

# CONSULTATION

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Proposed Apartments with Care  
and high quality housing

Land off West Lane, Formby, L37 7AZ



## ADLINGTON

Independent living with care in partnership  
with Seddon Homes Ltd.

**Seddon Homes.co.uk**

## About Adlington and Seddon Homes Ltd

Adlington, a multi-award winning developer who specialises in providing outstanding new apartments with 24-hour on-site support available if required have joined with Seddon Homes Ltd to comprehensively re-develop this site to provide much needed apartments with care and housing. Seddon Homes Ltd are a family owned business and one of the most respected and trusted home builders based in the North West of England.

### Adlington - Tailored Care

Following a personalised assessment, individually, tailored care can be arranged for residents, as much, or as little, as required.

Access to around-the-clock assistance from a dedicated team of specialists is available offering a wide range of flexible support, whenever it might be needed. This personal approach to care ensures just the right amount is delivered to maintain independence and quality of life and caters for short term illnesses, or long term conditions.

All apartments are fitted with a 24-hour emergency call system linked directly to the on-site team. In the event of an unexpected trip or fall help would be immediately to hand. This sophisticated call system not only covers each apartment but the entire building and gardens, for added peace of mind.

A significant number of retired doctors have chosen an Adlington apartment for their own future, illustrating the high regard in which our extra care concept is held by health professionals. In fact at one of our developments, of the 51 apartments we had 13 doctors living there.



View off West Lane



Previous Adlington Development



Previous Seddon Homes Ltd Developments



Location Plan

Contains Ordnance Survey data © Crown copyright and database right 2018

# Our Proposal



Proposed access road off West Lane leading to apartment scheme and residential development.

Existing vehicular access utilised off West Lane.

Main communal spaces around building entrance to provide hub.

Pedestrian access to apartment scheme from West Lane.

Patio area to residents lounge.

Retain existing tree line along boundary with West Lane.

Pedestrian access to apartment scheme from West Lane.

Parking area arranged around north side of building with designated disabled spaces closest to main building entrance.

Existing boundary trees to be retained where possible.

Tree planting to replace those removed.

Approx area of removed trees (shown hatched) to allow for new drainage connection into Brewery Lane.

Additional tree planting to enhance boundary.

Formal pathways through landscaped gardens.

## The Proposed Development

The proposed development is for 65 apartments with care to be developed by Adlington and for 14 high quality family homes to be developed by Seddon Homes Ltd.

### Adlington

The Adlington element of the proposal includes one, two and three bedroom apartments and communal facilities including:

- Table service restaurant and homeowners' lounge
- Hairdressers, activities studio, assisted bathroom, spa room, guest suite and mobility scooter storage
- Patios and landscaped gardens
- Ample car parking including 4 disabled spaces
- 3 - 4 storey building, providing 65 apartments in total

### Seddon Homes Ltd

The Seddon element of the proposal seeks to provide much needed market housing and includes:

- 14 new privately tenured high quality family homes
- New tree and hedgerow planting

### Key benefits of the development

- The site is allocated in Sefton's Local Plan for housing development
- The Adlington development will provide a secure and sociable environment, offering older people a more enjoyable and fulfilled lifestyle whilst combating loneliness
- The Adlington scheme will employ up to 16-20 persons (Full-time equivalent)
- High quality design and materials appropriate to the location
- Functional design and layout to meet the Adlington Resident's needs
- Wheelchair accessible (specifically designed) Adlington apartments with wet room
- The Adlington development provides one of the most efficient ways to deliver care and support and meets some of the unmet needs for this type of accommodation with care

- Delivering residential development within a highly accessible location in Formby, which will make an important contribution towards the housing need in Sefton
- Enabling a vacant site to be brought into viable use which will complement surrounding land uses
- New open market homes designed to a high quality which reflect the characteristics of the neighbouring area
- Increased customers and spending to support local businesses
- The creation of a mixed and balanced community through the provision of specialist elderly accommodation as well as open market family homes

## Get Involved - Have Your Say

The proposed development is for 65 apartments with care for older people to be developed by Adlington and for 14 high quality family homes to be developed by Seddon Homes Ltd.

We always try and keep local communities informed and welcome any views you may have on our initial proposals at this stage so that we might consider their inclusion in our Planning Application.



Thank you for taking the time to read this information. We look forward to hearing your views on these proposals at any time through the consultation and planning process.

Please send us your comments by email to:

[formby-comments@adlington.co.uk](mailto:formby-comments@adlington.co.uk)

or, write to us at:

**Your Views Formby**  
Gladman House, Alexandria Way, Congleton, Cheshire, CW12 1LB

Details of the proposal will also be available to view at:

[www.adlington.co.uk/formby-consultation](http://www.adlington.co.uk/formby-consultation)

Alternatively you may wish to discuss the proposals with one of the Adlington team on 01260 288900.



# ADLINGTON

Independent living with care

Your Views Formby  
Gladman House  
Alexandria Way  
Congleton Business Park  
Congleton  
Cheshire, CW12 1LB

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Adlington consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Adlington submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Adlington may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.