



Hambledon

Land

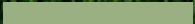
Stoke Mandeville Retirement and Care Community

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

December 2025

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

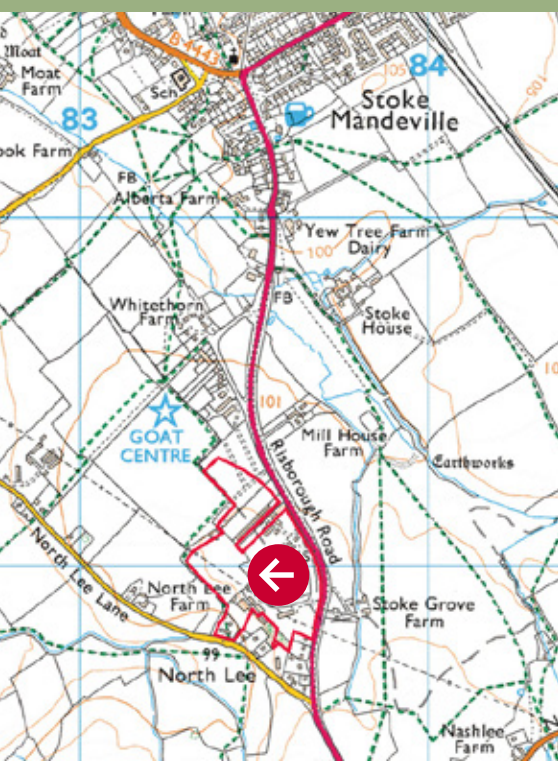


The need for elderly accommodation

With an increasing elderly population, there is a need for care and specialist housing for older people. This need was recognised by Buckinghamshire County Council, which was responsible for adult social care, and Aylesbury Vale District Council, which was 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 aim to create 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:

- Around 100 to 115 independent living units for the elderly in a retirement and care community 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
- 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

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

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.

We will 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.



Next steps

We believe that our proposals would be a valuable asset to Stoke Mandeville. We are delighted that our site was supported by Buckinghamshire Council which included our site in the Vale of Aylesbury Plan adopted in September 2021.

For further information please contact:

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