing scheme at Didcot



Example of McCarthy Stone existing scheme at Cirencester

LOCAL NEEDS AND BENEFITS

There is a significant need for this type of development both nationally and locally, and it is important that communities address the current and future needs of their residents.

Arun District Council's Objectively Assessed Need for Housing Report notes that up to 2031, the largest growth will be in people aged 60 and over, estimated to reach 73,000 people in 2031, a growth of 45% from 2011. The population aged 75 and over is projected to increase by 67% over the same time period. As such, it is noted 'Given the ageing population, and higher levels of disability and health problems amongst older people, there is likely to be an increased requirement for specialist housing options moving forward.'

Redeveloping this site with specialist retirement accommodation will help provide much needed homes for local older people. Furthermore, national planning policy guidance identifies the need to increase the provision of homes for older people as 'critical.'

BENEFITS

McCarthy Stone's specialist retirement housing has a number of benefits to the local high street, as well as wider health and social benefits:



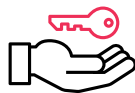
£1.23m – Total expenditure in the local economy each year through jobs and local spending



The average 80-year-old feels a decade younger after moving to specialist retirement accommodation



80% of our customers use the local shops daily or often



Release of under-occupied family homes back into the local market, which will in turn improve the supply of homes for first-time buyers



£125,200 more expenditure on average than a general needs market scheme



27% lower infection rates of Covid-19 in McCarthy Stone's developments compared with the general over 65s population



The creation of new and permanent jobs through the Extra Care housing and the care home as well as further jobs in construction, management and repairs

**1
2**

Those in specialist retirement housing are half as likely to be lonely, making them significantly less likely to develop dementia



£3,500 – average health and social care saving per person per year when someone moves into retirement housing



The delivery of much-needed affordable housing onsite, in accordance with local authority policy.

FEEDBACK

We want to know what you think about our plans. We would appreciate it if you could take the time to complete our online feedback form so we can understand your thoughts and suggestions.

If you would prefer to provide your feedback by telephone or post, please call a member of the project team on our Freephone information line **0800 298 7040** or by email at feedback@mccarthystoneconsultation.co.uk.

A member of the team will be able to record your feedback over the phone or send you a hardcopy of our feedback form with a freepost reply envelope.

