

McCarthy & Stone's plans to regenerate the former Rawlings Haulage Yard, Station Road, Hook



Welcome

We wanted to take this opportunity to provide local people with an update about our current development at Station Road, Hook which was granted planning permission in 2019 for four apartment buildings, primarily providing much-needed homes for older people, including Retirement Living and Extra Care accommodation along with an element of affordable housing.

Although permission was granted, we have recently decided to make a number of improvements to our approved plans, including increasing the amount of affordable Extra Care homes provided and broadening the overall housing mix, removing two of the apartment buildings and providing homes for families in Hook. We have now submitted a revised planning application to Hart District Council.

Our new joint venture with Anchor Hanover

McCarthy & Stone has now joined in a partnership with Anchor Hanover who are the largest not for profit provider of specialist housing and care for older people in England. This will assist in delivering the redevelopment at Hook where the commitment remains to deliver specialist homes for older people but with a greater focus on providing an improved housing mix, with the priority being given to delivering a greater amount of affordable Extra Care homes, which is recognised by national planning policy as a 'critical' housing need. This Extra Care housing will be provided on an affordable basis either through affordable rent or part rent / part buy, within the parameters set by the Local Authority to be classified as affordable housing.



Site plan

Summary of how our plans have been revised and improved

The following amendments and changes have been made to provide an enhanced housing mix and a greater level of Extra Care affordable homes:

Apartment Building 1 (a)

The original plans proposed 68 Extra Care apartments with no Extra Care affordable units. **The revised plans now propose 75 Extra Care apartments, these will be provided by Anchor Hanover and all the apartments will now be delivered as affordable Extra Care units, made up of a mixture of affordable rent and shared ownership.**

Apartment Building 2 (b)

The plans for this building underwent some design changes following liaison with the Parish Council and follows the design language of the amendments previously approved to the rest of the site. **However, this building will still provide 36 Retirement Living apartments by McCarthy & Stone which will be available to homeowners aged over 60.**

Removing Apartment Buildings 3 & 4 (c)

The original plans proposed two apartment buildings providing 19 affordable apartments. **The revised plans completely remove these two apartment buildings and replace them with five 4-bedroom and two 3-bedroom homes for open market sale.**

Increased affordable housing

The revised plans will greatly increase the provision of affordable housing units on the site from 19 apartments previously proposed to 75 affordable Extra Care apartments, specifically for older people.



CGI of the proposed development

Design

The design continues to incorporate traditional features such as pitched and gabled roofs alongside high-quality building materials including red brick, dark grey weatherboard cladding and slate-effect roof tiles. This design has been continued throughout the proposed development to create a cohesion between the buildings.

The height of the development remains unchanged, ranging from three to four storeys in height.

Access and car parking

Access into the site will remain unchanged from Station Road, utilising the existing access point.

We previously proposed 80 car parking spaces across the whole site, this has been increased to 91 car parking spaces, alongside cycle and mobility scooter storage. It is proposed that the town houses will each have allocated parking spaces.

Extensive landscaping

Plans continue to include generous areas of landscaped communal gardens, attractive boundary treatments and tree planting. Each town house will also have its own individual garden plot.

Addressing the Council's identified housing need

The Office of National Statistics predicts that, by 2033, there will be an additional 3.5 million older households in England alone. This reflects a 60% increase on today, yet only 2% of current housing in the UK is specifically designed to meet the needs of older people.

Local older residents should have the opportunity to stay close to their hometown and their family. This specialist retirement accommodation, particularly the provision of affordable Extra Care units, will help satisfy a specific local need for older people in the Hart District, which has been acknowledged by the Council. Hart District Council's Draft Local Plan highlights that:

"The ageing population is also likely to create a need for additional specialist housing, to meet the healthcare requirements of older people".

It notes, furthermore, that: *"A range of accommodation will be required, from independent living units through to extra care units and care homes".*

It is important the needs of older people are not overlooked. Purpose-built accommodation better meets the needs of older people, delaying the need for residential care. We strongly believe the development will be an asset to the village and represents the ideal opportunity to assist the Council in meeting an acknowledged and growing local housing need for older people.

Benefits of revised plans

- Regeneration of a brownfield site
- Improved mix of housing, including:
 - Extra Care accommodation
 - Retirement Living accommodation
 - Family houses
- Significantly increased levels of affordable homes, specifically for older people
- Job creation – Extra Care accommodation will create employment in its own right
- Sustainable location, close to shops and bus links
- Traditional design with landscaping, improving this vacant site
- Support for the local economy – Extra Care and Retirement Living residents will use local shops and services
- Most residents moving to a McCarthy & Stone development move within a 4-mile radius, releasing family housing back into the local market
- Extra Care and Retirement Living accommodation is a sensitive neighbour with low car ownership and low traffic generation

Updating the community

For our original plans we carried out a programme of community consultation, which included meetings with neighbouring residents and local representatives, as well as a public exhibition to which the wider community was invited to attend.

For our revised plans we have continued to provide updates to Hook Parish Council, including a recent meeting held in October 2020. We have also issued this community newsletter update to the surrounding homes.

Getting in touch

The revised plans have now been submitted to Hart District Council and will be determined by this authority in the coming months.

We hope that you find this newsletter helpful. If you have any further queries regarding the submitted plans, please feel free to contact the project team on **0800 298 7040** or email **feedback@mccarthyandstone-consultation.co.uk**.

You can also complete the enclosed feedback card and return this to us using the freepost envelope or visit the project's dedicated website at **www.mccarthyandstoneconsultation.co.uk/hook**.

To find out more about us, please visit **www.mccarthyandstone.co.uk**

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