

SEPTEMBER 2023

## MCCARTHY STONE AND PORTHAVEN SUBMIT AMENDED PLANS FOR SIDMOUTH

**MCCARTHY STONE**  
*Life, well lived*



Indicative CGI of the proposed development

### SEPTEMBER 2023 UPDATE

**McCarthy Stone and Porthaven are writing to provide an update in relation to the proposals for the redevelopment of The Knowle, Sidmouth.**

Amended plans for the site have recently been submitted, that have sought to respond to feedback received from East Devon District Council officers, elected members, Sidmouth Town Council and other consultees.

This newsletter provides an update on how the plans have been amended to respond to feedback, as well as details upcoming drainage surveys, that are to take place early next month.

We would like to thank you for your participation and feedback provided during the consultation period, and as promised, we will continue to keep you updated on our plans for the site.

### SURVEY UPDATES

#### DRAINAGE

McCarthy Stone will be undertaking two drainage CCTV surveys between **Wednesday 3rd October and Thursday 4th October 2023**. The surveys are needed to obtain further information regarding the existing network.

The drainage network to be surveyed includes an approximate 85m section of Station Road, starting from the access at Broadway heading southbound. Traffic management systems are due to be in place along Station Road to minimise any disruption.

The second survey will take place on the southern section of Knowle Drive – approximately from the properties of Heathers to Southgate. A jetting lorry will also be in attendance, which is a high-pressure water pump lorry to remove any debris from sewerage network before the survey takes place.

#### BUILDING B - EXISTING FLINT BUILDING

McCarthy Stone will also be undertaking site investigations, within the **week commencing Monday 9th October**, around 'Building B' – the existing flint building, which will be retained.

This is to professionally understand the building's make up and ensure structural proposals are well informed. The investigation work should take approximately one week, and all necessary steps have been taken, working closely with contractors and ecologists, to design out and minimise any potential disturbance to bats. Natural England have been notified of the upcoming works, which will be overseen by an ecologist.

#### SITE SECURITY - CCTV

In addition to the above, in **late October 2023**, McCarthy Stone will also be changing the CCTV system on site for a less intrusive one, in response to comments received from local residents.

## OUR AMENDED PROPOSALS

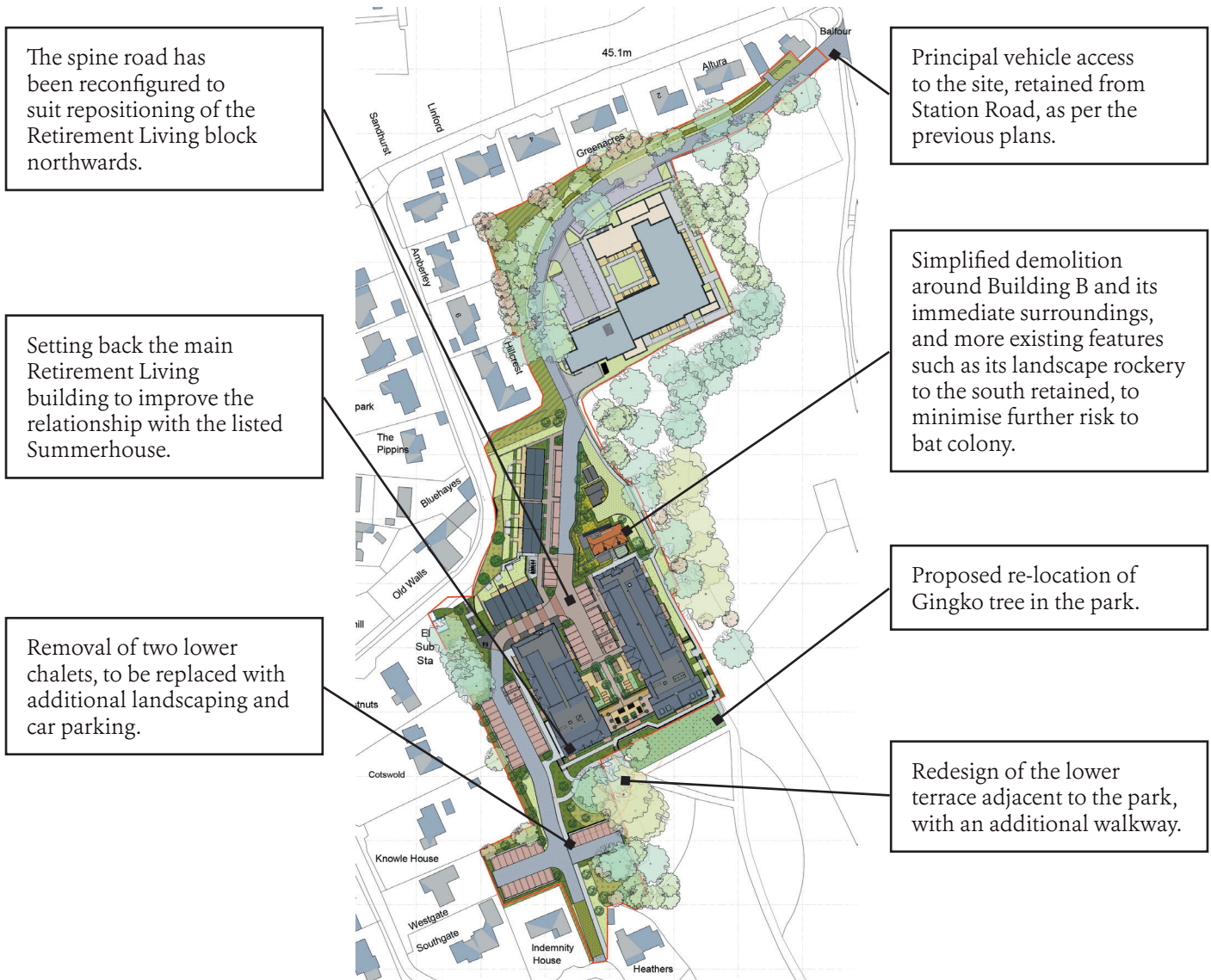
McCarthy Stone and Porthaven have recently submitted amended plans, that have sought to respond to feedback received from East Devon District Council officers and local stakeholders. The below site plan highlights the key changes made to our plans.

In summary, our proposals for the redevelopment of the site still comprise:

- A 70-bedroom care home on The Dell, in the northern part of the site, to be developed by Porthaven.
- Up to 33 one- and two-bedroom Retirement Living apartments as well as up to 53 one- and two-bedroom

Retirement Living PLUS (Extra Care) apartments for private sale, part-rent part-buy and rental options to be delivered by McCarthy Stone on The Plateau part of the site.

- Tailored shared facilities within both the Retirement Living developments, including a communal lounge with a kitchenette and a hotel-style guest suite as well as an on-site bistro restaurant within the Retirement Living PLUS development.
- The Plateau part of the site would also include four semi-detached houses and a terrace of three townhouses.



## INFORMATION

McCarthy Stone and Porthaven have now submitted amended plans to East Devon District Council. The full plans are available to view via the Council's website: [www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)

We hope that you find this newsletter helpful. If you have any further queries, please contact the project team on **0800 298 7040**, email [feedback@mccarthystoneconsultation.co.uk](mailto:feedback@mccarthystoneconsultation.co.uk) or visit [www.mccarthystoneconsultation.co.uk/sidmouth](http://www.mccarthystoneconsultation.co.uk/sidmouth)