

MCCARTHY STONE SUBMITS PLANS FOR ANGMERING

PLANNING REFERENCE: A/11/23/PL

MCCARTHY STONE
Life, well lived



Following consultation with the local community, McCarthy Stone has now submitted a planning application to Arun District Council.

The proposals will deliver a high-quality Retirement Living community on land at the former Chandlers Garage site, High Street, and has been specially designed to meet the diverse needs of Angmering's growing ageing population.

The scheme, which has continued to evolve, will deliver a range of local benefits. This newsletter provides more details on the submitted plans for the site and responds to key issues raised during our public consultation.

VIEW THE SUBMITTED PLANNING APPLICATION (A/11/23/PL)

McCarthy Stone's plans have now been submitted to Arun District Council and will be determined by the authority in the coming months.

View the submitted plans by visiting www.arun.gov.uk/planning-application-search or by scanning the QR code below. If you have any further queries, contact us by:

Email via
feedback@mccarthystoneconsultation.co.uk

Our website at
mccarthystoneconsultation.co.uk/angmering

Phone on 0800 298 7040



OUR SUBMITTED PLANS

The proposed development would include:

- Plans for 40 one-and two-bedroom purpose-built Retirement Living apartments, all designed to meet the diverse needs of the local ageing population
- An attractive building for the site with the design approach taking inspiration from the local vernacular
- Level access at ground level as well as to and from the building, across floors, with lift access to all floors
- Appropriate scale of development for site, being predominantly 2-storey with setbacks to the bulk, breaking the mass and respecting neighbouring dwellings
- Tailored shared facilities within the building, including a communal lounge
- Associated landscaping and planting, including communal gardens and private patio areas
- Associated car parking spaces, including the provision of electric vehicle charging points and disabled bays
- Following requests from the Parish Council, the application now includes the provision of a public toilet fronting Water Lane.



Site layout of proposed development

ABOUT US

At McCarthy Stone, we are focused on providing high quality homes and services to make later life a happy, healthy, and rewarding experience.

We recognise that getting older presents challenges, so that's why everything we do is built around the needs of our customers; from the design of our apartments to our on-site support services, the requirements of later living are always at the front of our mind.

Our retirement communities bridge the gap between family housing and care, removing concerns about home maintenance, and enriching the lives of our customers.

We believe that Retirement Living is so much more than downsizing into a more suitable home. It's an opportunity to embrace a new way of life, to have the freedom to live a lifestyle with more choice and more time to do the things they enjoy.

WORKING WITH THE COMMUNITY

We are committed to engaging the community and it is important to us that local people, including neighbours, were given the opportunity to view and comment on our proposals before a planning application was submitted.

From **15 December 2022 to 12 January 2023**, we held a virtual public consultation in which over 2,000 local residents and businesses were invited to take part.

Feedback from the public consultation has helped to inform the submitted plans and we will continue to listen and respond to the views of residents and stakeholders throughout the planning process.

KEY STAGES

December 2022 and January 2023

Community consultation period

January 2023

Submission of planning application to Arun District Council

Summer 2023

Arun District Council to determine the application (subject to change)

Winter 2023

Expected to start construction (subject to planning)

RESPONDING TO COMMENTS

The development will add to existing traffic congestion problems

The average age of Retirement Living homeowners upon entry is typically 79, meaning that car ownership and traffic generation is typically low, particularly during peak times.

While during the build, the movement of construction vehicles (and other construction matters e.g. working hours) will be informed by a Construction Management Plan (CMP) agreed with the local authority.

There is not enough car parking proposed for this many homes.

From our experience developing and managing similar sites, to that proposed for Angmering, we find vehicle ownership rates are typically low and we are confident that there is sufficient parking provision proposed for the site and that parking issues on neighbouring streets will not be exacerbated by the development.

The site benefits from being within walking distance of local shops and services and the town is well connected through public transport with bus routes and trains, allowing easy access to the wider region.

The proposed number of car parking spaces will be assessed by the Transport Statement which will accompany the planning application and is line with local authority parking standards.

SCHEME BENEFITS



Arun District Council has outlined in their Local Plan 2018-2031 that they need to meet the housing needs of local older people. Our proposals would help to address this issue, allowing local older people the opportunity to downsize into a more suitable home, while staying close to friends and family in Angmering.



Typically, most residents moving to a McCarthy Stone development move within a 5-mile radius of the development. Older people downsizing into this McCarthy Stone community, **would release at least 80 family-sized and starter homes back onto the local market.** This residential shift would allow younger people and families the opportunity to move into their ideal home, while relieving pressure on developing local greenfield sites.



With 40 homes proposed for the site, residents of this development would be expected to **spend £684,444 each year, much of which would be in local shops and businesses.** Therefore, this new community would provide a vital boost to businesses in Angmering, helping to support local retail jobs and keep shops open.



Each person living in a McCarthy Stone specialist retirement community enjoys a reduced risk of health challenges, including dementia and slips & trips. This reduced health risk creates savings to the local social care service and the NHS of almost £3,500 per year. Therefore, this new community would be expected to **save the local health and social care service of £196,000 each year.**