



Hambledon

Land

Stoke Mandeville Retirement and Care Community

Zero carbon living integrated
with nature

- Elderly accommodation to meet a local need
- A new nature reserve open to the public
- Facilities including swimming pool available to local people
- Zero carbon development

February 2020

This brochure provides an overview of proposals being brought forward for a new retirement and care community, together with a nature reserve, on land off Risborough Road between the Goat Centre and the Fremantle Court care home

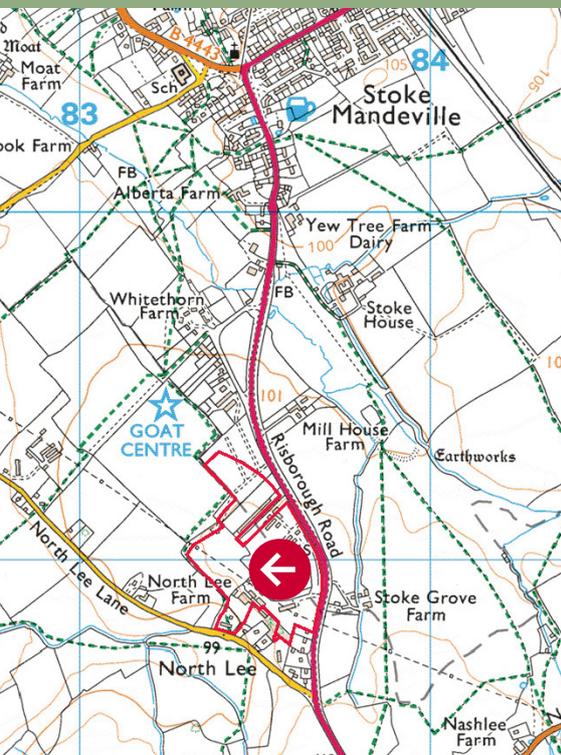


The need for elderly accommodation

With an increasing elderly population, there is a need for care and specialist housing for older people. This need has been recognised by Buckinghamshire County Council, which is responsible for adult social care, and Aylesbury Vale District Council, which is responsible for planning for future housing.

A range of elderly accommodation is required to meet market demand both in urban and semi-rural locations; and Stoke Mandeville has an immediate undersupply of accommodation. Older people should have a choice of accommodation in their later years and those living in larger villages or more rural communities may wish to continue living in such an environment.

Meeting the accommodation needs of older people and providing care for those that need it reduces social isolation and delivers significant health benefits for residents and cost benefits to the NHS and adult social services.





What is proposed?

We are working in partnership with Chiltern Rangers with the aim of creating a truly sustainable development. A zero carbon, future ready place which benefits nature, the residents of both the new and existing facilities and the wider local community.

This ambitious vision comprises:

- Between 100 and 140 homes for the elderly on land between the Goat Centre and the Fremantle Court care home
- A 17-acre nature reserve integrating and blending with the areas of built development
- Communal facilities including restaurant / snack bar, education / hobby suite, fitness suite, health clinic, swimming pool and bowling green
- Full access to all communal facilities and the nature reserve for new residents and the wider Stoke Mandeville community
- Exceptionally designed energy efficient buildings and on-site renewable energy generation to assist in achieving zero carbon performance across the site

Facilities such as the pool and gymnasium would be open for use by the wider community in Stoke Mandeville. This approach is encouraged by many retirement operators to promote the integration of older people in the local community. Community cohesion would also be promoted through events in the outside spaces open to residents and community groups.

Tackling climate change

The project will achieve zero carbon through intelligent design and the generation of on-site renewable energy. Buildings are being designed to Passivhaus standards which reduce energy use and carbon emissions from buildings.

Passivhaus buildings can achieve a 75% reduction in space heating requirements, compared to standard practice for UK new build. Passivhaus can result in reductions to energy demand that enable all energy to be supplied from on-site renewable energy sources.

A range of travel options, facilities and initiatives are proposed which reflect the sustainable vision for the site and zero carbon lifestyle with a move away from private car ownership including:

- A car club: two electric cars would be provided that residents can readily hire. A car club operator has already expressed interest
- An electric minibus: to transport staff to and from the site, enable trips and outings for residents and facilitate school trips to the site
- Electric vehicle charging points
- A green travel plan for staff
- An extension of the Stoke Mandeville Way to the site

A good network of recreational paths would be provided for residents and the local community, and would link to the wider public footpath network, including the Stoke Mandeville Way. Bike racks covered with a green roof would be provided for staff and visitors, together with charging points for electric cars and bikes.

Creation of a nature reserve

Chiltern Rangers is a social enterprise, based in High Wycombe, that works with government bodies, other relevant agencies and local communities to provide advice and practical habitat management of the woodlands, chalk grasslands, commons, ponds and chalk streams in the Chilterns area. The Rangers also work with landowners and developers to ensure the development incorporates the best possible environmental and ecological principles and practices.

The nature reserve has been designed in broad terms to deliver the maximum ecological benefits, comprising wildlife-rich grassland with hedgerows and scrubby areas with some mixed woodland planting to include coppices. Trees and shrubs of local landscape character – predominantly butterfly food plants such as blackthorn, buckthorn, wych elm or oak – would be planted across the scheme.

An environmental management plan would ensure consistent, long-term management and aftercare of all the natural elements of the proposals within both the nature reserve and the landscaped and planted areas within the development.

Connecting people with nature

Chilterns Rangers' ethos is "Communities and Conservation" recognising that neither can exist sustainably alone.

Living within a natural and sustainable environment will have huge wellbeing benefits for elderly residents. The proposals cater for those prospective residents who would wish to live in a semi-rural environment and provide facilities to be enjoyed by the wider community of Stoke Mandeville. The grounds would include sensory gardens that would be of particular benefit for residents with dementia and other long-term health and wellbeing conditions.

The integration of nature reserve, retirement living and community will extend even further. We will not bring in a contractor who does the work and then leaves. Instead, using our tried and tested methodology, we will involve local people, who, under our guidance, will be integral to the nature reserve and green infrastructure process.

We work with local schools and youth groups to bring the community into the nature reserve and formal gardens to help with maintenance and interact with older people. Through the next phases of the project, we will arrange events to bring the community on site. Activities will range from planting native hedgerow (first planting took place on 14 February) to events in the summer where local school children from Stoke Mandeville, Weston Turville and Booker Park schools are invited to enjoy a session on site where they will make bird boxes and help choose the plants to go into the reserve.



Next steps

We believe that our proposals would be a valuable asset for Stoke Mandeville. We have therefore submitted our vision to the Group preparing the emerging Stoke Mandeville Neighbourhood Plan suggesting that it should be included in the Plan. Our commitments including full access to the communal facilities for the local community and the delivery of the extension to Stoke Mandeville Way can be secured through policies in the Neighbourhood Plan.

In the meantime, we would welcome your views on our vision.

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