

PROPOSALS FOR RETIREMENT ACCOMMODATION ON PART OF THE LAND AT DAIRY FARM, TO THE WEST OF SAXONS WAY, HALESWORTH

VIRTUAL EXHIBITION DOWNLOADABLE BROCHURE

www.mccarthyandstoneconsultation.co.uk/halesworth

WELCOME TO MCCARTHY STONE'S PROPOSALS FOR HALESWORTH

EXCITING NEW PROPOSAL

Thank you for taking the time to visit our consultation website. We are currently exploring an option to develop part of the land at Dairy Farm, to the west of Saxons Way, Halesworth and are bringing forward an exciting proposal for a new Retirement Living development.

Our vision involves redeveloping the site to provide new, specialist retirement accommodation, together with indoor communal facilities, high quality landscaped gardens and on-site car parking.

You can learn about our proposals by visiting the [Virtual Consultation](#).

PROJECT STATUS

As part of our commitment to community engagement, we are currently consulting the local community and elected representatives on our proposals ahead of finalising our planning application.

We want to know what you think about our 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 East Suffolk District Council.



Artist's impression of McCarthy Stone's proposals for land off Saxons Way

OUR VISION

THE SITE

The proposed development is located on part of the land at Dairy Farm, to the west of Saxons Way, Halesworth. This is an allocated site in the Waveney Local Plan, reference: WLP4.5, allocated for residential development and community use.

McCarthy Stone is exploring an option to develop the site and believe it is in a suitable and sustainable location to provide much-needed retirement accommodation for people later in life in Halesworth.

Future residents of the proposed development will be within easy access of local amenities, including shops, cafes, and restaurants. The site also benefits from public transport links with bus routes into Southwold and a local train station, allowing easy access to the wider region. The site will link with local pedestrian routes, including Swan Lane, providing connections into the town centre, as well as nearby facilities and amenities.



Proposed site layout

OUR VISION

OUR PROPOSALS

The proposed development will be comprised of 43 one- and two-bedroom Retirement Living apartments and 10 bungalows, all available for the over 60s, and including a residents' lounge, indoor communal facilities, and landscaped gardens. The apartments and bungalows will be available for outright sale, rent and part rent-part buy. The development has been sensitively designed to account for the historic centre of Halesworth, whilst ensuring it is well integrated for ease of access.

As part of our proposals for the site, we propose to transfer land at the north of the site to Halesworth Town Council to be allocated for community use.

To learn more about our plans for a new, vibrant retirement community in Halesworth, please visit our [Virtual Consultation](#).



Artist's impression of McCarthy Stone's proposals for land off Saxons Way

FEEDBACK

We want to know what you think about our plans. Once you have visited the Virtual Consultation, we encourage you to complete an online feedback form so we can understand your thoughts and suggestions, ahead of submitting a planning application to East Suffolk District Council.

Alternatively, if you have any questions regarding the proposals, or wish to submit feedback via phone or email, you can contact a member of the project team on **0800 298 7040** or feedback@mccarthyandstone-consultation.co.uk.

CONSULTATION

OUR PROPOSALS

We are currently exploring an option to develop part of the land at Dairy Farm, to the west of Saxons Way, Halesworth and are in the early stages of working up proposals for the site's redevelopment to provide new, specialist retirement accommodation, together with landscaping, indoor communal facilities and on-site car parking.

At McCarthy Stone, we always want to give back to the local community. As part of our proposals for the site, we will transfer a parcel of land at the north of the site to Halesworth Town Council to be allocated for community use.

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

- A high-quality scheme featuring 43 Retirement Living apartments, comprising 26 one-bedroom and 17 two-bedroom units, as well as 10 bungalows, comprised of 4 one-bedroom and 6 two-bedroom units. All available for private sale, part-rent, part-buy and rental options
- Communal facilities within the apartment building including a residents' lounge, guest suite, internal refuse store, and mobility scooter storage with charging points
- Transfer of land at the north of the site to Halesworth Town Council, to be used as a community asset
- 24-hour emergency-call service
- Provision of 50 on-site car parking spaces, including disabled spaces
- Low levels of traffic generation and car ownership given the sustainable location of the site
- Ideal location in Halesworth, a short walk from local shops, services and public transport connections
- High-quality, professionally landscaped gardens around the site, improving the site boundaries with new shrub and tree planting as well as the retention of most existing trees on site
- Support for the local economy through increased local spending
- Release of family-sized housing in the area back onto local markets as residents downsize to our apartments and bungalows.

All estate management is provided in-house by McCarthy Stone.

We have carefully considered our design for the site, to breathe life into a currently vacant, but allocated development site. Our proposals present a valuable opportunity to bring forward a specialist retirement community in Halesworth, that provides genuine choice for older people so that they can continue to live locally in a home that meets their needs and aspirations in their later years.



Indicative Street scenes for McCarthy Stone's proposals for land off Saxons Way

OUR DESIGN

As with every McCarthy Stone Retirement Living development, a community feel is encouraged with communal spaces and a limited number of apartments and bungalows, so that residents can get to know their neighbours.

Before we begin designing any proposal, our team of architects spend time researching the architecture and character of the local area to ensure a sensitive design that is in keeping with its surroundings.

Part of the allocated site sits within the Halesworth Conservation Area, therefore it has been critical to us that we propose a scheme with a character fitting of the local area. To ensure this, our proposals for the land at Dairy Farm have gone under an extensive and evolving design process, through consultation with officers at East Suffolk District Council.

The layout of the site will allow space for car parking adjacent to the apartments, as well as exclusive spaces for each of the bungalows. The apartment building will provide a set back frontage onto Saxons Way, with an enhancement of Swan Lane making the pedestrian route safer and more appealing for users.

Our proposals present an exciting opportunity to bring forward high-quality, low maintenance homes in a vibrant and historic town, whilst providing community benefits in the form of community land transferred to Halesworth Town Council.



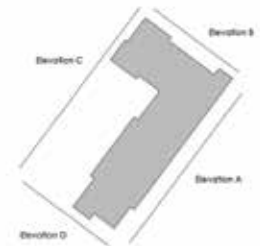
Proposed elevations for McCarthy Stone's proposals for land off Saxons Way



ELEVATION C



ELEVATION D



Material Schedule

- 1. Red Facing Brick
- 2. Grey Clay Roof Tiles
- 3. Cream Render
- 4. Plinth Course
- 5. Brick Voussoirs
- 6. Stone Header
- 7. Stone Cill
- 8. Timber Framed Sash Windows
- 9. Red Ridge Tile
- 10. Corbelled Eaves
- 11. Cast Stone Door Surround
- 12. Artificial Chimney

Proposed elevations for McCarthy Stone's proposals for land off Saxons Way

HIGHWAYS

Vehicular access to the site will be provided via an entrance from Saxons Way, ensuring required safety measures are fully consulted upon with the Local Highways Authority.

The proposal includes 50 on-site car parking spaces for residents, staff and visitors. The car parking layout has been designed so that new planting and landscaping will mitigate the visual impact of parked vehicles.

The level of parking provision has been discussed with officers at East Suffolk District Council and Suffolk County Council and takes into account the low levels of traffic generation and car ownership associated with this type of development, not to mention its highly sustainable location meaning most residents will not need reliance on a private vehicle.



Proposed site layout

OUTDOOR SPACES

We seek to ensure that all our developments have high-quality communal and private outside space for our residents to enjoy. Particularly during the recent pandemic, this is of paramount importance. Our proposal for Halesworth includes landscaped gardens, as well as outdoor seating and improvements to the site boundaries, through new shrub and tree planting.

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.

Our own management company will maintain the grounds on behalf of our residents to ensure they develop and mature to enhance both the building and the local neighbourhood.



Example of McCarthy Stone's gardens at Eaton Bungalows, Norwich

LOCAL NEEDS AND BENEFITS

Waveney has an ageing population, and the Strategic Housing Market Assessment (2017) has identified a significant need for new sheltered and extra care housing and new care homes in the region to address the current and future needs of their residents.

Developing this residential allocated site with specialist retirement accommodation will help address the local need for specialist housing that meets the needs of local older people.

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 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



Sustainable location close to shops and services

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**. 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.

