

flagship Continuing Care

Community in Wimborne



CGIs of the proposed development



McCarthy & Stone, the UK's leading developer and manager of retirement communities, is pleased to confirm that it has now submitted plans for the redevelopment of Wimborne Market with a flagship Continuing Care Community.

We would like to thank you for your participation and feedback provided during the consultation period and as promised, we this newsletter provides more details on the submitted plans for the site and responses to key issues raised.

Working with the community

McCarthy & Stone is committed to consulting with the communities in which it seeks to develop. Throughout the development of the plans for the site, McCarthy & Stone has conducted extensive pre-application consultation.

It was important to McCarthy & Stone that the local community were provided with the opportunity to provide feedback on our plans at an early design stage, including:

- Individual meetings with stakeholders and local neighbouring residents in September 2019
- Invited 2,000 local residents and businesses to view a virtual public consultation website in September 2020 which has been viewed a total of 827 times
- A follow-up consultation in October 2020 for neighbouring residents and all those that registered an interest in the first round of consultation
- Follow-up meetings with stakeholders in November and December 2020

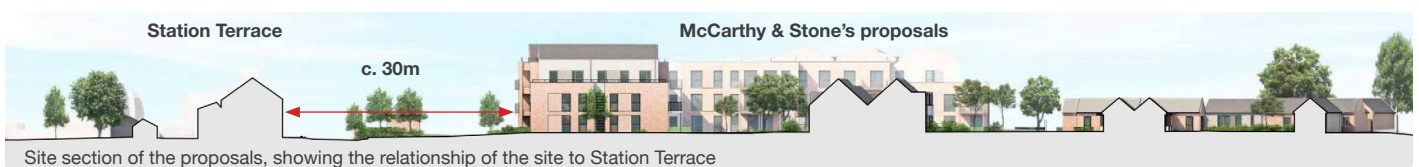
McCarthy & Stone remain very encouraged that 65% of feedback from the virtual public consultation agreed that an Extra Care Village for older people represented a good use of the site.

McCarthy & Stone will continue to listen to the views of local residents with regard to its proposals post-submission.

Our submitted proposals

Our plans for a new, vibrant continuing care community in the heart of Wimborne comprise:

- 66 Retirement Living Plus (Extra Care) apartments set across one building of two and three storeys
- 32 Extra Care single storey open plan bungalows and two-storey chalets
- 9 open market houses
- Parking for 100 cars throughout the development, including visitors' spaces, as well as disabled and electric car charging spaces
- Retention of the two existing vehicle access points onto Station Terrace and Grenville Road
- A palette of traditional materials used in a contemporary manner including contrasting brickwork, as well as plain clay and slate-effect roof tiles, to respond to the local architecture in the area
- Pedestrian access throughout the development and onto both Station Terrace and Grenville Road, increasing pedestrian connectivity between Leigh Road and the River Stour
- Beautifully landscaped outside spaces as well as the retention and enhancement of the majority of trees along the boundaries of the site, creating a pleasant residential environment
- Tailored communal facilities, including allotments, a coffee shop, shared lounge, bistro, a wellbeing and fitness hub as well as a large village green





Responding to local queries

Access and local traffic

McCarthy & Stone has extensively reviewed the access points for the site and has deemed Station Terrace and Grenville Road as most suitable for future residents to access the site, given their existing residential nature. The existing access point onto Riverside Park will however, be used throughout the majority of the construction of the development to ensure minimal impact on the neighbouring properties. The proposed site entrance onto Station Terrace is proposed to be a supplementary and access-controlled with gate to serve the bungalows in the southern section of the site, with the main entrance taken from Grenville Road.

McCarthy & Stone's developments, by their very nature, given the age of those moving in, and proximity to local facilities, tend to have a minimal impact, with low levels of traffic generation and car ownership. Those residents who do remain car owners are much less likely to travel during peak hours. As part of the application, a full Transport Assessment has been submitted, which provides details of the local traffic movements to and from the site, as well as the existing road capacity.

Impact on the local amenities

The majority of residents moving into a McCarthy & Stone do so from within a 4-mile radius of the site, and therefore will likely already use the existing GP services in Wimborne. McCarthy & Stone will also make financial contributions towards community infrastructure as part of the plans, which includes GP services.

Typically, McCarthy & Stone's schemes tend to result in a lower impact on local healthcare services, as customers in Extra Care developments are offered:

- A range of care support on-site 24-hours a day
- Apartments and bungalows are designed with impaired mobility in mind
- Visiting health professionals can attend more than one patient at a time in home visits and through the proposed wellbeing hub, reducing the overall strain on public services

Key benefits

- Much-needed specialist Extra Care housing provided for local people, including apartments and uniquely designed bungalows and chalets
- New open market homes
- Tailored and flexible 24-hour care and support across the whole continuing care community that evolve as homeowners' needs change
- A range of on-site communal facilities, including allotments, a coffee shop, bistro and function rooms for homeowners
- Extensive, beautiful outdoor spaces and landscaping
- An attractive and sensitive redevelopment of this underutilised brownfield site, readdressing the relationship with the surrounding area
- Ideal location, close to the services and amenities in Wimborne town centre
- Low levels of traffic generation and car ownership
- Support for the local economy, with homeowners typically choosing to use local shops and services on a regular basis

Information

McCarthy & Stone's plans have now been submitted to Dorset Council. The full plans are available to view via the Council's website www.dorsetcouncil.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@mccarthyandstone-consultation.co.uk

or visit www.mccarthyandstoneconsultation.co.uk/wimborne

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