



WELCOME

The owners Stowford Mill Development Ltd and McCarthy Stone, who have recently acquired an interest in Land, at Phase 2, Stowford Mill, Ivybridge are bringing together proposals for its redevelopment with specialist Retirement Living accommodation, landscaping and associated parking.

The site forms part of the wider Stowford Mill Masterplan, which benefits from planning consent for several parcels of land, including the above site for older person's accommodation.

In accordance with the parameters associated with the existing consent, we are now looking to submit an application to vary the existing permission and confirm the detail of our proposed scheme.

Our application will seek consent for 36 Retirement Living apartments, together with communal facilities, extensive landscaping and associated car parking.

The proposals have been designed to respond to the specific site conditions, and the wider industrial-heritage setting of the former paper mill in layout, scale, appearance and landscaping.

Therefore, in comparison with the previously approved consent that was for 43 units, the proposals being submitted are lower in height, smaller in footprint, set further away from neighbouring properties, and set back from the main access road, Watermark Way.

Please take a moment to complete the pre-paid post card and leave us know your view. For further information, please visit the project's website via: www.mccarthystoneconsultation.co.uk/ivybridge

OUR PROPOSALS

The proposed development would include:

- A high-quality Retirement Living development, featuring 36 one- and two-bedroom Retirement Living apartments for private sale, part-rent part-buy and rental options.
- Tailored shared facilities within the Retirement Living development, including a communal lounge with a kitchenette and a hotel style guest suite.
- A single 'L-shaped' building located towards the western and southern boundaries to properly address the main access road via Watermark Way.
- The overall design approach has sought to incorporate features seen within the old Mill building to include 'Mayfair' facing brick, off-white render as well as mid-grey UPVC window and door frames.
- Sufficient levels of car parking onsite, to include 26 spaces within the Retirement Living development. This will include disabled and electric vehicle charging bays.
- Attractive outdoor spaces, to include a landscaped parking area together with a communal garden and timber gazebo, that will provide residents with a private, secure and sheltered outdoor amenity space.

Illustrative sketch of the proposed development



WHO ARE MCCARTHY STONE?

At McCarthy Stone, we are focused on providing high quality homes and services to make later life a happy, healthy, and rewarding experience.

We recognise that getting older presents challenges, so that's why everything we do is built around the needs of our customers; 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.

Our retirement communities bridge the gap between family housing and care, removing concerns about home maintenance, and enriching the lives of our customers.

We believe that Retirement Living is so much more than downsizing into a more suitable home. It's an opportunity to embrace a new way of life, to have the freedom to live a lifestyle with more choice and more time to do the things they enjoy.

BENEFITTING THE COMMUNITY



Typically, most residents moving to a McCarthy Stone development move within a 5-mile radius of the development. Older people downsizing into this McCarthy Stone community, would **release at least 72 family-sized and starter homes back onto the local market**. This residential shift would allow younger people and families the opportunity to move into their ideal home, while relieving pressure on developing local greenfield sites.

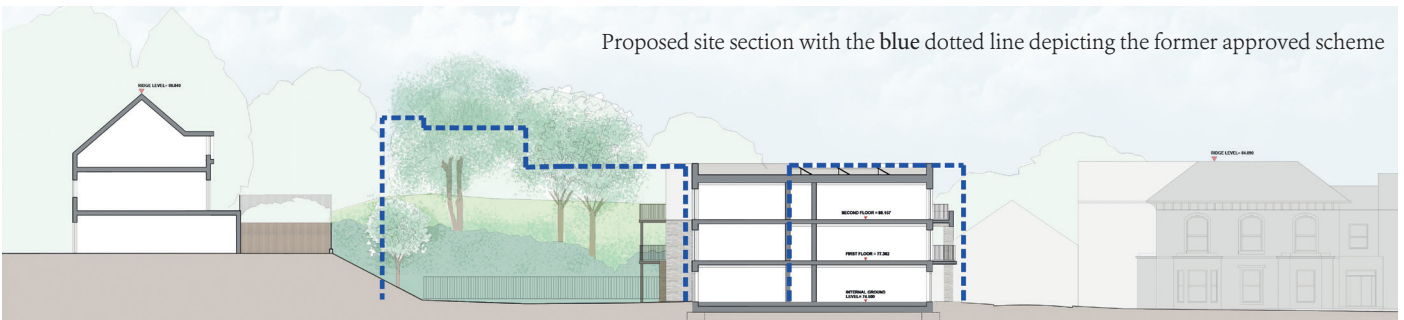


With 36 homes proposed for the site, residents of this development would be expected to **spend £439,999 each year, £277,599 of which would be in local shops and businesses**. Therefore, this new community would provide a vital boost to businesses in Ivybridge, helping to support local retail jobs and keep shops open.



Each person living in a McCarthy Stone specialist retirement community enjoys a reduced risk of health challenges, including dementia and slips & trips. This reduced health risk creates savings to the local social care service and the NHS of almost £3,500 per year. Therefore, this new community would be expected to save the local health and social care service of £163,332 each year.

Proposed site section with the blue dotted line depicting the former approved scheme



LET US KNOW YOUR VIEW

Please take a moment to complete the pre-paid postage card and let us know your thoughts on our proposal. For further information, please visit the project website via: <http://www.mccarthystoneconsultation.co.uk/ivybridge>

GET IN TOUCH!

You can also drop us an email via: feedback@mccarthystoneconsultation.co.uk or leave us a message on the freephone line, **0800 298 7040**, and a member of the team will be in touch.