

November 2017

Statement of Community Involvement

Berneslai Close, Barnsley

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Executive Summary

McCarthy & Stone is committed to consulting with the local community regarding its proposed development of land on Berneslai Close, Barnsley, with 43 Retirement Living apartments comprising one and two bedrooms and the provision of 31 on-site parking spaces.

Residents and stakeholders were given the opportunity to provide their feedback regarding the proposal at all stages of the public consultation via a number of different channels. A Freephone information line and dedicated website were made available throughout the course of the consultation programme, and will be following submission, for interested parties to receive further information and provide their feedback to the project team.

Consultation included offering early one-to-one meetings with councillors, neighbouring residents and third-party groups to enable stakeholders to view the proposals prior to them being displayed to the wider community. These were offered on an appointment basis on Wednesday 20th September 2017, between 10.00am and 5.00pm at Barnsley Town Hall, Church Street, Barnsley, S70 2TA.

A public exhibition was also held on Thursday 26th October 2017, between 3:00pm and 7:00pm at St Mary's Church, Church Street, Barnsley, S70 2AH, to which 981 local residents and businesses were invited to attend. On the day 53 individuals attended the public exhibition, and feedback forms were available for attendees to record their views. Overall, 16 pieces of feedback were received during the consultation process, which represents a 1.6% response rate.

McCarthy & Stone remains committed to engaging with the local community and, following the submission of the application, will ensure that interested parties and stakeholders remain informed and updated about the proposal.

1. INTRODUCTION

- 1.1 McCarthy and Stone, the UK's leading retirement housebuilder, is bringing forward proposals to develop land at Berneslai Close, Barnsley into high-quality Retirement Living accommodation.

- 1.2 McCarthy & Stone is committed to consulting stakeholders and the local community about its planning application. As a result, McCarthy & Stone has a strong track record of consulting and communicating with local residents, community groups, councillors and other relevant third-party stakeholders.
- 1.3 This document has been produced with the aim of clearly and concisely highlighting the community consultation programme undertaken by McCarthy & Stone in respect of its proposal for land at Berneslai Close.
- 1.4 This document provides a chronological account of the consultation activity that has been undertaken within the pre-submission stages and the post-submission activity that McCarthy & Stone proposes to undertake.
- 1.5 In order to assist with the community and stakeholder consultation, McCarthy & Stone appointed Remarkable Group, a specialist communications consultancy, to form part of its wider project team for the proposed redevelopment.
- 1.6 All feedback received is accounted for and represented within this document.

2. BACKGROUND

2.1 The site

- 2.1.1 The site is located Berneslai Close, Barnsley. The buildings are currently used as a storage facility by Barnsley Metropolitan Borough Council, they were previously council offices and before that a hospital.
- 2.1.2 The site is situated around 400 metres to Barnsley town centre facilities.



Aerial view of the site

2.2 Proposal

- 2.2.1 The proposal would deliver a sensitively designed building that complements and enhances the immediate surrounding area. Retirement Living apartments are specifically designed to meet the needs of people in later life, with a House Manager overseeing the scheme. The development would offer homeowners an active, independent lifestyle in a safe and secure environment. The proposed apartments would feature a high specification of shared facilities to address homeowners' everyday needs, including a homeowners' lounge and refuse room, lift, mobility scooter store and a guest suite, allowing for friends and relatives to stay overnight when needed.
- 2.2.2 The proposals include 43 one and two-bed apartments with 31 parking spaces.
- 2.2.3 McCarthy & Stone's proposal would provide high-quality communal gardens and attractive areas of landscaping to further enhance the scheme and wider area.

3. PRE-APPLICATION CONSULTATION

3.1 Statement of Community Involvement

McCarthy & Stone has consulted in respect of the Government's National Planning Policy Framework (NPPF) which states that 'early engagement has significant potential

to improve the efficiency and effectiveness of the planning application system for all parties.’

The NPPF also highlights that *“good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”*

- 3.1.1 Barnsley Council adopted its Statement of Community Involvement (SCI) in September 2015. The document outlines how the Council intends to involve the community, stakeholders and statutory bodies in planning matters, it also gives guidance on consultation for developers, who are advised to consult planning officers, councillors, relevant stakeholders, and local communities when preparing a planning application.

The SCI states, *“The council welcomes pre-application discussions with applicants and encourages those intending to submit a planning application to consult with local communities and Ward Members before making their application.”*

This informal process cannot prejudge the decision on a proposed application but the benefits include:

- *Early identification of information requirements to submit with an application; General advice to help you shape the proposal;*
- *Better quality applications which are easier to understand and process;*
- *Early problem recognition and resolution, thereby avoiding possible objections at a later stage;*
- *Savings in time and resources spent revising proposals later;*
- *Quicker consultation responses once application submitted.*

All applicants should consider the benefits of involving the community in developments which are considered likely to have an impact on the community, even in cases where these may be below thresholds for significant applications. This is encouraged at an early stage before the application is submitted.

We recognise that there are significant costs associated with undertaking consultation with the community. However, the overall aim is to encourage an inclusive and transparent process that enables communities to get involved at an early stage as well as improving the quality of applications.

- 3.1.2 Against this background, prior to submitting the formal planning application for the site, McCarthy & Stone undertook a detailed programme of community consultation, as detailed in this document.

3.2 Contacting Statutory Bodies

- 3.2.1 During the pre-application discussions, meetings were held with Barnsley Council's Planning Officers, on the 6th July 2017 and a formal written response received thereafter.

3.3 One-to-one Stakeholder Briefings

- 3.3.1 McCarthy & Stone felt it was important to discuss the early proposals for the redevelopment of the site with local stakeholders and immediate residents. Therefore, a series of individual one-to-one briefings for local stakeholders, elected councillors, neighbouring residents and representatives of third-party groups were organised for Wednesday 20 September 2017. The briefings were offered on an appointment basis between 10.00am and 5.00pm at Barnsley Town Hall, Church Street, Barnsley S70 2TA.

- 3.3.2 An invitation letter was distributed to all identified stakeholders on Wednesday 6 September 2017. The following stakeholders were invited to arrange a one-to-one meeting with the McCarthy & Stone project team:

- Relevant cabinet members of Barnsley Council
- The councillors for Central ward, where the site is located
- The Member of Parliament for Barnsley Central
- Local interest groups
- Occupiers/owners of homes immediately neighbouring the site

- 3.3.3 The initial correspondence outlined the proposed plans for the development of the site and invited recipients to arrange a one-to-one meeting. It also included details of the Freephone project information line number.

- 3.3.4 Each one-to-one meeting planned to broadly cover:

- Information about McCarthy & Stone's Retirement Living schemes
- A review of the site
- The background to the application

- Details of the initial proposals for the site
- An outline of the proposed consultation process and timeframe of the proposals
- Questions and answers

3.3.5 Representatives of McCarthy & Stone were available to answer questions and make notes of comments made before, during and after the briefings.

3.3.6 The one-to-one stakeholder briefings were to allow McCarthy & Stone to provide specific answers to questions and talk attendees through the early proposals for the scheme. It would also have provided an opportunity for McCarthy & Stone to obtain and consider feedback prior to the submission of the planning application.

3.3.7 No elected representatives or interest groups accepted our invitation, however four local residents attended the one-to-one meetings.

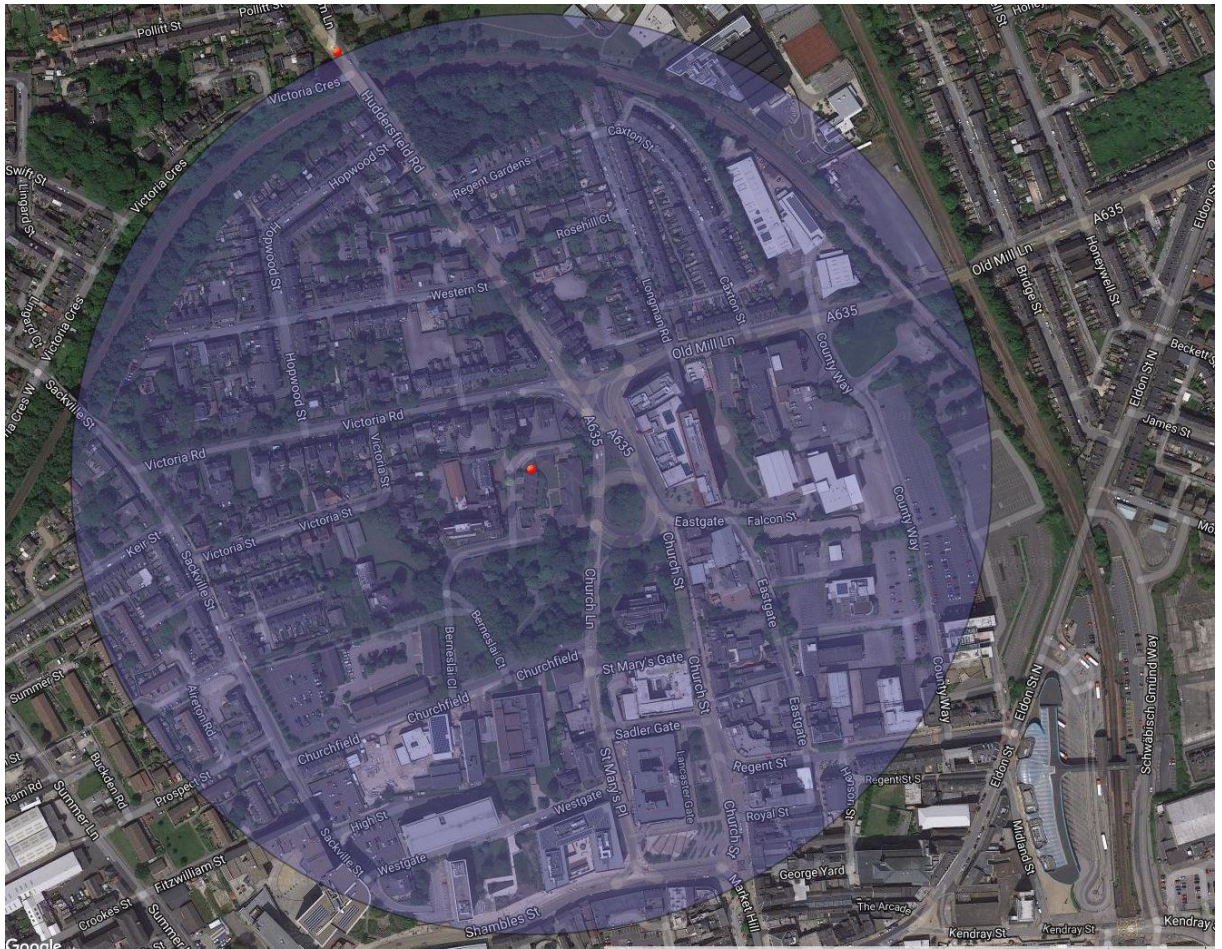
3.3.8 A copy of the letter sent to residents can be found at Appendix I and a copy of the letter sent to stakeholders can be found at Appendix II.

3.4 Public Exhibition

3.4.1 McCarthy & Stone held a public exhibition to display its proposals for Barnsley on Thursday 26th October 2017, between 3:00pm and 7:00pm at St Mary's Church, Church Street, Barnsley, S70 2AH.

3.4.2 The purpose of the public exhibition was to present the proposals to the wider community and gain feedback prior to submitting a full planning application.

3.4.3 An invitation newsletter and feedback postcards were distributed to 981 households and businesses in the local area advising them of the proposals. These invitations were sent to those homes and businesses thought to be most affected by the proposals within the immediate vicinity and were distributed to land on doorsteps on Thursday 18th October. The following map illustrates the distribution area.



Invitation newsletter distribution area

3.4.4 The A4 invitation newsletter contained the following:

- Information about McCarthy & Stone
- Details of the public exhibition
- An overview of the proposals
- Background to the site
- McCarthy & Stone's vision for the site
- The proposed design principles
- An aerial view, photos and details of the site

3.4.5 The invitation also displayed the details of McCarthy & Stone's Freephone project information line and the dedicated project website address (www.mccarthyandstoneconsultation.co.uk/barnsley) to allow people to access or request further information.

- 3.4.6 The invitation letters also contained a postage-paid feedback card allowing recipients to provide the project team with their early impressions, irrespective as to whether they could attend the public exhibition. This allowed McCarthy & Stone to obtain a wider feedback response from the community.
- 3.4.7 A press release was issued to the Barnsley Chronicle giving details of the exhibition and this ran on the front page on 20th October 2017.
- 3.4.8 An invitation was also issued to the following local stakeholders:
- Members of Barnsley Council, including relevant cabinet members, the Planning Committee and the local councillors for the site
 - The Member of Parliament for Barnsley Central
 - Representatives of local third-party groups

A copy of the invitation newsletters can be found at Appendix IV.

3.5 Exhibition Display

- 3.5.1 On the day, the public exhibition was attended by 53 individuals. The exhibition displayed details about the proposal ahead of submitting a planning application including:
- McCarthy & Stone's history and vision
 - Proposed site plan and design
 - McCarthy & Stone's Retirement Living schemes
 - How McCarthy & Stone cares for the environment
 - How McCarthy & Stone seeks to create happier, healthier and longer lives
 - Benefits to the local economy

Copies of the exhibition display boards can be found at Appendix VI.

- 3.5.2 The following materials were also available:
- Copies of the display boards
 - Copies of the invitation newsletter
 - A visitor's book, for registering attendance
 - Freepost envelopes for the feedback forms
 - Copies of McCarthy & Stone's Retirement Living brochure
 - Copies of McCarthy & Stone's Life and Living Magazine

3.5.3 The exhibition also provided:

- A ballot box to deposit completed feedback forms
- A copy of the consultation area
- Copies of plans which illustrated details about the proposed development
- Pens and feedback forms
- Direction signs to lead attendees into the venue
- An opportunity to request further information

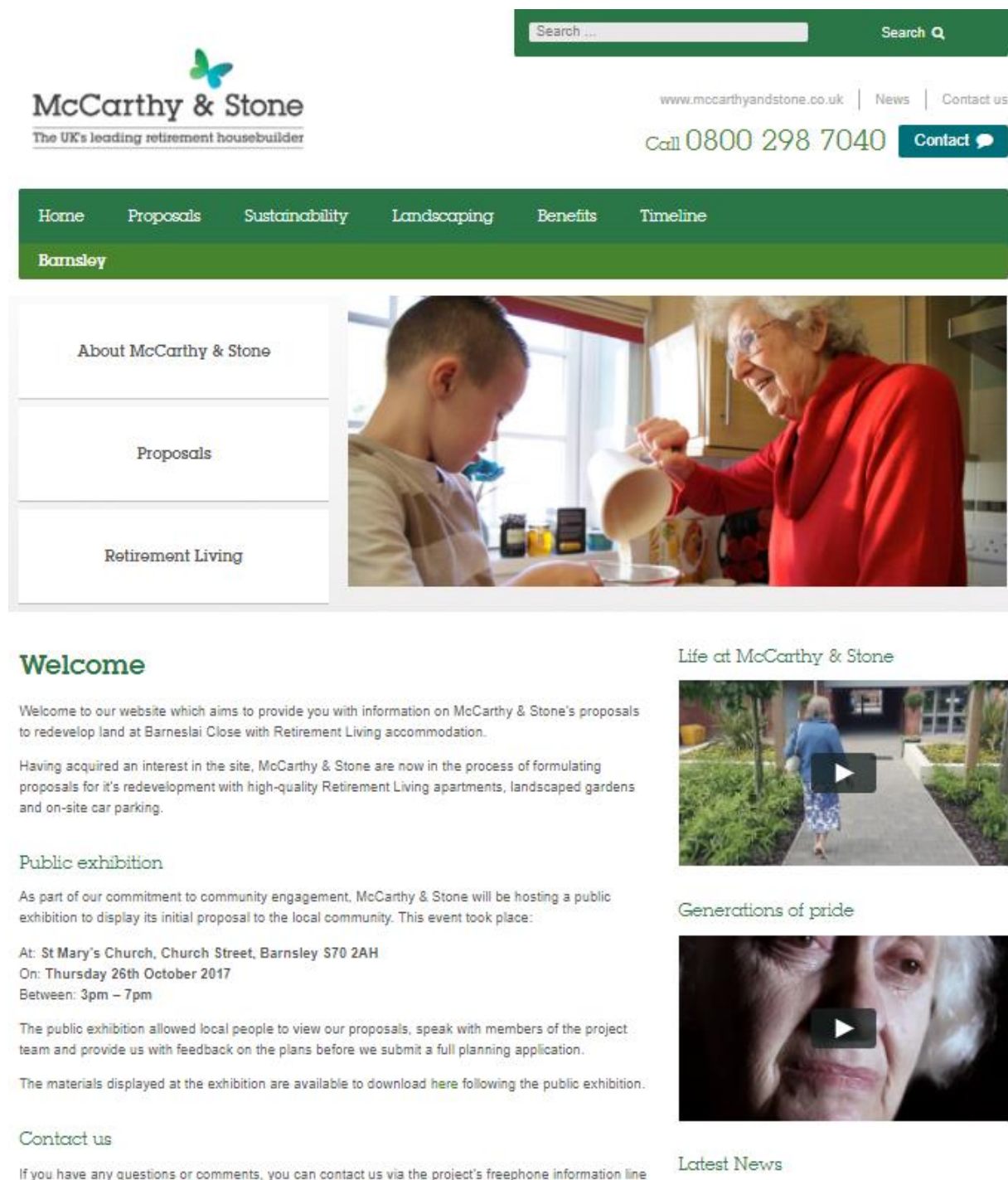
Feedback forms could either be completed at the venue or posted back by using the supplied postage-paid envelopes. These were then collated and the feedback analysed.

A copy of the feedback form can be found at Appendix VII.

3.5.4 Representatives of the project team were available to answer questions throughout the exhibition, including three members of staff from McCarthy & Stone, a planning consultant from The Planning Bureau Ltd, one architect from Seven Architecture, and two representatives from Remarkable Group.

3.6 Dedicated Website

3.6.1 A website was set up displaying information about the proposals and is being updated throughout the public consultation and planning process. The website is hosted at www.mccarthyandstoneconsultation.co.uk/Barnsley.



Screenshot of the dedicated consultation website

3.6.2 The website address was printed on the newsletter, exhibition feedback forms and relevant correspondence.

3.6.3 The website includes:

- Information about the proposals

- Information about McCarthy & Stone
- An online contact form to provide feedback or ask questions
- Information about the public exhibition
- Relevant plans and layout
- Information about Retirement Living schemes

3.6.4 The website home page was viewed a total of 42 times at the time of writing this report.

3.7 Post-paid and Freephone information line

3.7.1 During the consultation, access to a Freephone telephone enquiry line was offered to those who wished to find out more about the proposal, or to register their comments via the telephone.

3.7.2 The telephone number used (**0800 298 7040**) was in operation Monday-Friday between the hours of 8.30am and 5.30pm. Outside of these hours a voicemail facility was available for messages to be left and responded to at the earliest opportunity to ensure queries or concerns were addressed.

3.7.3 Information was given to callers where possible and, if questions were of a technical nature, these were passed on to project team members for a response.

3.7.4 A postage-paid envelope was available for all public exhibition attendees to take with them. Feedback postcards issued prior to the exhibition also included postage-paid to encourage local comments.

Business Reply Plus
Licence Number
RTYC-TZRU-ARGA



Exhibition Response Remarkable Group Ltd
 50 Brown Street
 MANCHESTER
 M2 2JT



We value your views*

Title (Miss/Mrs/Ms/Mr/Other)

First Name

Surname

Address

Postcode

Telephone

Email

Do you support these proposals? YES NO

*PLEASE COMPLETE IN BLOCK CAPITALS

Any additional comments

We welcome feedback from local residents and stakeholders on our proposals to redevelop land at Berneslai Close, Barnsley. McCarthy & Stone believes that the views of the local community are important, along with conservation and economic factors, when redeveloping sites.

Data Protection

All personal details relating to feedback provided are kept securely in the UK and will be used by the McCarthy & Stone planning team for planning evaluation purposes only. No personal information will be provided to third parties or used for marketing purposes. You may attach this feedback form to a DL Envelope if you wish to write more, or keep details from being on show.

A feedback postcard

3.8 Review of Comments

3.7.1 The following review includes all comments received up to Thursday 2nd November 2017, including postal responses and postcards.

3.7.2 McCarthy & Stone's plans for Barnsley received 16 responses from a possible 981, which represents a 1.6% response rate. This is slightly below the average for this type of development.

Total no. of responses	Supporters	Non-Committal	Objectors
16	15 (94%)	1 (6%)	0 (0%)

3.7.3 Prior to the exhibition, 6 *feedback postcards* were received, with 10 completed *feedback forms* received either at or following the public exhibition with a total of 53 individuals attending the exhibition.

3.7.4 The following is a selection of comments made throughout the feedback process:

- *"It is pleasing to see some positive regeneration in the centre of Barnsley."*
- *"I Can't say yes or no. What about the dust and noise?"*
- *"for me it's the perfect site."*
- *"Excellent location, only a short walk from shops and transport links."*
- *"Good luck with the planning application."*

3.7.5 Below is a summary of the responses from the exhibition feedback forms, of which 11 were received. These figures do not include the pre-exhibition postcards.

i. Do you welcome the provision of specialist housing for local older people in your area?

Yes	Non-Committal	No
11 (100%)	0 (0%)	0 (0%)

100% of respondents welcomed specialist housing for older people in the area. Below are some of the responses to this question:

Comment	Address
<i>"yes, very much so"</i>	Barnsley Civic Trust
<i>"So pleased it may finally happen in Barnsley."</i>	Thoresby Avenue
<i>"Definitely yes"</i>	Top Row

- ii. **Do you consider that this is a good use of this site for specialist housing for local older people?**

Yes	Non-Committal	No
11 (100%)	0 (0%)	0 (0%)

In total 100% of respondents believed this was a good site for specialist housing for older people.

- iii. **Do you have any comments on the design and layout of the proposals?**

Below is a collation of the points raised more than once by respondents

Comment	Frequency
No comments	6
Car park may not be big enough	2

iv. **Do you have any general comments about the proposals?**

Below is a selection of responses to this question.

Comment	Address
<i>"We like the idea in general, and are keen to know more"</i>	Top Row
<i>"Just hope there are no objections to the planning application and this scheme can get underway ASAP"</i>	Thoresby Avenue
<i>"Hope the development keeps sympathetic to the surrounding area"</i>	Victoria Road

3.8.6 Pre-exhibition feedback cards were sent to 981 residents and businesses surrounding the site, accompanying an exhibition newsletter, encouraging local residents to provide initial feedback and inviting them to attend the public exhibition.

Total no. of responses	Supporters	Non-Committal	Objectors
5	4 (80%)	1 (20%)	0 (0%)

The feedback cards offered respondents the chance to submit comments on the proposals. A collation of these is provided in the table below:

Comment	Frequency
General support	4
Dust and noise concerns	1

4. Response to Comments

4.1 All comments received were reviewed by the project team and, where possible and appropriate, amendments were made to the proposal. Feedback was also given at the exhibition and questions were answered. Many of the issues raised are covered in the application documents which accompany this document.

The main topics which arose during the pre-application consultation process and McCarthy & Stone's response to each are detailed below.

- 4.2 Support for the development of the site:** Throughout the consultation process and at the public exhibition, it became clear that the vast majority of local residents believe there is a real need for this type of accommodation within Barnsley and that Retirement Living apartments would provide older persons with the opportunity to downsize; 100% of feedback form responses agreed that specialist housing was needed in Barnsley, 100% of people said the site on was ideal.

To date, McCarthy & Stone is pleased with the levels of support it has received from the local community regarding its proposals and how the units could benefit those within Barnsley. Providing additional housing choice could ensure larger homes are available for families and those who currently live in Barnsley; helping to ensure they do not have to move away to find suitable accommodation for their needs.

- 4.3 Dust and noise:** One resident raised concerns regarding dust and noise created by the construction process.

It was explained to this resident at a one to one meeting that any building works will be carried out under a construction management plan, approved by Barnsley Council. McCarthy & Stone acknowledge that building works will cause both dust and noise, but this will be as closely managed as possible. It was also explained to the resident that during construction there will be a site manager available to answer any queries and their mobile phone number will be given to all neighbouring properties.

5 POST-SUBMISSION ENGAGEMENT

5.1 Ongoing Stakeholder Engagement

- 5.1.1** Given the interest shown by some residents and stakeholders in the proposals, McCarthy & Stone will ensure information continually flows through existing channels to interested parties.

5.2 Updating Materials

5.2.1 The consultation website (www.mccarthyandstoneconsultation.co.uk/barnsley) will be updated at the following points during the application process:

- Upon submission details of the proposals will be available online
- During the process additional information will be posted
- When a planning decision has been made

5.3 Letters to Interested Parties

5.3.1 A letter will be sent to the following groups and individuals informing them that the application has been submitted alongside addressing the main comments raised throughout the consultation:

- The local councillors who represent the site
- Relevant Cabinet members of Barnsley Council
- Members of Barnsley Council's Planning Committee
- Dan Jarvis, Member of Parliament for Barnsley Central
- Representatives of local third-party groups
- Residents who have expressed an interest in being updated on the proposals

5.3.2 Those who requested further information by telephone, letter or email will be responded to in the most appropriate manner.

6. APPENDICES

- **Appendix I:** One-to-one resident meeting invitation letter
- **Appendix II:** One-to-one stakeholder meeting invitation letter
- **Appendix III:** Stakeholder letter of invitation to the exhibition
- **Appendix IV:** Newsletter of invitation to the exhibition
- **Appendix VI:** Exhibition boards
- **Appendix VII:** Feedback form

- **Appendix I: One-to-one resident meeting invitation letter**

Name
Address 1
Address 2
Address 3
Postcode

5 September 2017

Information line: 0800 298 7040

Dear Resident,

Improving accommodation choice for older people in Barnsley

At McCarthy & Stone we are focused on providing high-quality accommodation and services to make later life a happy and rewarding experience.

We have recently acquired an interest in land at ~~Barneslai~~ Close, Barnsley and are in the process of working up a proposal for its development into high-quality Retirement Living accommodation.

We are committed to engaging with the local community regarding this proposal and have commenced a pre-application community consultation programme. The aim of this is to inform local people such as residents, businesses and interest groups, whilst also allowing for feedback to be received which will be ~~taken into account~~, where possible, when finalising the proposal. Remarkable Group, a specialist communications agency, has been recruited to assist with this public consultation process.

Given that you are a neighbour to the site, we'd like to invite you to an individual meeting to discuss the preliminary proposal. Our project team members would be available to meet with you on **20th of September 2017** at a pre-arranged, half-hour, timeslot of your choice, between **9.30am and 4.30pm**. The meetings will be held in **Meeting Room 13, Barnsley Town Hall, Church Street, Barnsley, S70 2TA**.

Should you consider such a meeting to be of interest please contact Chris Midgley at Remarkable Group, on the Freephone number above to arrange a convenient timeslot. We'll be booking slots on a first-come, first-served basis.

We will also be holding an exhibition to present our plans and gather feedback from the wider community. We will let you know when this is to take place ~~in the near future~~.

In the meantime, please do not hesitate to contact Chris on the dedicated project information line if you require further information.

We look forward to hearing from you.

Yours faithfully,



Steve Secker
Regional Managing Director (North East Region)

- **Appendix II:** One-to-one stakeholder meeting invitation letter

NAME
Address 1
ADDRESS 2
ADDRESS 3
ADDRESS 4
POSTCODE

5 September 2017

Information line: 0800 298 7040

Dear **STAKEHOLDER**,

Improving accommodation choice for older people in Barnsley

As you may be aware, McCarthy & Stone has acquired an interest in land off ~~Barneslaj~~ Close, Barnsley and is in the process of working up a proposal for its development with high-quality Retirement Living accommodation.

McCarthy & Stone is committed to engaging with the local community regarding this proposal. Therefore we have commenced a pre-application community consultation programme with the aim to inform the local community of the plans and obtain feedback, which will be taken into account, where possible, when finalising the proposal. Remarkable Group, a specialist communications agency, has been appointed to assist McCarthy & Stone with this public consultation process.

Given your role in the community, McCarthy & Stone would like to invite you to an individual meeting to discuss the preliminary proposal and hear your initial feedback on the plans. The McCarthy & Stone project team will be available to meet with you on **20th September 2017** at a pre-arranged, half-hour, timeslot, between **9.30am and 4.30pm**. The meeting will be held at **Meeting Room 13, Barnsley Town Hall, Church Street, Barnsley, S70 2TA**.

Should you consider such a meeting to be of interest, please contact Chris Midgley at Remarkable Group, on Freephone **0800 298 7040** to arrange a mutually convenient timeslot. We will be booking slots on a first come, first served basis and I would like to encourage you to call at your earliest convenience to book an appointment.

We will also be holding an exhibition to present our plans and gather feedback from the wider community. We will let you know when this is to take place ~~in the near future~~.

In the meantime, please do not hesitate to contact Chris on the dedicated project information line if you require further information.

Yours sincerely



Steve Secker
Regional Managing Director (North East Region)

- **Appendix III: Stakeholder letter of invitation to the exhibition**

«Title»
«Address_1»
«Address_2»
«Address_3»
«Address_4»
«Postcode»

17 October 2017

Information line: 0800 298 7040

Dear «Salutation»,

Improving the housing choice for older people in Barnsley

At McCarthy & Stone, we are focused on providing high-quality homes and services to make later life a happy and rewarding experience. As part of our commitment to community engagement, we have arranged a public exhibition to display our proposals to the wider community for the development of land off ~~Barneslai~~ Close, Barnsley, with Retirement Living accommodation.

The enclosed newsletter has been sent to around 1,000 residents and stakeholders, inviting them to an exhibition about the initial proposals on **October 26th 2017** between 3pm and 7pm at **St Mary's Church, Church Street, Barnsley, S70 2AH**.

Given your role in the local community, we would like to extend an invitation to you to view the latest proposals at our stakeholder preview session, which will take place:

On: **Thursday 26 October 2017**
Between: **2pm – 3pm**
At: **St Mary's Church, Church Street, Barnsley, S70 2AH**

You are of course welcome to attend during the main exhibition if this is more convenient for you. The aim of the exhibition is to provide details about the scheme to the community, and members of the project team will be on hand to answer any questions. The exhibition also provides us with the opportunity to receive your feedback which, where possible, will be fed into the final plans prior to the submission of a full planning application.

We look forward to seeing you on **Thursday 26th October**. However, if you are unable to attend but would like further information, or have any additional questions at this stage, please do not hesitate to call our Freephone information line, 0800 298 7040, or email us at feedback@mccarthyandstone-consultation.co.uk.

You can also visit our website at www.mccarthyandstoneconsultation.co.uk/barnsley

Yours sincerely,



Chris Midgley
Remarkable Engagement, on behalf of McCarthy & Stone

Appendix IV: Newsletter of invitation to the exhibition



Aerial view of the site

Invitation to our public exhibition

Improving the care and accommodation

choices for older people in Barnsley

McCarthy & Stone
The UK's leading retirement housebuilder

Welcome

At McCarthy & Stone, we focus on providing high-quality homes and services to make later life a happy and rewarding experience.

We have recently acquired an interest in land at Berneslai Close, Barnsley, and are in the early stages of working up proposals for the site's redevelopment into Retirement Living accommodation for private sale.

McCarthy & Stone are bringing forward proposals for 43 Retirement Living apartments with landscaped gardens and onsite parking.

As part of our commitment to community engagement, we would like to invite you to our public exhibition to meet our team, view the proposals, and provide us with your feedback on our plans before we submit a planning application.

If you have any comments at this early stage, we would like to hear from you. Please take a moment to complete the enclosed postage-paid feedback card.

Who we are

Since building our first development in 1977, we have become the UK's leading retirement housebuilder. We have sold over 51,000 apartments across more than 1,100 different locations.

We recognise that getting older presents challenges, so that's why everything we do is built around the needs of our homeowners; from the design of our apartments to our on-site support services, the requirements of later living are always at the front of our mind.



Sketch of proposed development viewed from the east side



Sketch of the front of the proposed development, viewed from the park

Our Retirement Living apartments

Retirement Living is all about creating a safe and secure environment for our homeowners to continue to live an active, independent life. Homeowners have their own front doors and privacy just as they did in their previous homes and they are free to join in community activities within the development or to pursue their own interests as they please.

Apartments can be occupied by people aged 60 or over and are provided for outright sale, although the average age of residents upon purchase is 79. The majority of homeowners moving in to our developments already live in the local area.

Designed to make life a little easier

Our developments are carefully designed with the needs of older homeowners in mind, with step-free access throughout the building.

The apartments are all built to 'Lifetime Homes' standards and are adaptable for wheelchair use. They are built to generous internal space standards and incorporate features designed to help homeowners maintain their independence; such as 24-hour emergency call points, level-access bathrooms, good lighting, and switches / electrical sockets at a raised height to reduce bending.

Every Retirement Living development has its own House Manager - someone to manage the day-to-day running of the development and to be on hand during office hours.

Find out more at our public exhibition

Please join us at our public exhibition at:

St Mary's Church, Church Street, Barnsley, S70 2AH

On: **Thursday 26th October 2017**

Between: **3pm and 7pm**

Members of the team will be available to talk you through the scheme and answer any questions you may have.

Benefits of this proposal

- Much-needed specialist Retirement Living accommodation provided for local people
- Ideal location in Barnsley, with good public transport links, shops and services nearby
- A design which contributes positively to the local area and new developments close by
- High-quality landscaped communal gardens surrounding the development
- Low levels of traffic generation and car ownership
- Support for the local economy
- Typically, most homeowners moving to a McCarthy & Stone development move within a 5 mile radius from the development, releasing family-sized housing in the area back onto local markets

Getting in touch

If you would like further information at this stage, please visit the project's dedicated website at www.mccarthyandstoneconsultation.co.uk/Barnsley, email us at feedback@mccarthyandstone-consultation.co.uk or contact our Freephone information line number on 0800 298 7040.

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

McCarthy & Stone Retirement Lifestyles Limited, Registered Office 4th Floor, 100 Holdenhurst Road, Bournemouth BH8 8AQ, No. 6622231, Registered in England and Wales

To find out more, please visit www.mccarthyandstoneconsultation.co.uk/barnsley

- **Appendix V: Copy of the exhibition boards**

Enhancing your local area Site at Berneslai Close, Barnsley

About the site

Following a detailed review of the need for specialist housing for older people in Barnsley, we are now in the early stages of working up proposals to redevelop land off Berneslai Close into specialist Retirement Living accommodation.

Ideally located to deliver retirement accommodation, the site is within walking distance of local services and is near to a bus route, providing access to the wider area and the facilities located therein.

This proposal provides an opportunity to deliver a development sensitive to its surroundings, complete with attractive landscaped gardens, which will improve housing choice for older people in the area. We believe that our proposal will allow homeowners to relocate to a property that is more suited to their needs, in turn freeing up existing family homes for local people and therefore minimising the need for further development.

Characteristics of the local area

Before we began designing this proposal, our team of architects spent time carefully researching the architecture and character of Barnsley to ensure a sensitive design that is in keeping with the area.

The buildings are set back from Berneslai Close and are located centrally within the site, with a single access point leading to a car park. The building has been designed to pay particular respect to the surrounding houses, and wider area.



Aerial view of the site



The plan

Our approach to design

The design process for Barnsley has been extensive and involved discussions with planning & design officers and elected councillors from Barnsley Metropolitan Borough Council. Where possible, their feedback has been incorporated into these designs and, as we reach the final part of the consultation process prior to submitting an application, McCarthy & Stone is keen to hear the views of the wider community.

McCarthy & Stone's team of architects has researched the character of nearby properties and used this information to design a scheme that respects the character of the area whilst also being fit for the needs of modern specialist housing.

The design of the building uses similar materials found in nearby homes. We believe this design is not only sympathetic to the local area, but will also greatly enhance the site with professionally landscaped gardens that will be maintained throughout the lifetime of the development.

The proposals include:

- A high-quality scheme with around 43 apartments comprising both one and two bedroom units
- A bespoke design which respects and complements its surroundings, and retains local character through the use of similar materials
- Tailored communal facilities such as a homeowners' lounge, guest suite, and mobility scooter store
- Provision of on-site car parking spaces
- High-quality, professionally landscaped gardens

The corner building is considered to have some heritage significance. It dates from 1862 and was part of the former Beckett Hospital, facing St. Mary's burial ground. As the last remaining part of a larger complex of similar buildings it is considered important to retain not just for its architectural merit, but for its part in the story of health care in Barnsley. From the 1970s it was used as council offices, and is now a temporary storage facility. It is to be sensitively converted to form 11 self-contained apartments, a mixture of 1 bed and 2 bed apartments with a separate car park solely for the use of home owners.

Attractive outdoor spaces

We seek to ensure that all of our developments have high-quality outside space for our homeowners to enjoy. The images below provide some recent examples of landscaped gardens which we have provided in our schemes.

Our developments are designed to blend attractively with their surroundings. We recognise that excellent 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.

Where possible, existing trees and shrubs will be retained and new plants will be added. The boundaries of the development will also be enhanced with new planting to improve the overall look of the development.

Our own management company will maintain the grounds on behalf of our homeowners to ensure they develop and mature to enhance both the building and the local neighbourhood.



Sketch of proposed development viewed from the east side



Sketch of the front of the proposed development, viewed from the park



Existing development in Standard Bridge



Existing development in Kettlewell Lodge



Existing development in Shipley


McCarthy & Stone
The UK's leading retirement housebuilder

McCarthy & Stone Retirement Living (UK) Limited, Registered Office: 8th Floor, 125 Waterhouse Road, Birmingham B39 5AG, Tel: 0800 771 771, Registered in England and Wales

- **Appendix VI: Feedback Forms**

Feedback Form



Proposals for land off Berneslai Close, Barnsley

As part of our proposal to build specialist housing for older people at the above site, we are keen to hear your views on how we can prepare the best possible plans before we submit a planning application.

Our proposals seek to redevelop this site with Retirement Living accommodation, providing a mix of one and two bed apartments for sale.

Please take a moment to complete this form and either place it in the ballot box, or return it to us using the postage-paid envelope provided by Thursday **2nd November 2017**. Your views will be carefully considered before a planning application is submitted to the local authority in the coming months.

We are also happy to receive comments and questions, please email us at **feedback@mccarthyandstone-consultation.co.uk** or call our freephone information line on **0800 298 7040**.

Alternatively, you can view the plans and comment via our website **www.mccarthyandstoneconsultation.co.uk/barnsley**

Please include your contact details in the space provided below so that we can keep you informed about how our proposals are progressing and respond to any questions you may have.

Thank you for your time.

Name:

Address:

Postcode:

Email:

Telephone:

Please do not keep me informed of updates to this application

Please take a moment to complete this form and either place it in the ballot box, or return it to us using the freepost envelope provided.

Email: **feedback@mccarthyandstone-consultation.co.uk** Call: **0800 298 7040**

McCarthy & Stone Retirement Lifestyles Limited, Registered Office 4th Floor, 100 Holdenhurst Road, Bournemouth BH8 8AQ
No. 6622231, Registered in England and Wales

How informative have you found the consultation?

Very informative

Somewhat informative

Not informative

Don't know

What is the reason for this

Do you welcome the provision of specialist housing for local older people in your area?

Do you consider that this is a good use of this site for specialist housing for local older people?

Do you have any comments on the design and layout of the proposals?

Do you have any general comments about the proposals?

How did you hear about this consultation?

All information will be held in accordance with the data protection act (1998) for use by Remarkable Group on behalf of McCarthy & Stone as part of a planning application. Comments might be included in reports which may be made publicly available; we will not publish names of individuals. Please tick this box if you do not want us to make your response publicly available ☐