

**Land between Haverhill Road  
and Hinton Way, Stapleford**

**PLANNING STATEMENT**

March 2020  
On behalf of Axis Land Partnerships

**Carter Jonas**

## 4 THE PROPOSAL

- 6.1 This application seeks outline planning permission (with all matters reserved apart from access) for the development of land for a retirement care village in Use Class C2 comprising housing with care, communal health, wellbeing and leisure facilities, public open space, landscaping, car parking, access and associated development and the provision of land for use as a countryside park for public access.
- 6.2 A retirement village provides a range of homes to rent and to buy, with additional care facilities to support those who need it with a particular focus upon older people<sup>1</sup>. The level of support can be adapted to fit the changing needs of people over time, ranging all the way up to full care as one would expect to receive in a residential care home. Retirement villages are designed to integrate with local communities: on-site facilities are available for public use and carefully chosen locations mean that residents can access existing local facilities and services via sustainable transport and maintain their existing social networks.
- 6.3 More particularly, the proposals comprise:
- Creation of a retirement village, with:
    - A central care building (use class C2) comprising a mixture of bedrooms/suites and self-contained units, with associated facilities;
    - Retirement housing units with linked care arrangements (use class C2);
    - Ancillary facilities for use by residents (indicatively: dining, leisure, wellness, gym, sauna, swimming pool, hairdressers, activity rooms, lounges and gardens with outdoor recreation);
    - Vehicular access from Haverhill Road;
    - Foot and cycle connectivity from Chalk Hill; and
    - A comprehensive landscaping scheme, including amenity space.
  - Creation of new circa 19ha countryside park for public access, providing foot and cycle paths, landscape planting, new chalk grassland, habitat creation and other ecological enhancements.

### Parameter Plans

- 6.4 The development proposals are supported by a number of parameter plans which define the parameters of the development proposals and will provide a framework for subsequent reserved matters applications to follow. The plans are as follows:
- Land Use and Height Parameter plan (plan ref J0027450\_008), showing:
    - 2 storey development to the south element of the retirement village site, with ridge heights up to 12m (though mostly 8m)
    - Single storey development to the north with ridge heights of up to 7m
    - 19.1ha of countryside park, 1.8ha of amenity open space within the retirement village and built development of 3.12ha
  - Landscape Parameter plan (plan ref J0027450\_009), showing:
    - Areas of structural planting around the built development area
    - Countryside park to the north of the site
    - Areas of amenity open space
    - Trees and hedgerow features to be retained

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<sup>1</sup> As defined within Appendix 2 of the National Planning Policy Framework (NPPF)

- Access Movement Parameter plan (plan ref J0027450\_010), showing
  - Main vehicular access from Haverhill Road
  - Pedestrian access from Gog Magog Way, and the north east and north west corners of the site

6.5 The Illustrative Masterplan (J0027450\_005) submitted with this application illustrates how a development of this nature could be appropriately delivered within the site in line with the parameters set out within the Parameter Plans.

6.6 Further detail is contained in the supporting Design and Access statement.

## Amount

6.7 The indicative scheme presented as part of the application suggests that the scheme could provide:

- A central care home of up to 110 bed spaces/rooms/units (both assisted care suites and care bedrooms), with associated facilities;
- Up to 110 retirement dwellings with care link packages
- Up to 17,825sq.m proposed floorspace overall

6.8 The area of built development proposed is 3.12ha, whilst the open space and landscaping to be provided is 21.25ha (19.1ha of which is the countryside park).

## Use

6.9 After the development, the site would form two distinct areas in separate uses: the developed area would be in C2 use as a retirement village, and the north-eastern part of the site would be in D2/sui generis use as a countryside park.

## Landscaping and countryside park

6.10 This application is made in outline with all matters reserved apart from access. However, a Landscape Parameter Plan is provided, which shows extensive areas of landscaping and open space. The proposed landscaping will include new structural landscaping around the southern part of the site, screening the proposed built form; 1.8ha of amenity space within the retirement village itself; and a 19.1ha countryside park.

6.11 The Illustrative Masterplan and Design and Access Statement set out the following principles for the design and planting of the countryside park:

- New multi-use paths with links to the shared-use paths proposed as part of the CAM route (offering extensive public access to an area of currently private land);
- Road-free connectivity between Haverhill Road and Hinton Way, making a large circular walking route around the village possible;
- New landscape planting to include native species reflective of the local landscape, including large areas of chalk grassland (an important local habitat type);
- Augmentation of the existing hedgerows to improve vigour, appearance and ecological value, and protect existing residential amenity of surrounding properties;
- New block planting to mitigate the development's impact on long views from the north east at Magog Down