



CGI of the proposed development

As you will likely be aware, following consultation with the community and local stakeholders, McCarthy Stone submitted plans for the redevelopment of the site in September 2022. These proposals followed the principles of an existing planning approval on-site for an assisted living community.

Since the submission of our application, we have continued to take on board the feedback and made a number of changes to the plans. These amendments include revisions to the scheme and landscaping layout. McCarthy Stone has reduced the number of dwellings proposed from 106 down to 101 and revised the size and elevational appearance of the block of apartments, reducing its height on the outer elevations.

McCarthy Stone has now submitted these amended plans to South Downs National Park Authority. Further details about the changes that have been made have been detailed in this leaflet.

## OUR AMENDED PLANS

The amended submitted plans include:

- A high-quality scheme featuring 101 specialist Extra Care apartments, chalets and bungalows
- A range of one and two bedroom units available
- Communal facilities within the apartment building including a residents' lounge and Bistro Restaurant and guest suite
- 24-hour tailored on-site care and support in the apartment building
- Provision of on-site car parking, including disabled spaces and electric vehicle charging points
- Beautiful landscaped views for residents to enjoy, including rain gardens planted between residential units
- Vehicular access will be provided by Harrier Way and a central one-way single lane will be put in place to reduce traffic and improve road safety
- All estate management and on-site care is provided in-house by McCarthy Stone Management Services



Indicative site plan

## AMENDMENTS TO THE OVERALL LAYOUT OF THE PROPOSALS

1. Removed the build outs along Harrier Way and replaced with driveways and parallel parking spaces to respond to Hampshire Highways comments
2. The provision of a pedestrian walkway along Harrier Way that links through the site to the wider open space
3. Improvements to the ditch bank and provision of a pond in this location to create wetland habitats to encourage biodiversity on-site
4. Reduction in the overall number of dwellings from 106 to 101 units
5. Relocation of the apartment building further south into the site
6. Reduction in the scale of the apartment building from three storeys to two and a half storeys as well as the amendments to the architectural features
7. Increased spacing between the chalet bungalows on the eastern edge
8. Realigning the internal road layout and amending the parking provision into courtyards
9. Increased the proposed shrub and tree planting to improve biodiversity on-site

## AMENDMENTS TO THE PROPOSED APARTMENT BUILDING

Following feedback received, we have made several amendments to the proposed apartment building, including:

- Relocation of the apartments building further south within the site away from the tree lined edge of the Serpents Trail
- Reduction in the overall height of the apartment building down from three to two-and-a-half storeys, with a full dormer roof
- Included architectural features to break up the appearance of the building, such as recessed elements, terraces, varied roof forms and material changes
- Removed the two-storey balcony features
- Introduced additional planting to break up the parking area

The amendments made will give the apartment building a more domestic feel within the streetscene and soften the filtered view from the Serpents Trail.

## AMENDMENTS TO THE CHALET BUNGALOWS

The proposed chalet bungalows have been rearranged and reduced in number by three dwellings to increase the open courtyard spaces between the buildings. This will help to create a clear transition between the suburban area and the countryside beyond.

The shape and form of the chalet bungalows has also been amended to create interest in the longer-range views from the open space beyond.



Indicative CGI



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## BENEFITS OF THIS MCCARTHY STONE DEVELOPMENT



Average health and social care saving of £3,500 per person, per year when someone moves into a retirement community



The average 80-year-old feels a decade younger after moving in



A potential saving of £2.1 billion to the state every year in NHS and social services costs



Our customers are around half as likely to have falls than they would have in their previous homes



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



An average of £555,000 of spending each year per retirement development, with more than 50% of this spent in the local high street, providing an important boost to the local economy



Most McCarthy Stone customers move from within a 5-mile radius, releasing housing back into the market for families and first-time-buyers



Every 2 in 3 moves into retirement housing enables a first-time buyer to join the housing market



The creation of up to 91 new and permanent jobs through construction, management and repairs, high street jobs and within the development