

PROPOSALS FOR RETIREMENT LIVING ACCOMMODATION ON LAND CURRENTLY OCCUPIED BY WILMSLOW POLICE STATION

DOWNLOADABLE BROCHURE

www.mccarthystoneconsultation.co.uk/wilmslow

MCCARTHY STONE'S PROPOSALS FOR WILMSLOW

EXCITING NEW PROPOSAL

Thank you for your interest in our plans.

Cheshire Constabulary is seeking to develop a new police facility on the site currently occupied by Wilmslow Police Station. Their plans will free up a section of the site for alternative use. McCarthy Stone has acquired an interest in this land and is bringing forward an exciting proposal for a new specialist retirement community.

OUR VISION

Our vision involves redeveloping the site to provide a new Retirement Living development, together with indoor communal facilities, high quality landscaped gardens and on-site car parking.

PROJECT STATUS

As part of our commitment to community engagement, we are currently consulting the local community and elected representatives. These conversations about our proposals will help us to finalise our planning application.

We want to know what you think about our plans and we encourage you to complete the feedback form enclosed. This will help us to understand your thoughts and, where possible, adapt our plans with your suggestions ahead of submitting a planning application to Cheshire East Council.



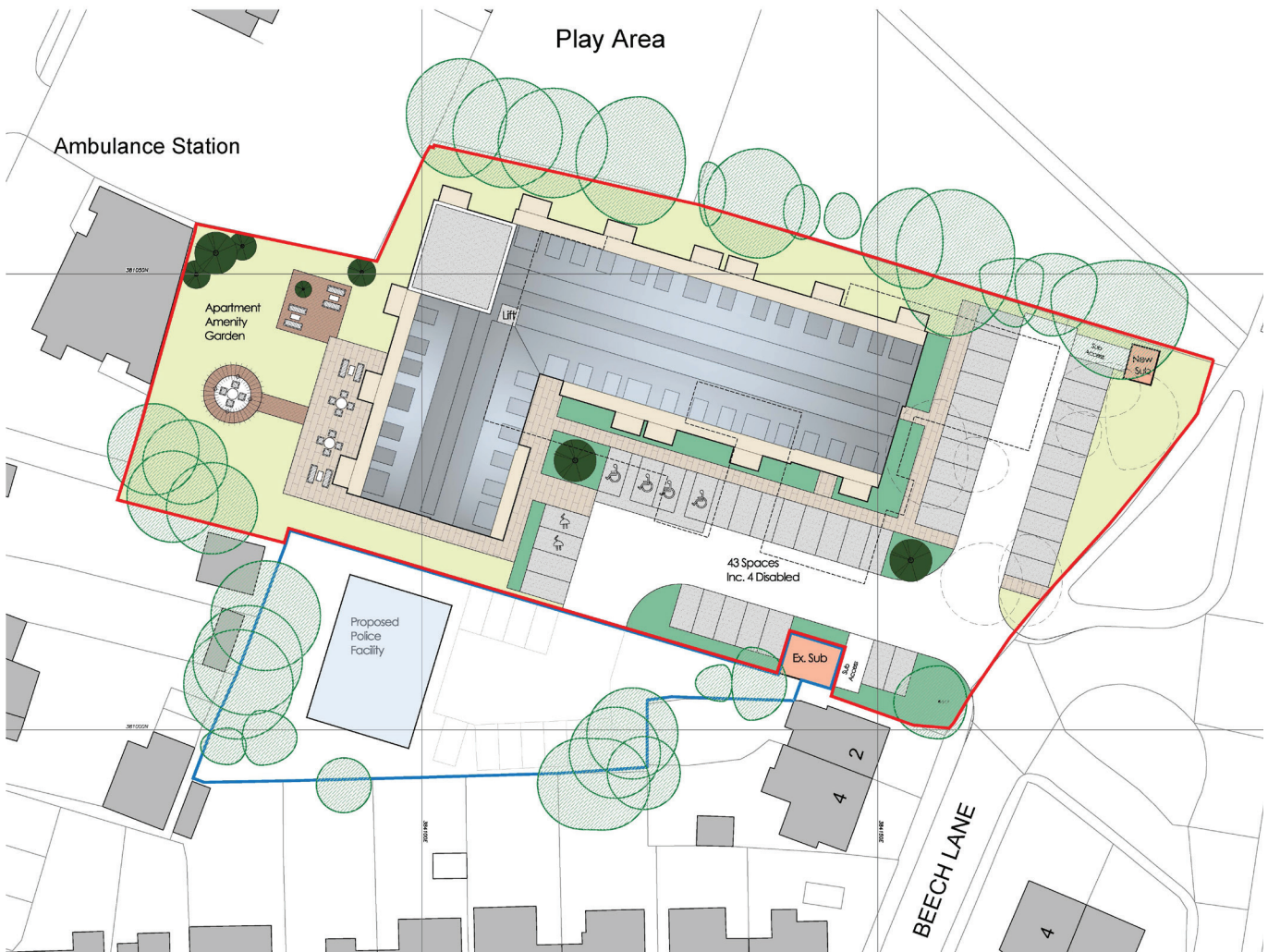
OUR VISION

THE SITE

The proposed development is located on land currently occupied by Wilmslow Police Station and will be accessed via the existing entrance off Beech Lane.

McCarthy Stone has acquired an interest in the site and believes it is in a suitable and sustainable location to provide much-needed retirement accommodation for people later in life in Wilmslow.

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



Proposed site layout of McCarthy Stone's proposals for land at Wilmslow Police Station, Beech Lane, Wilmslow

VIRTUAL CONSULTATION

OUR PROPOSALS

We have recently acquired an interest in land at Wilmslow Police Station and are in the early stages of working up proposals for the site's redevelopment. We would like to provide new, specialist retirement apartments complemented by indoor communal facilities, high-quality landscaping and on-site car parking.

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

- A high-quality scheme featuring around 55 Retirement Living apartments
- Communal facilities within the apartment building including a residents' lounge, guest suite, internal refuse store, and mobility scooter storage with charging points
- 24-hour emergency-call service
- Provision of on-site car parking spaces, including disabled bays, for homeowners, staff and visitors
- Low levels of traffic generation and car ownership given the sustainable location of the site
- Ideal location in Wilmslow, a short walk from local shops, town centre amenities 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.
- Regeneration of a previously developed site, offering a new police facility at the site

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



View from site entrance

OUR DESIGN

As with every McCarthy Stone Retirement Living development, a community feel is encouraged with communal spaces and a limited number of apartments, 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.

The layout of the site will allow space for communal, landscaped gardens to the west of the site. The position of the car park to the south of the site will provide distance between the apartment building and neighbouring properties for the privacy of both the new residents and neighbours. Further to the south of the site, there will be a new police facility.

We have carefully considered our design, to breathe new life into a previously developed site. Our proposals present an exciting opportunity to bring forward high-quality, low maintenance homes in a vibrant town, whilst providing genuine choice for older people so they can continue to live locally in a home that meets their needs and aspirations in their later years.



View from Little Lindow



View from rear of ambulance station



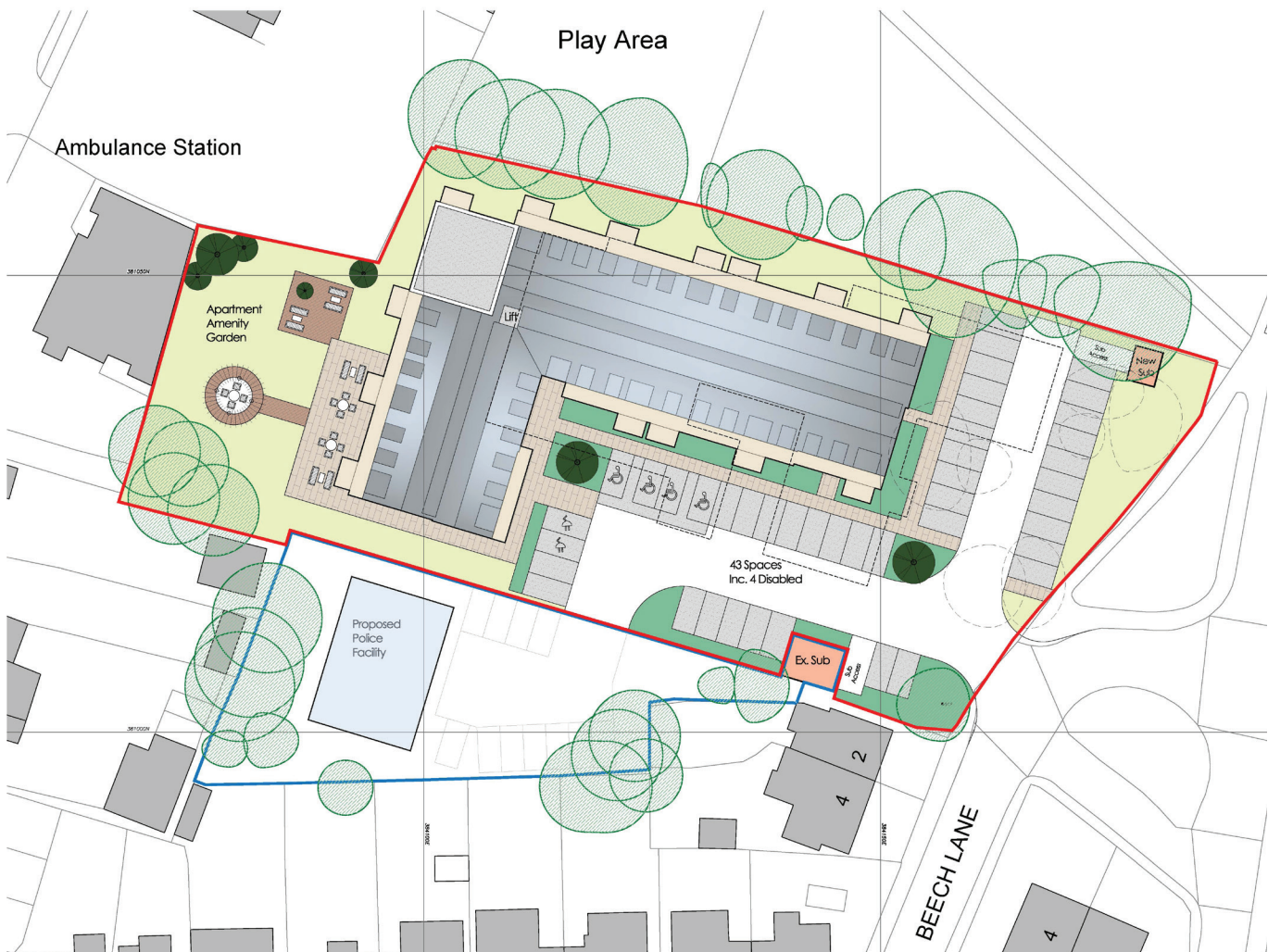
View from site entrance

HIGHWAYS

Vehicular access to the site will be provided via the existing entrance off Beech Lane. The highways scheme will be fully consulted on with the local Highways Authority and compliant with required safety standards.

The proposals include around 43 car parking spaces for residents, staff and visitors for the apartments. The car parking layout has been designed so that new planting and landscaping will mitigate the visual impact of parked vehicles. The proposed development will include disabled spaces and allocated visitor spaces.

The level of parking provision has been calculated to take into account the low levels of traffic generation and car ownership associated with this type of development and its highly sustainable location meaning most residents won't need to rely on a private vehicle.



Indicative site layout of McCarthy Stone's proposals for land at Wilmslow Police Station, Beech Lane, Wilmslow

OUTDOOR SPACES

We seek to ensure that all our developments have high-quality communal and private outside space for our residents to enjoy. Our proposal for Wilmslow 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 gardens at Hanna Court, Handforth



Example of McCarthy Stone gardens at Balshaw Court, Leyland

LOCAL NEEDS AND BENEFITS

Cheshire East has the fastest growing ageing population in the North West and by 2033 more than 45% of its population will be over 50 years of age (Cheshire East Joint Strategic Needs Assessment, 2010). Furthermore, in the Wilmslow West and Chorley ward there are over 50% more people aged 75 and over, when compared against the North West’s average population.

McCarthy Stone developments have a positive impact on the local economy as they are typically located on or close to high streets and local centres, as is the case with the proposed development for land at Wilmslow Police Station. This ensures that residents have easy access to local shops and services and boosts spending in the local economy.

This spending by older people can help maintain local outlets from the newsagents and the hairdressers to the bakery, pub, and local cafe – the shops and community spaces which make up the heart of local communities.

On average, every retirement living property frees up two other homes in the chain in the local area. Here in Wilmslow that could be up to 90 properties released back on to the market. Furthermore, the residents of a typical 45-unit retirement development generate nearly £550,000 of spending per year, over £347,000 of which goes to local shops, supporting retail jobs and keeping shops open.”

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:



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



Rates of COVID-19 infections in McCarthy Stone communities were significantly lower than among people of the same age in wider society



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



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



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



Most McCarthy Stone customers move from within a 4-mile radius, releasing housing back into the market for families and first-time buyers



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



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



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



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

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** or by email at **feedback@mccarthystoneconsultation.co.uk**

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.

