

VISION STATEMENT - DEVELOPMENT OVERVIEW

Fremantle Court Retirement and Care Community

Risborough Road,
Stoke Mandeville

January 2019



The
Fremantle
Trust

Hambleton

Land

Turley

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January 2019



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01 Introduction

Overview

On behalf of our client, Hambledon Land, working in partnership with the Fremantle Trust, we would like to take this opportunity to present our proposals for integrating a new retirement and care community with the Trust's highly successful Fremantle Court Care Home.

The site is located to the south of Stoke Mandeville, which is identified as a 'Larger Village' and is described in the Vale of Aylesbury Local Plan (VALP) as a sustainable location for development. Totalling approximately ten hectares, the site is shown on the Location Plan opposite and comprises grassland, scrub and emerging woodland.

The site is proposed for a new retirement and care community (Use Class C2), supporting services and facilities to complement the existing offer at Fremantle Court alongside the creation of a new nature reserve located within Wycombe District. The proposals have been informed by an Older Person's Housing Market Analysis report prepared by Carterwood which can be provided upon request. The key planning issues which will need to be addressed, including ecology, arboriculture, landscape, highways/access and acoustics, are summarised later in this document.



Vision

Fremantle Court currently provides specialist nursing and residential care for older people including those living with dementia. The co-location of extra-care housing and communal facilities on land adjacent to Fremantle Court would create a sustainable retirement and care community which would deliver care and wellbeing benefits for both existing and new residents, as well as meeting the growing need for this type of accommodation in the local area.

There would be a range of care, support and community services and facilities based in either the existing care home or located within the new retirement community. Further benefits of co-location would include the opportunity to offer more social activities and entertainment to new and existing residents, the provision of ancillary medical services and the expansion of support services such as catering. As the scheme evolves, there will be a focus on dementia friendly design.

Development Team

Hambledon Land	Development Manager
PRC	Architecture
Turley	Planning
Motion	Highways
HDA	Landscape & Arboriculture
Chiltern Rangers	Nature Reserve Manager
Carterwood	Market Analysis
BSG	Ecology
Cole Jarman	Acoustics
DevComms	Communications

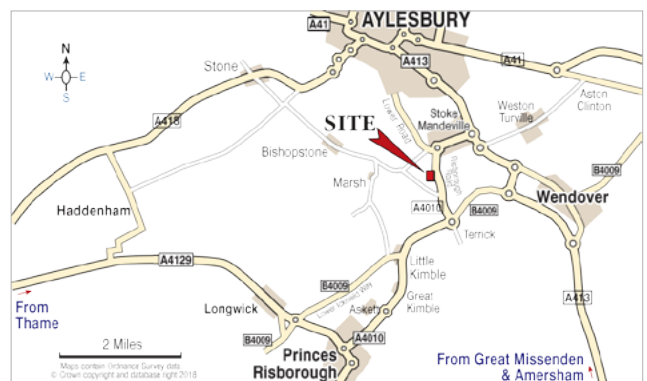
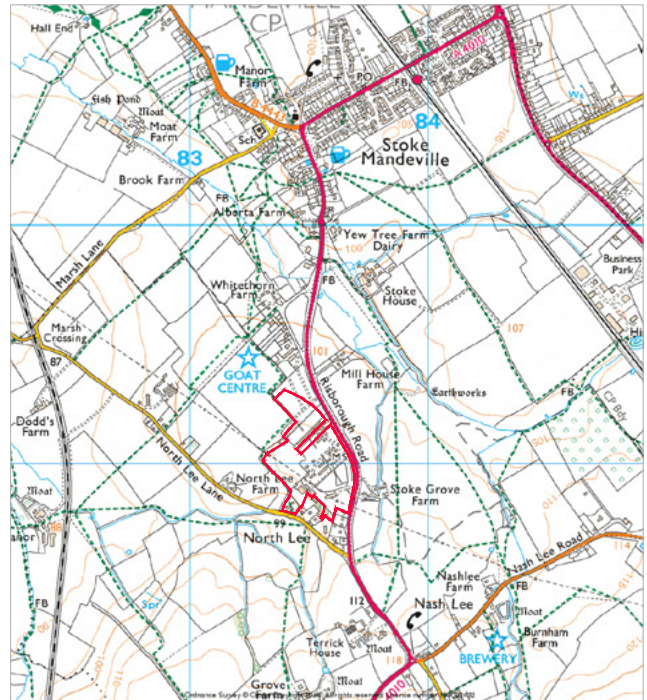


Figure 1: Site location plans

02 Justification

Need and Supply

The National Planning Policy Framework requires local planning authorities to assess the housing needs of different groups, including older people, and develop policies for Local Plans to address this need.

There is a clear and pressing need at the local and County level for additional older people's housing (including 630 extra care units in Aylesbury alone) as evidenced in the Housing and Economic Needs Assessment Update 2016 (HEDNA) and the Health and Social Care Market Position Statement 2018- 2022 (MPS).

The current VALP strategy of delivering care accommodation as a percentage of mainstream housing and through two site specific allocations does not provide a sound planning basis for meeting older people's housing need in the District, according to the Local Plan Inspector.

The MPS and the VALP Local Plan Inspector support the provision of extra care accommodation as part of institutional or quasi-institutional groupings with a substantial critical mass that deliver operational efficiencies. In considering Policy H6 of the VALP, the Inspector's Interim Report is clear in that:

- Specialised housing and Care Homes cannot simply be "peppercotted" as a percentage of general mainstream housing.
- The HEDNA's forecast suggests a need for an additional 10-20 accommodation institutions but VALP appears to provide for only two.
- The Policy does not include any allocations or policy provision for sheltered housing schemes or any of the other categories of non-mainstream housing for older people described in national planning guidance.
- The Council needs to revisit the Policy and specific allocations of land are likely to be needed.

The Carterwood Market Analysis report prepared in support of the proposals highlights the following key observations:

- There are no private extra care schemes located within the catchment area and the existing supply is dominated by accommodation that does not offer on-site care or support.
- The older people's housing stock consists of 21 schemes, offering 736 units of accommodation, the majority of which was constructed before 2000.
- The area currently has nine schemes within the planning system totalling 465 units, four of which are unlikely to provide on-site care and support.
- When all planned schemes and the subject scheme are considered, there is a shortfall of 234 private extra care units within the area (including units for private leasehold sale).

Further need and demand analysis is set out in the letter sent to officers and re-provided in Appendix 1 of this document.



03 Technical Considerations

Landscape

The site adjoins an existing Fremantle Trust care home and associated infrastructure and comprises two grassland fields and an area to the south which is a mix of grassland, scrub and emerging woodland. The site is not covered by any landscape designations but is located approximately 750m from the edge of the Chilterns Area of Outstanding Natural Beauty (AONB). The existing development within the site is difficult to perceive from the AONB.

The site lies within the 'Vale' Landscape Character Type and is part of two Character Areas, located to either side of the district boundary. The land to the north of the site is intended to contain a section of the proposed link road, which would come forward in conjunction with the development of the HS2 railway.

The proposals include the development of the northern field and an additional area of development to the south of Fremantle Court. An area of woodland would be maintained to the south of the site, and the tree line along Risborough Road would be retained to maintain the screening of the southern proposals. Additional woodland belts would be created to connect habitat and screen the proposals to the north. A nature reserve would be created within the south-western part of the site, with public routes and parking to improve accessibility to visitors. There is the potential for additional facilities within the proposed development to be made available to nature reserve visitors. The existing public footpath that runs through the south-western section of the site connects to the wider footpath network and the proposals for the nature reserve would improve accessibility to the AONB.

Any proposed development within the site would be supported by a robust landscape design and a Landscape and Visual Appraisal (LVA), which would test the potential effects of the proposal with particular reference to the AONB landscape to the south. The design and LVA would be carried out by accredited Landscape Architects and the structure of the report would follow the guidance set out within the 'Guidelines for Landscape and Visual Impact Assessment (GLVIA – Third Edition).

Ecology

The site supports a range of habitats from mixed deciduous plantation (approximately 15 years old) to hedgerows, scrub, ornamental trees, species-poor neutral grassland and tall ruderal vegetation. There are no statutory designated sites on or within 2km of the site. Impacts on ecology and biodiversity will be addressed through an assessment of the losses and gains associated with the proposed development. The assessment will be informed by appropriate baseline surveys the nature and extent of which will be agreed with the planning authority. The assessment process will follow guidance prepared by CIEEM (2018) and will include the identification of important ecological features, an assessment of impacts taking into account mitigation and compensation measures and an assessment of the delivery of biodiversity net gain using the offsetting metric approach developed by the Thames Valley Environmental Records Centre.

The proposed development includes the establishment and future management of a nature reserve which will provide opportunities to protect and maintain existing features of interest and enhance the value of the site as well as address adverse impacts on ecological features of the existing site.

Arboriculture

A number of Tree Preservation Orders are present on the site. These will be a key consideration for the siting of future development. A tree survey (to BS5837: 2012) would be carried out across the site to inform the location of built development and infrastructure. The proposed development would seek to avoid the removal of trees and would mitigate any proposed tree removal with new characteristic planting.

Acoustics

The site is located to the south of the proposed HS2 Phase One route. The HS2 Phase One route passes within approximately 300 metres of the site at its nearest point with the height of the line in relation to the site varying, with part of the route on an embankment. It is understood that there is an intention to install acoustic screening along the embankment section of the track close to this site.

Noise associated with HS2 Phase One is considered in detail in the HS2 London-West Midlands Environmental Statement. Cole Jarman have reviewed the HS2 Environmental Statement and found that garden and amenity areas within this site will be subject to acceptable noise levels. Measures such as full or partial screening and the positioning of buildings will help to reinforce the acceptability of this site from a noise and amenity perspective.

Cole Jarman expect that the building fabric of the proposed development can be designed to ensure internal noise levels could be controlled to within acceptable criteria. Any future planning application will be accompanied by an acoustic impact assessment which sets out the design measures that may need to be included in the fabric of the building in certain locations (for example acoustic glazing and attenuated openings).

In summary, it is expected that the site will remain suitable for development, without the need for comprehensive mitigation.



Sustainable Transport Strategy

Development on land adjacent to Fremantle Court will be underpinned by a sustainable transport strategy. This will manage travel in relation to the site in order to maximise sustainable mobility for residents whilst reducing the number of vehicle journeys that need to be made.

The sustainable transport strategy will comprise a range of measures including:

- A Community Travel Plan that will offer a suite of measures to balance the opportunities for multi-modal accessibility to the development with on-site amenities and access to services further afield. The Travel Plan will reduce the need to travel and support a strategy for sustainable travel for those accessing the site.
- The creation of a Sustainable Transport Group that will see residents and staff taking an active role in travel and transport, enabling emerging issues to be managed directly, and empowering individuals to establish a socially-supportive, strong community. The group will be supported by a Travel Plan Coordinator who can help the group realise their goals, and will be on hand to offer Personal Travel Planning to staff and residents at the site.
- The provision of a central hub offering a variety of services for staff, residents and visitors, with retail and leisure amenities sitting alongside the proposed residential.
- Demand Responsive Travel that would take the form of a dedicated mini-bus service that would be available for the exclusive use of residents and staff. It would operate some scheduled services to key destinations such as Stoke Mandeville and the railway station primarily to assist with sustainable staff travel to/from the site but would also be available to respond to residents' demand for specific organised journeys.

- Establishment of a car club.
- Creation of a connected community providing technological links to family, friends, the local area and the wider network including a coordinated ordering facility for residents in order to coordinate deliveries to the site.
- Extension of the Stoke Mandeville Way along Risborough Road between Stoke Mandeville and the site following completion of the Stoke Mandeville relief road. This will provide a continuous pathway route suitable for disabled people between the site and the town centre of Aylesbury.
- A network of footways, footpaths and shared surfaces to provide a combination of 'travel routes' to encourage safe, convenient and pleasant walking and cycling between locations within the site and 'leisure routes' connecting to and enabling residents to enjoy the nature reserve and the wider PRoW network surrounding the site.
- Provision of electric car charging points.

These measures would reduce the number of journeys residents would need to undertake by car and create the environment in which residents could choose not to own a car whilst retaining an excellent level of accessibility and independence.

The sustainable transport strategy for the site would be actively managed and delivered by the operator of the site, with staff contactable 24 hours a day to provide help and advice on travel matters.



Accessibility and Highway

The plan opposite shows that the site is located to the south of Stoke Mandeville, which provides several facilities and amenities, including two pub/restaurants, a Post Office/shop and the railway station. These facilities are accessible to residents / staff by foot, bicycle or public transport, or by taking advantage of the demand responsive, dedicated mini-bus service operating from the site.

As part of the Fremantle Care Home application (LPA Ref: 10/02420/APP), the sustainability of the site's location was considered acceptable by officers, subject to the implementation of a Green Travel Plan.

In order to accommodate HS2, it is proposed that Risborough Road will be diverted and the new road will form a relief road to Stoke Mandeville. By diverting traffic around Stoke Mandeville, the relief road will remove the existing capacity issues caused by the mini-roundabout in the centre of the village. Therefore, the existing northbound queues on Risborough Road, which can extend back as far as Fremantle Court, will be removed.

There is an existing bus stop adjacent to the existing vehicular access to the site bringing scheduled bus services within a 5-minute walk of the whole site. Services using this stop operate between Aylesbury and High Wycombe via Stoke Mandeville. Services operate half hourly throughout the day Monday to Saturday and hourly on a Sunday.

Trains operating out of Stoke Mandeville railway station provide a direct connection to London in the south (approximately one hour travel time) and Aylesbury to the north. Access to the railway station from the site will be possible by foot or bicycle following the extended Stoke Mandeville Way or utilising the dedicated mini-bus service that would be available for the exclusive use of residents and staff.

The development will include new transport infrastructure to ensure that the development would integrate with and fully benefit from existing accessibility opportunities. This would include:

- Provision of new pedestrian and cycle links to the north and to the south of the site to seamlessly connect into existing and planned infrastructure.
- Provision of a controlled pedestrian and cycle crossing point on the realigned Risborough Road in order to create a safe connection across the road between the site and Stoke Mandeville.

Highway access to the site will be provided via the established vehicular access to the site. This is designed to provide suitable visibility standards for the speed and volume of traffic on Risborough Road and includes a right turn lane on Risborough Road so that traffic turning into the site can wait safely without interfering with the free flow of traffic on Risborough Road. Safe and suitable access would continue following the completion of the Stoke Mandeville relief road.

Within the site a hierarchy of streets and lanes is proposed with a main access road of 5.5m width provided on entering the site. The internal connections will be of varying widths from a minimum of 3.7m wide with sections of up to 4.8m to create passing places, in order to maintain a rural feel to the development. Streets of 4.8m width would provide direct access within the residential areas.

The proposed access and movement framework for the site is illustrated on the plan opposite.

Legend











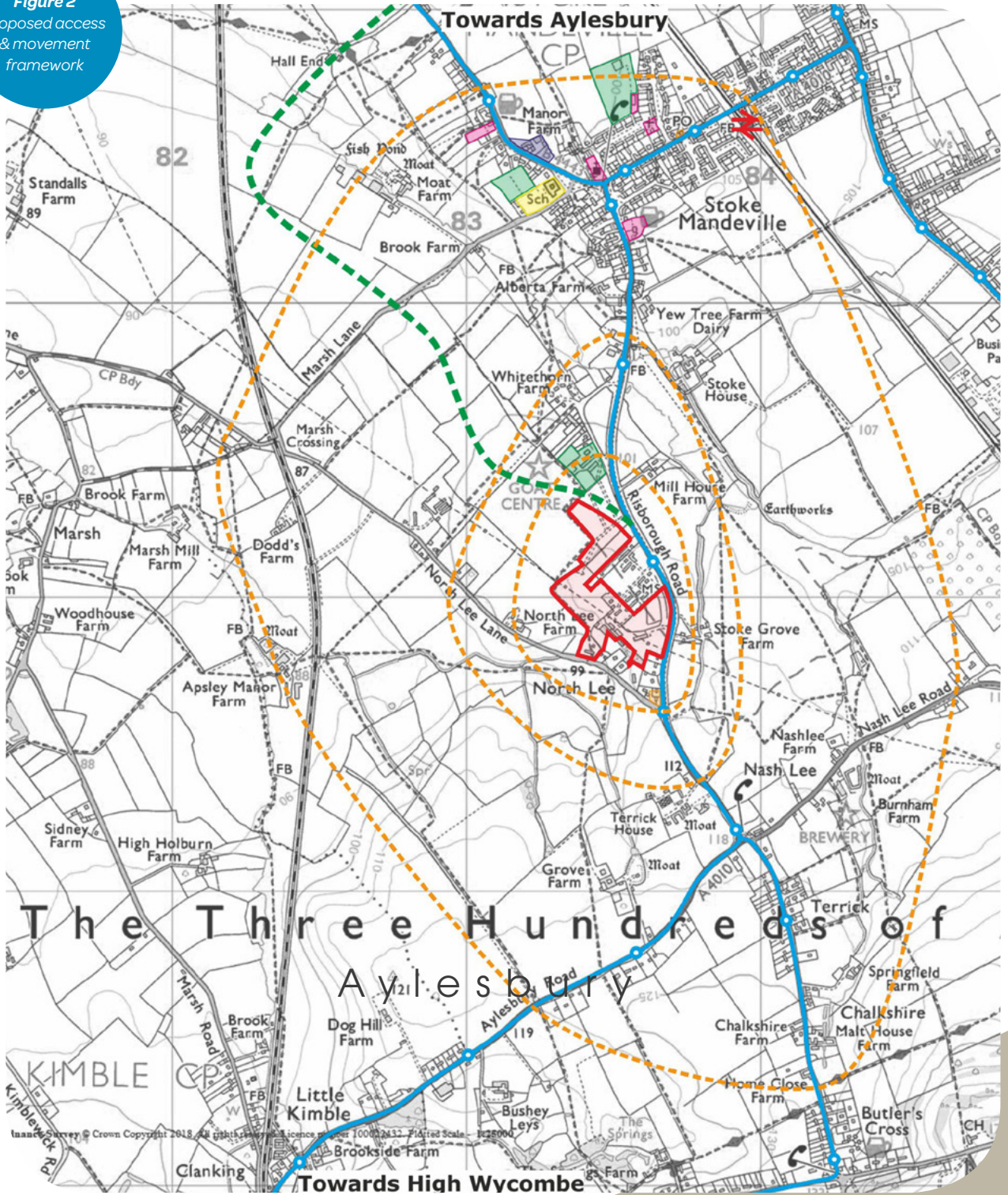
-  Site Location
-  5, 10 and 25 Minute Walk Times
-  Bus Route/Stop
-  Indicative Relief Road route
-  Station
-  Education
-  Retail
-  Community
-  Recreation
-  Employment

Figure 2
Proposed access
& movement
framework



04 Site Proposals

Vision

Fremantle Court currently provides specialist nursing and residential care for older people including those living with dementia. The co-location of extra-care housing and communal facilities on land adjacent to Fremantle Court would create a sustainable retirement and care community which would deliver care and wellbeing benefits for both existing and new residents, as well as meeting the growing need for this type of accommodation in the local area.

There would be a range of care, support and community services and facilities based in either the existing care home or located within the new retirement community. Further benefits of co-location would include the opportunity to offer more social activities and entertainment to new and existing residents, the provision of ancillary medical services and the expansion of support services such as catering. As the scheme evolves, there will be a focus on dementia friendly design.

A communal hub would contain facilities such as library, wellness centre (including gym, spa, swimming pool, exercise studio), restaurant, coffee shop, bar, lounges, education and hobby centre. Externally there would be a bowling green, kitchen gardens for cultivation by residents and a children's play area for visiting children. All these facilities could be open to non-residents to encourage visitors and to assist in the integration with the local community.

As residents' care needs change, they will be able to move, if necessary, to appropriate accommodation whilst remaining in the same community. The clinical support available from the nursing team at Fremantle Court would be available to extra care residents whereas a stand-alone development elsewhere could be reliant on other NHS services such as the district nurse, GP call out or emergency service.

A new seven hectare nature reserve on adjacent land will be integrated with the retirement community site and will be easily accessible to all residents including those in the care home.

It is stressed that the development proposals are not finalised and will be further shaped through consultation with the County Council, AVDC, WDC, Stoke Mandeville Parish Council and Ellesborough Parish Council, local community and existing Fremantle Court residents and staff.

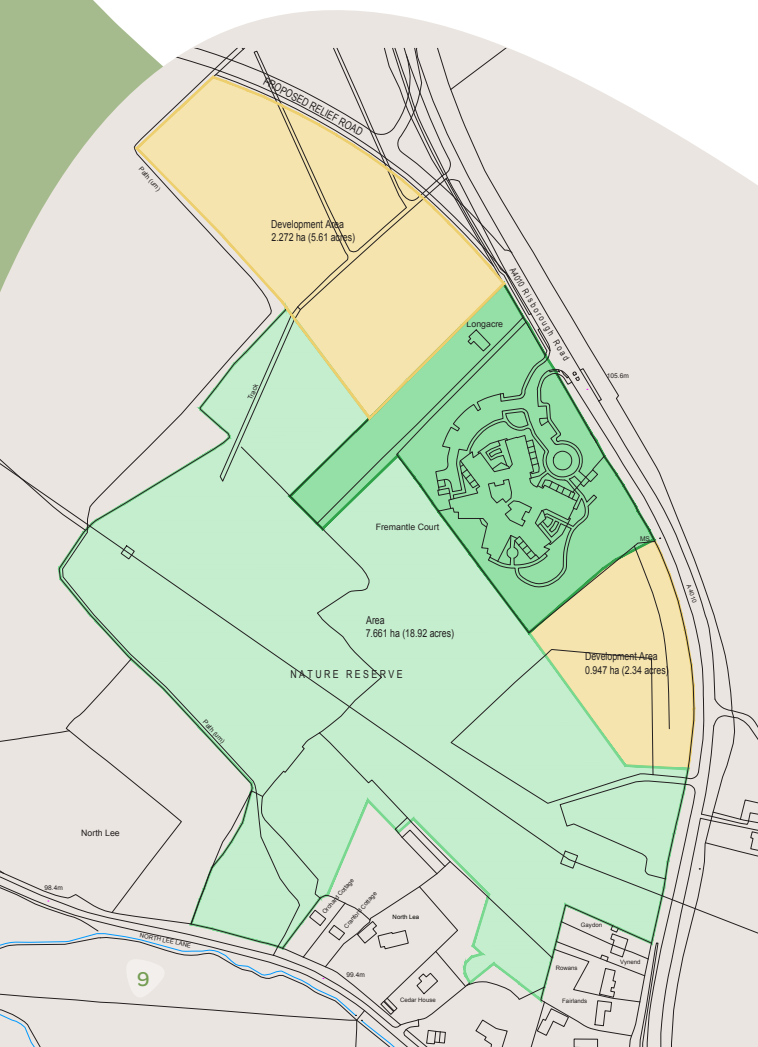


Figure 3
Site Sector Plan

Figure 4
Site Plan



Nature Reserve

Our vision is to establish and maintain a new nature reserve supporting a wide range of habitats and species important for the conservation of biodiversity in Buckinghamshire that is accessible to, and valued by, the local community. As such our aim is to establish a site that can be designated as a Local Nature Reserve for its value to wildlife and people.

Key elements of our proposal include:

- The production and implementation of a funded management plan for ten years.
- Improvements to facilities for visitors including the creation of a path network providing access to all parts of the reserve, carefully sited benches, formal entrances, bins and interpretation boards.
- Diversification of the range of habitats the site supports through the creation of a network of ponds (with potential for angling opportunities) - a crucial yet rare habitat in the local area and wider Chilterns and the creation of flower-rich grassland.
- Enhancement of the wildlife value through positive management of the hedgerow, scrub and woodland habitats on site.
- Specific habitat management to encourage key local species of conservation concern in Buckinghamshire including, but not limited to, butterflies such as Dingy Skipper, Green Hairstreak, White-letter Hairstreak and Small Blue and birds such as Kestrel, Barn Owl and warblers.
- Provision of wildlife installations for species of conservation concern including bat boxes and bird boxes.
- Public rights of way to enable the wider community to enjoy the new nature reserve. Dedicated car parking would be provided for this purpose
- Chiltern Rangers will manage the nature reserve and will, as they do on many other sites in the area, involve the local community.

As stated in the MPS, access to greenspace and creating opportunities for social connection and interaction are key elements of retirement living that allow older people to live a longer, healthier life. Both objectives are readily achievable through the development proposals.

The vision for the nature reserve will be achieved through careful management works which will be set out in a management plan including, but not limited to, planting selected herbs and shrubs as caterpillar food plants, sensitively timed and balanced operations such as grazing and/or mowing, maintenance of transition zones from grassland to scrub to woodland and grassland to marsh to open water. Scrub and woodland management work including deadwood management and the provision of artificial nest/roost boxes especially given the lack of mature and over-mature trees.

Our vision for wildlife is a key element of our proposal and does not stop at the nature reserve. Our proposals will bring nature into the development as a whole through well designed formal green spaces, selection of native trees and shrubs where possible, the provision of bird and bat boxes on new buildings and the careful design of the attenuation ponds such that they complement and support the proposed pond network.

Design Principles



Figure 5: Site Influences

Design Principles

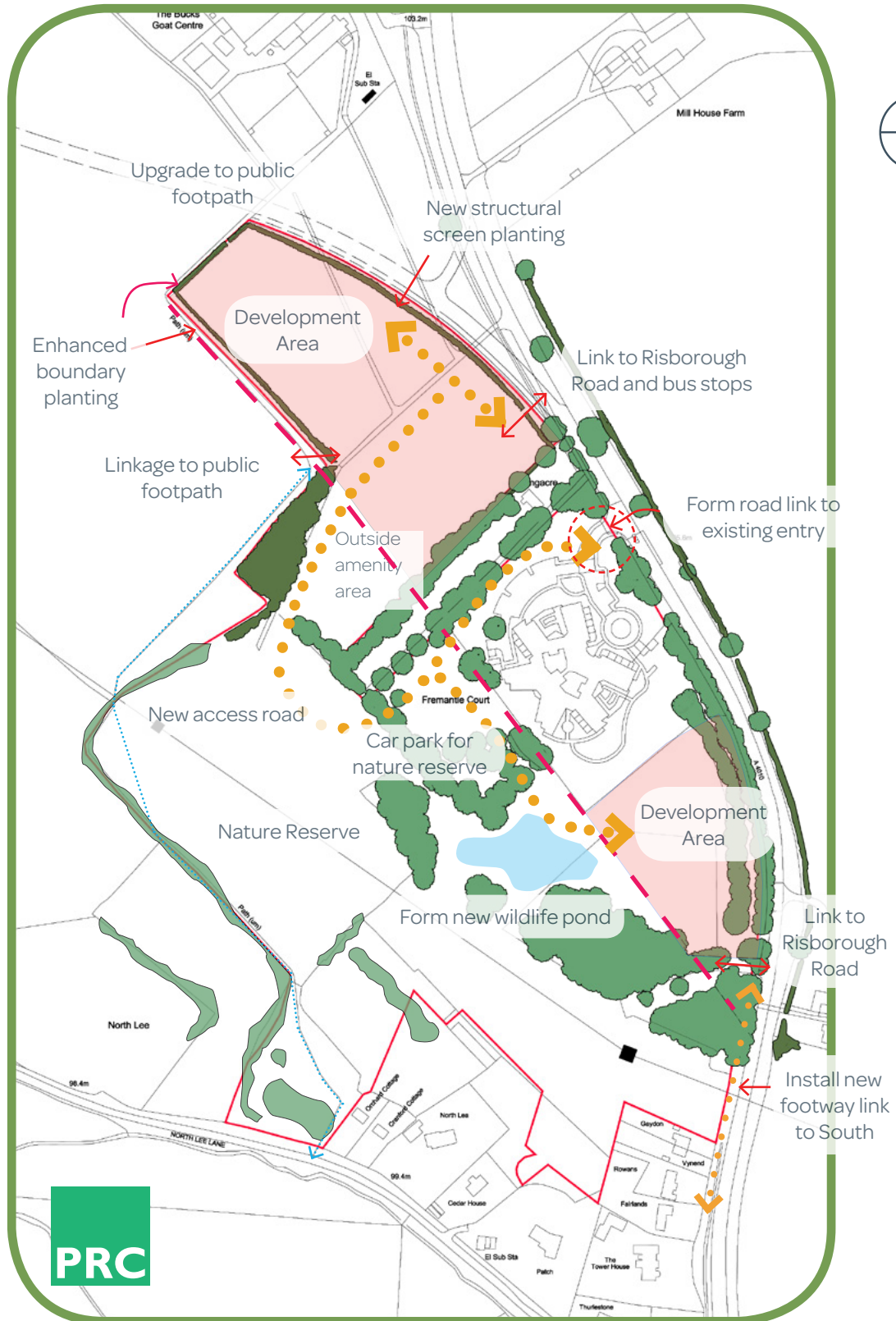


Figure 6: Site opportunities

Landscape Management

A Landscape Management Plan (LMP) was secured as part of the Fremantle Care Home proposal setting out the programme for the maintenance and management of the area including the restoration of the parts of the site formerly occupied by the BOCM Research Centre.

The nature reserve proposals will significantly improve the existing LMP to provide opportunities to protect and maintain existing features of interest and enhance the value of the site as well as address adverse impacts on ecological features of the existing site. This may include the creation of a network of ponds (a crucial yet rare habitat in the local area and wider Chilterns), managed community access via a new path network with benches. Attention will be focused on supporting key local species of conservation concern and Buckinghamshire Biodiversity Priority Species. This exciting proposal seeks to transform the area for the benefit of the residents, the wider community and deliver biodiversity gain in the long term.



Figure 7
Key landscape and nature conservation enhancements

05 Delivery

Site Deliverability

The site is being promoted by Hambledon Land who have arrangements in place with the two landowners.

The landowners have expressed a clear intention to develop the site and there are no legal issues, ownership constraints or other impediments to its delivery.

The site can be brought forward immediately to meet a significant and pressing need for retirement and care accommodation.



06 Conclusion

Development summary

The site has been subject to high-level site analysis which demonstrates that it is a suitable and sustainable location for extra care housing.

The proposal provides the opportunity to deliver high quality and well-designed accommodation in a format that responds to the prevailing character of the area and its edge of settlement location.

The co-location of the extra care housing and communal facilities on land adjacent to Fremantle Court would create a sustainable retirement and care community which would deliver care and well-being benefits for both existing and new residents, as well as meeting the growing need for this type of accommodation in the local area.

A number of planning benefits may be realised through this development, such as:

- Delivery of specialist housing for older people, including a much needed new retirement and care community
- Creating opportunities for residents to continue to live in the same community if entering care accommodation
- Reducing hospital 'Bed Blocking'
- Encouraging community interaction and reduced loneliness
- Potential for shared community facilities and new open space and recreational opportunities for new and existing residents
- Enhancing the natural environment including achieving net gains for biodiversity
- Creation of a number of new jobs at a range of skill levels

Hambledon Land, together with its partner the Fremantle Trust, is committed to working with the Council and other stakeholders to refine the development proposals, and would be delighted to discuss the proposal in greater detail in due course.

Appendix 1

Fremantle Court Extra Care Proposal Letter

12 December 2018

Charlotte Stevens
Planning Policy Manager
Aylesbury Vale District Council
The Gateway
Gatehouse Road
Aylesbury
HP19 8FF

Dear Ms Stevens,

FREMANTLE COURT EXTRA CARE PROPOSAL

On behalf of our client, Hambledon Land, working in partnership with the Fremantle Trust, we would like to take this opportunity to present our proposals for integrating new extra care accommodation with the Trust's highly successful Fremantle Court care home. This proposal represents an excellent opportunity to help address the lack of supply and certainty of delivery of older people's accommodation as recently identified by the Inspector examining the emerging Vale of Aylesbury Local Plan (VALP).

THE NEED FOR OLDER PEOPLE'S HOUSING

As you will be aware the Housing and Economic Needs Assessment Update 2016 (HEDNA), jointly published by yourselves and other neighbouring authorities, identified that there would be a large increase in the number of older people living in Buckinghamshire during the next plan period. It is anticipated that the number of older people aged 65 and over will increase by 53,000 which is approximately 75% of the total predicted population increase during the Plan period. The number of people aged 75+ is predicted to increase by 35,000 and the number of people aged over 85 is projected to increase by 18,000; representing almost 50% and 25% of the total population increase, respectively.

To address this significant increase in the number of older people and their unique housing needs, the HEDNA has identified that Aylesbury Vale will need to provide 2,670 specialist housing units for older people during the Plan period including 630 homes for extra care – owned or rented.

In addition to this, the emerging Local Plan recognises that the 'institutional population' (including those in residential care homes and nursing homes, Use Class C2) is projected to increase by 1,160 people during the Plan period.

The Buckinghamshire Clinical Commissioning Group and the County Council have jointly produced the Health and Social Care Market Position Statement 2018- 2022 (MPS). The MPS reiterates the significant

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projected housing pressures in the care sector and the important role of the private sector in meeting such need, including through the delivery of new extra care accommodation. The MPS supports:

- Improvements to housing options to include **more alternatives to residential and nursing care**; (*Turley Emphasis*) and
- **Continued growth of extra care housing that offers operational efficiencies**, i.e. larger number of units per site, with communal spaces for interaction which will help to maximise operating and cost efficiencies, greater resilience, better continuity of care, better safeguards and increased dignity and privacy with each service user having access to their own facilities with appropriate aids and adaptations (including assistive technology) to maximise their independence; (*Turley Emphasis*)

Local Plans are recognised in the MPS as a key mechanism for identifying appropriate sites to meet older people's housing needs whilst also addressing health and wellbeing objectives.

THE SUPPLY OF OLDER PEOPLE'S HOUSING

Policy H6 of the emerging VALP proposes to address such needs by requiring larger residential schemes of 100 dwellings or more to provide an element of self-contained extra care dwellings. More generally, opportunities for providing older people's accommodation in all residential schemes will be encouraged. Furthermore, there are two specific specialist older people's housing or care home developments referenced as requirements in the VALP site allocations policies, namely:

- 60 residential extra care units (Use Class C2) at 'Aylesbury North of the A41' (site ref: AGT3); and
- 60 bed care home/extra care facility at 'Aylesbury South of the A41' (site ref: AGT4).

Whilst this approach is a step forward in meeting Aylesbury Vale's older people's housing needs, there is an over reliance on using Policy H6 to ensure developers bring forward appropriate types and tenures of older people's housing on large sites. When partnered with a general lack of specific allocations for older people's accommodation, there is certainly no guarantee that the specialist housing needs of Aylesbury Vale's older people will be met during the plan period.

Crucially the Local Plan Inspector has already identified in his Examination 'Interim Findings' that the VALP will not deliver on the housing needs of older people. Specifically, the Inspector has stated that older people's accommodation could not be "pepper potted" as a percentage of mainstream housing as proposed by Policy H6. Instead the Inspector considered that such accommodation needs to be provided in institutional or quasi-institutional groupings so as to provide the critical mass needed to pay for their support services. The Inspector has indicated that the approach taken in Policy H6 would not deliver sufficient older people's accommodation and that there were also insufficient specific allocations to deliver the varied types of older people's accommodation needed in Aylesbury Vale as identified by the HEDNA. Consequently, the Inspector has found the emerging Local Plan does not provide for the housing needs of older people and is therefore unsound in that respect.

It is therefore clear, based on the evidence that supports the emerging Local Plan and from the Inspector's findings, that the VALP needs to identify additional allocations for older people's accommodation. This approach also reflects the MPS which advocates updating Local Plans to the identification of appropriate sites to meet this specific housing need whilst considering health and wellbeing.

We firmly support the Inspector's conclusions on this matter and would urge the Council to consider further sites to meet the identified needs for older persons' housing, including extra care provision.

PROPOSED CARE CAMPUS AT FREMANTLE COURT

The Fremantle Trust is proposing to expand its care provision in Aylesbury Vale by integrating extra care housing with its highly successful Fremantle Court care home. Fremantle Court, which opened in 2014, is located on Risborough Road to the south of Stoke Mandeville and provides specialist nursing and residential care for older people including those living with dementia. Fremantle Court has 90 rooms on two floors and offers a number of communal facilities on-site including a coffee shop, cinema and hairdresser. There are good transport links with a bus stop located just outside the entrance.

The site is close to Stoke Mandeville, which is identified by the Council as a 'Larger Village' and described in the VALP as a sustainable location for development. The site is well related to frequent bus services along Risborough Road and is also accessible from Stoke Mandeville Railway Station.

The site is shown on the Location Plan provided with this letter. A Site Sector Plan is also provided, illustrating that the land to the north and south of Fremantle Court, totalling approximately three hectares, would be used to provide new extra care accommodation. The northern section of the site is adjacent to the new A4010 relief road which is currently in the initial design stage of development. Land to the south and west (located within Wycombe District area) is proposed as a new nature reserve. The proposal provides the opportunity to create new facilities to complement the existing offer at Fremantle Court and deliver a bespoke 'care campus' operating on a hub-and-spoke basis.

The MPS seeks to engage with partners interested in developing extra care housing for sale and lease, and those operating residential care for older people who wish to diversify their care offer. The emerging proposals will be informed through discussions with the Buckinghamshire Clinical Commissioning Group and the County Council.

A Vision Document is being prepared and will soon be submitted to the Council setting out the development proposals in more detail.

BENEFITS OF THE PROPOSALS

Co-locating extra care housing and other communal facilities on the land adjacent to Fremantle Court would create a sustainable 'care campus' which would deliver care and wellbeing benefits to both existing and new residents, as well as meeting the clear growing need for such accommodation in Aylesbury Vale. There would be a range of further benefits to co-location including the opportunity to offer more social activities and entertainment to new and existing residents, the provision of ancillary medical services and the expansion of support services such as catering, including room service. As set out in the MPS, access to greenspace and creating opportunities for social connection and interaction are key elements of care accommodation that allow older people to live a longer, healthier life. Both objectives are readily achievable through the development proposals.

In addition, if residents' care needs change they will be able to move to appropriate accommodation whilst staying within their existing community. The clinical support from the nursing team based at Fremantle Court would be available to extra care residents whereas a standalone development elsewhere could be reliant on other NHS services to provide this such as the district nurse, GP call out or even emergency service support.

To support this “care campus” further employment positions would be created in a variety of roles to add to the existing 150 full and part time positions already established at Fremantle Court. As recruitment is locally focused, the proposals present an excellent opportunity for increasing local employment and creating a number of training and development opportunities including apprenticeships through the Fremantle Trust’s long and active association with Aylesbury College.

CONCLUSIONS

There is clear evidence that Aylesbury Vale will need to provide accommodation for an ever growing number of older people during the plan period. We agree with the Inspector that the emerging Local Plan is not currently doing enough to deliver the supply required to meet older people’s housing need, including extra care housing. Therefore Fremantle Trust’s proposals to deliver extra care housing, which will be co-located with the existing care home at Fremantle Court, is a logical means of securing further older peoples’ accommodation that is readily linked to an existing range of services to create a “care campus” whilst also providing further new local employment opportunities.

We therefore submit that the Fremantle Care Campus be included as a specific allocation for older people’s accommodation in the emerging Vale of Aylesbury Local Plan.

We would of course be delighted to discuss these proposals with you further in due course. In the meantime should you have any questions please do not hesitate to contact me.

Yours sincerely,

David Murray-Cox
Associate Director

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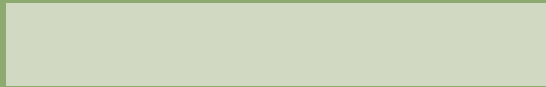
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