



# Land between Haverhill Road and Hinton Way, Stapleford

Design & Access Statement

March 2020

**AXIS**  
LAND PARTNERSHIPS

# Land between Haverhill Road and Hinton Way, Stapleford

Design & Access Statement

**Carter Jonas**

Prepared by Carter Jonas LLP on behalf of Axis Land Partnerships

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Comment Draft

This Document Has Been Prepared And Checked In Accordance With ISO 9001:2000.

# 1.0 Introduction

## 1.1 Purpose Of The Document

This Design and Access Statement has been prepared by Carter Jonas on behalf of Axis Land Partnerships in support of an outline planning application for a retirement village development and a new countryside park on land between Haverhill Road and Hinton Way, Stapleford.

It has been produced pursuant to the requirement in Section 327(b) of the Town and Country Planning Act 1990 and Article 8 of the Town and Country Planning (Development Management Procedure) (England) order 2010.

The purpose of this document is to explain the process that has led to the masterplan proposals and in particular, the extent to which local context, engagement with stakeholders and planning policy has informed the masterplan.

The key role of the document is as follows:

- To illustrate the process that has led to the development proposal and explain the design principles and concepts that have been applied to the proposed scheme
- To introduce the masterplan and explain the rationale behind its development
- To set out broad design guidelines.

This Design & Access Statement is intended to serve as a common source of information and guidance for those involved in the future development of a retirement village at Stapleford.

It is not intended as a detailed account of all parts of the site, nor a source of ready made design solutions.

Rather, the Design & Access Statement sets out a range of general issues and principles concerning the design which will be necessary in order to determine the reserved matters applications relating to the outline consent.

## 1.2 Document Structure

This DAS accords with 'Guidance on Information Requirements and Validation' published by the Department for Communities and Local Government (March 2010) and guidance from the Commission on Architecture and the Built Environment (CABE) 'Design and Access Statements: How to write, read and use them' (reprinted 2007).

The scope and content of the document, set out here, fully meets the requirements of the DCLG guidance:

### **Section 1: Introduction**

Describes the purpose of the document, content and scope

### **Section 2: Site**

Characteristics of the site and description of the development

### **Section 3: Context**

An assessment of the area's history, character, transport links and facilities that inform the design process

### **Section 4: Technical**

Review of technical information available for the site, culminating in a combined opportunities and constraints plan

### **Section 5: Design**

Setting out the vision process including public consultation, explaining the concept and design principles

### **Section 6: Framework**

Explains the various components of the masterplan, such as the open space strategy, transport, land use, as well as more detailed development principles

### **Section 7: Parameters**

Presents the plans which form part of the outline planning application

### **Section 8: Illustrative Masterplan**

Presents a potential design solution and layout for the site, drawn out from the analysis, consultation and parameters

### **Section 9: Conclusions**

Conclusions of the study and recommendations for next steps

“A holistic retirement community set in an extensive countryside park for all to enjoy, with life-enhancing health and wellness facilities, easy access to local shops and new and existing transport connections.”



# 2.0 Site

- 2.1 The Site
- 2.2 Description of Development
- 2.3 Retirement Villages
- 2.4 Site Description



## 2.0 Site

### 2.1 The Site

The site is located in Stapleford, about 6 km south of Cambridge in South Cambridgeshire District. It measures approximately 24.32 hectares and currently comprises arable land. The site can be separated into two parts; a smaller, rectangular area of land to the west of Haverhill Road and north of the existing dwellings on Gog Magog Way, and a larger open area which extends north-west from Haverhill Road to Hinton Road. The northern boundary comprises mature planting and the gardens of existing dwellings.

### 2.2 Description Of Development

The description of development ('the Proposed Development') is as follows:

*"Development of 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 public access countryside park"*

This document should be read in conjunction with the other supporting technical reports submitted as part of the application:

- Planning Application Forms, Certificate of Ownership, Agricultural Holdings Certificate (Carter Jonas)
- Planning Statement (Carter Jonas)
- Design & Access Statement (Carter Jonas)
- Transport Assessment & Framework Travel Plan (SLR)
- Heritage Desk Based Assessment (John Selby)
- Extended Phase 1 Habitat Survey (Mill House Ecology)
- Landscape and Visual Impact Assessment (The Landscape Partnership)
- Phase 1 Contamination Assessment (Geosphere)
- Air Quality Assessment (SLR)
- Flood Risk and Drainage (MTC Engineering)
- Tree Survey and Preliminary Arboricultural Impact Assessment (Land and Sculpture Design Partnership)
- Statement of Community Engagement (Carter Jonas)
- Planning Needs Assessment (Carterwood)

### 2.3 Retirement Villages

A retirement village provides a range of homes to rent and to buy, with additional care facilities to support those who need it. 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





Fig 1: Site Location

## 2.4 Site Description

The site comprises 24.32 hectares of arable agricultural land to the north of Stapleford, bordered by Hinton Way to the north-west and Haverhill Road to the south-east.

It adjoins existing residential development on Hinton Way to the west, and Gog Magog Way and Chalk Hill to the south. A number of large properties set within woodland border the site to the north, and are separated from the site by mature hedgerows.

The site lies adjacent to the Stapleford / Shelford settlement boundary, within the south eastern section of the Cambridge Green Belt. For more information regarding the planning context for the site, please see section 3.5 and the accompanying Planning Statement.



Fig 2: Site Photographs Location Plan



Fig 3: Site Photographs

# 3.0 Context

- 3.1 Regional Context
- 3.2 District Context
- 3.3 Access & Community Facilities
- 3.4 History
- 3.5 Planning Policy



# 3.0 Context

## 3.1 District Context

The site is located to the north / north-east of Stapleford, South Cambridgeshire. The plan below (fig 4) shows the site's location in relation to the wider District, and proximity to Cambridge.

Located within a highly accessible area for public transport and road links, Stapleford is a thriving community located 6km south of Cambridge city centre. Stapleford and Great Shelford, with a combined population of around 6,100, are designated in the South Cambridgeshire Local Plan as a Rural Centre, performing an important function as a centre for transport, amenities and community facilities.



Fig 4: Site Location in South Cambridgeshire

## 3.2 Local Context

The closest railway station to the site is in neighbouring Great Shelford, approximately 1km from the site. The station connects north to Cambridge (7 mins) and south to London Liverpool Street (1 hr 20 mins), with services providing links to local stations in Cambridgeshire, neighbouring Hertfordshire and Essex.

The main road through Stapleford is the A1301, which links directly through Great Shelford and into Cambridge to the north, via Trumpington. The site is bounded on the north west and south east side by Hinton Way and Haverhill Road respectively, which link Stapleford and Shelford to the A1307, direct into Cambridge.

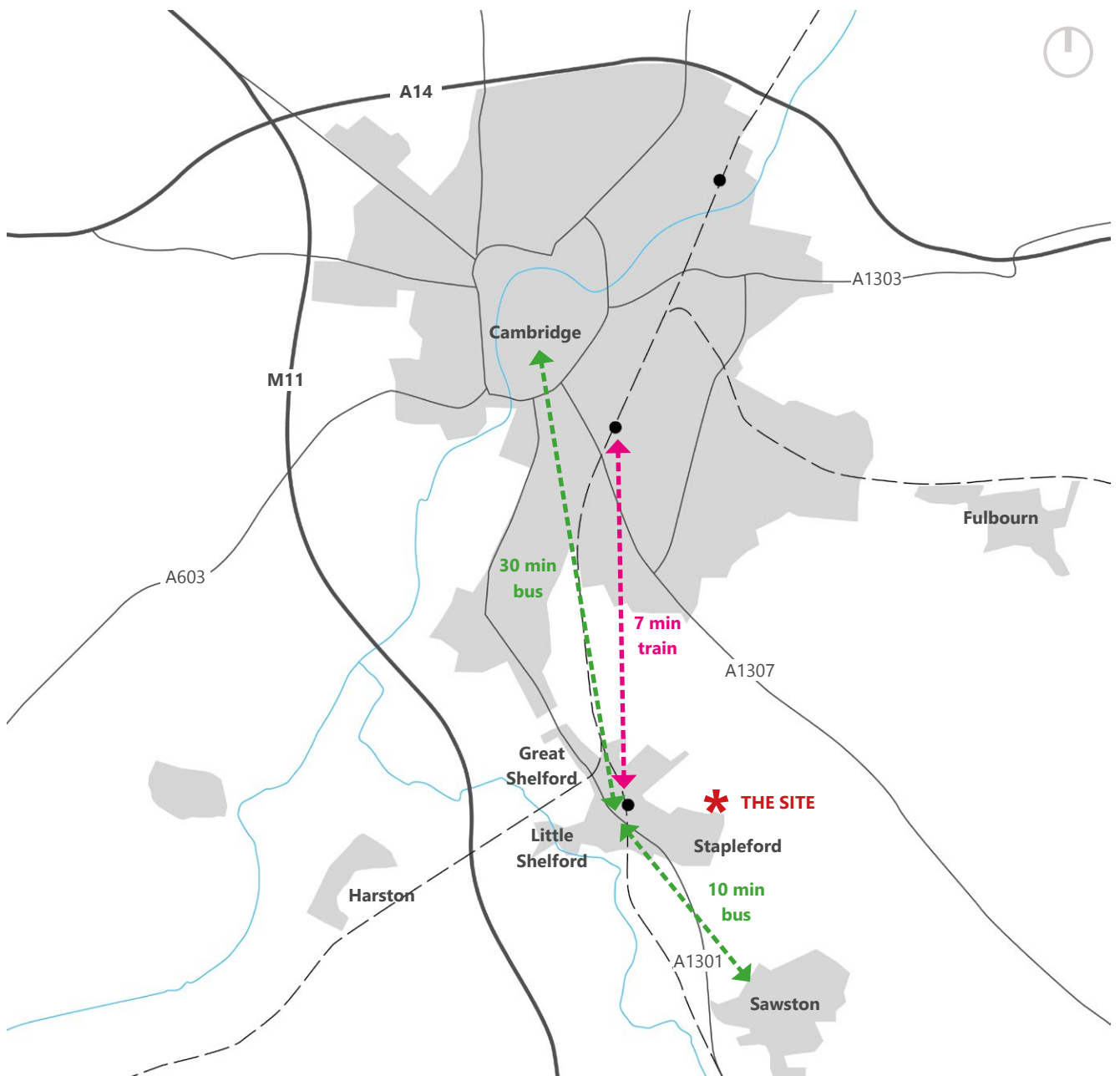


Fig 5: Site's Proximity to Cambridge

### 3.3 Access and Community Facilities

Haverhill Road has an informal pedestrian path running on its eastern side, running north from Gog Magog Way up to Magog Down. As part of the development a new footpath will run from the site access to the development areas northern extent. There is an opportunity to provide new pedestrian connectivity in this area of the settlement, not only to serve the site, but potentially in future for improved connections from Stapleford up to Magog Down.

The site also presents a potential non vehicular access to Gog Magog Way, along the western side of Chalk Hill. Gog Magog Way, and Mingle Lane beyond, has a pedestrian footpath on the northern side, providing a continuous link to Great Shelford.

The site is not located on any designated cycle routes, however cyclists are provided for on street along Gog Magog Way and Mingle Lane. These link into Great Shelford, where route 11 of the National Cycle Network leads into Cambridge, parallel to the railway line.

Buses regularly run through Stapleford and Great Shelford, with the services as follows:

Route	Frequency		
	Mon-Fri	Sat	Sun
To / From Cambridge	20 min	20 min	30 min
To / From Saffron Walden	Hourly	Hourly	1 bus

The closest bus stops to the site are located immediately south on Gog Magog Way, which serve the 31 route, linking in to Cambridge with 4 daily buses, taking approximately 25 minutes.

Other services including the Citi 7, 7A and 132 bus connect Great Shelford and Stapleford with Cambridge with services every 20 minutes.

In addition to the above routes, it is currently envisaged that a stop on the proposed route of Cambridge Southeast Transport section of the Cambridge Autonomous Metro (CAM) will be located north of the proposed development area. This would provide access into Cambridge along a segregated route with a multi user path. Presently the CAM is predicted for completion in 2024.

The key roads close to the site are Haverhill Road on the eastern side and Hinton Way on the western side. Haverhill Road runs south from the A1307, along the site’s eastern boundary, into Stapleford. The speed limit changes from 40 mph to 30 mph close to the junction with Gog Magog Way. Haverhill Road is where the main access is to be proposed, which can provide an entrance feature into the village.

Hinton Way also runs south from the A1307 into Great Shelford, briefly adjacent to the site’s western boundary, connecting with the A1301 Cambridge Road, which connects directly to the southern side of Cambridge and south to the M11.

Stapleford and Great Shelford are well served by local facilities, with the higher concentration of these being in Great Shelford, west of the railway station.

The combined amenities include churches (St Andrew’s Church and Great Shelford Free Church), community halls (Jubilee Pavilion and Great Shelford Memorial Hall), medical facilities (Shelford Medical Practice) and a range of convenience retail, education (primary schools) and public houses.

**Convenience Retail**

1. Tesco Express
2. Boots
3. Shelford Delicatessen
4. Co-Op Food
5. Spar

**Community Facilities**

6. The Parish Church of St Mary the Virgin
7. Great Shelford Memorial Hall
8. Great Shelford Free Church (Baptist)
9. St Andrew’s Church
10. Jubilee Pavilion

**Education**

11. Great & Little Shelford C Of E Primary School
12. Stapleford Community Primary School

**Public Houses**

13. The Rose
14. The Plough
15. Square & Compasses



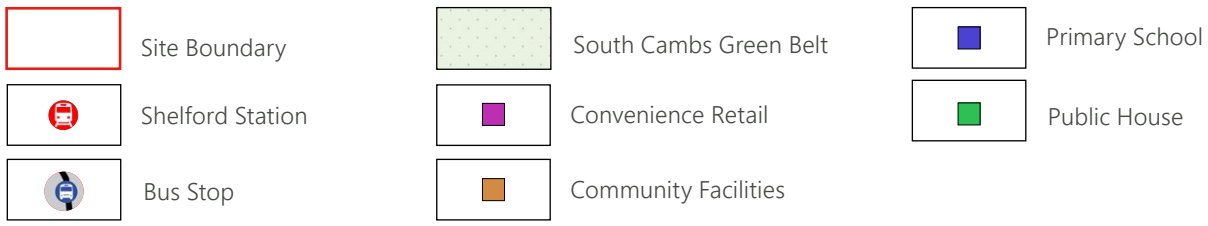
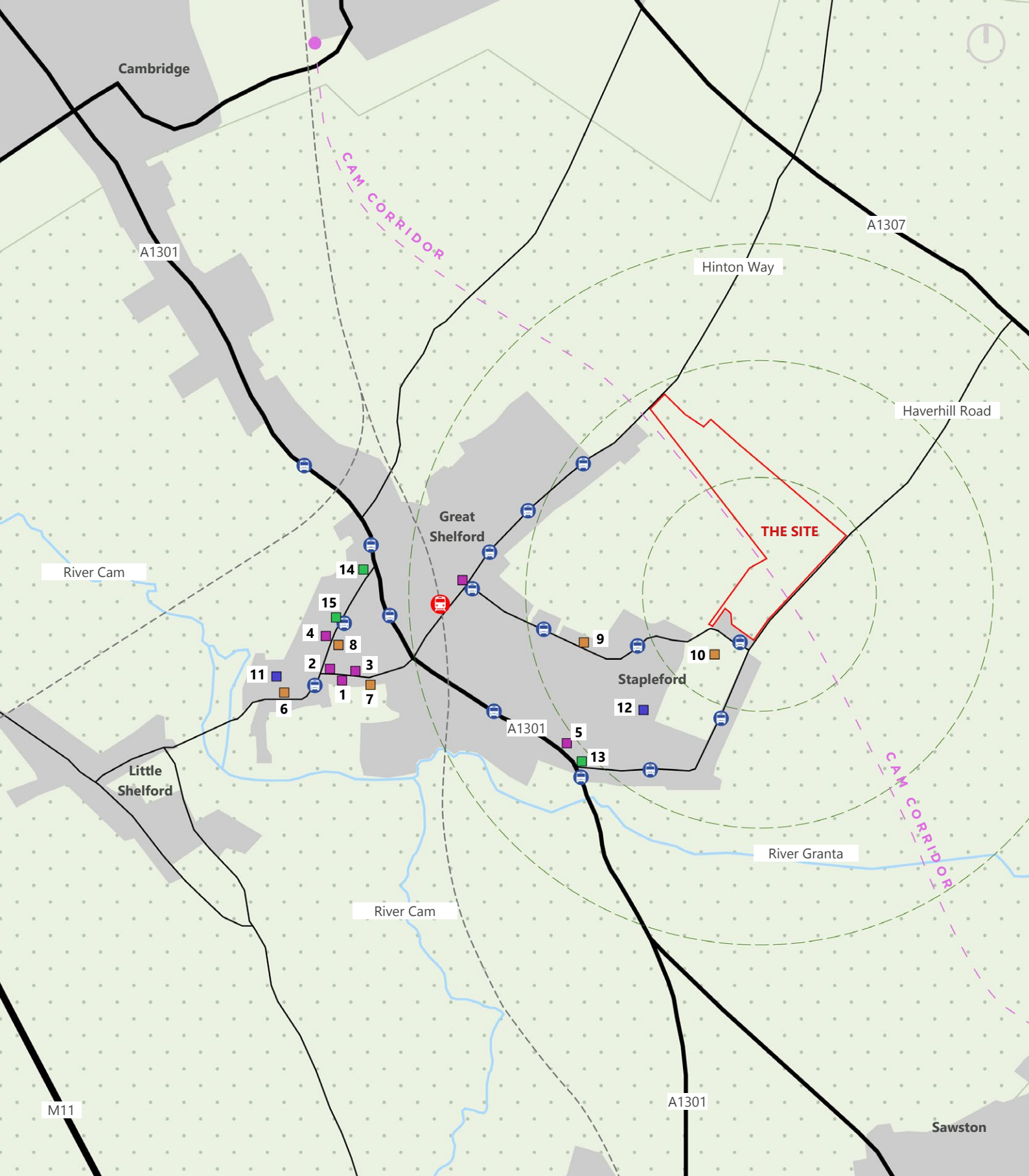


Fig 6: Community Facilities Plan

### 3.4 History

The settlement of Stapleford has existed in varying forms since the 10th century, potentially from a crossing point for the River Granta.

The village remained small, with a boundary being created in 1814 to demarcate Stapleford Parish from Great Shelford Parish.

The arrival of the railway at Shelford in 1845 resulted in development in both Great Shelford and Stapleford, with the population of the latter rising to approximately 450-500.

Development of the village continued throughout the 19th century, with development focused along Church Street, Bar Lane and Bury Road. Latter developments in the early 20th century expanded the village in the areas north of Bury Road. Development in the latter parts of the 20th century has seen Great Shelford expand to the east, infilling the gap bounded by Church Lane, London Road (A1301), Mingle Lane and the Railway- at Priam's Way, Hawthorne Road and Headley Gardens.



Fig 7: Stapleford Village Growth Plan

## 3.5 Planning Policy

In planning policy terms, the site lies outside of the development framework of Stapleford but adjoins it to the east. Stapleford and Great Shelford (which is contiguous with Stapleford to the west) are classified as a Rural Centre in South Cambridgeshire's settlement hierarchy, and seen as sustainable locations for new growth. The site is unallocated and is part of Cambridge's Green Belt.

### National Context

A presumption in favour of sustainable development is the overriding message of the NPPF, meaning development proposals that are in accordance with the Development Plan should be approved without delay if they are economically, socially and environmentally sustainable.

The NPPF identifies the need to significantly boost the supply of housing to deliver a wide choice of high quality homes, widen opportunities for home ownership, and create sustainable, inclusive and mixed communities. It also states that development should be actively managed to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are, or can be made, sustainable. Paragraph 49 of the document states that housing applications should be considered in the context of the presumption in favour of sustainable development.

The Government, through the NPPF, attaches importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. Government also requires decision taking to be approached in a positive way to foster the delivery of sustainable development. Local Planning Authorities should look for solutions rather than problems, and decision takers at every level should seek to approve applications for sustainable development where possible.

Furthermore, the Government's Planning Practice Guidance states: *The need to provide housing for older people is critical. People are living longer lives*

*and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is projected to double to 3.2 million. Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems. Therefore, an understanding of how the ageing population affects housing needs is something to be considered from the early stages of plan-making through to decision-taking.*

### National Design Guide

The National Design Guide (2019), which links in to national planning policy, outlines ten characteristics of well-designed places which also cover a place's physical character, creating a sense of community and addressing climate issues:

1. Context - enhances the surroundings
2. Identity - attractive and distinctive
3. Built form - a coherent pattern of development
4. Movement - accessible and easy to move around
5. Nature - enhanced and optimised
6. Public spaces - safe, social and inclusive
7. Uses - mixed and integrated
8. Homes and buildings - functional, healthy and sustainable
9. Resources - efficient and resilient
10. Lifespan - made to last

### The Development Plan

The development plan for South Cambridgeshire District comprises:

- i. South Cambridgeshire Local Plan 2018
- ii. Adopted Policies Map 2018
- iii. Cambridge Southern Fringe Area Action Plan 2008

Relevant planning policies are set out in detail in section 5 of the Planning Statement.

According to the Policies Map the site is outside Stapleford's Development Framework but adjoins it to the north-west. The site lies within the Cambridge Green Belt. It is not covered by any other environmental, historic or landscape designations.

The most relevant local policies are considered as follows:

**Policy S/4: Cambridge Green Belt.** This policy states that a Green Belt will be maintained around Cambridge that will define the extent of the urban area. The detailed boundaries of the Green Belt in South Cambridgeshire are defined on the Policies Map, which includes some minor revisions to the inner boundary of the Green Belt around Cambridge and to the boundaries around some inset villages. New development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework.

**Policy S/7: Development Frameworks.** This policy states that development and redevelopment of unallocated land and buildings within development frameworks will be permitted. Outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.

**Policy S/8: Rural Centres.** This policy defines Great Shelford and Stapleford as a Rural Centre, where development and redevelopment without any limit on individual scheme size will be permitted within the development frameworks of Rural Centres, as defined on the Policies Map, provided that adequate services, facilities and infrastructure are available or can be made available as a result of the development.

**Policy H/9: Housing Mix.** This policy states that a wide choice, type and mix of housing will be provided to meet the needs of different groups in the community including families with children, older people, those seeking starter homes, people wishing to build their own homes, people seeking private rented sector housing, and people with disabilities.

Explanatory paragraphs 7.38 to 7.39 states that the population of the district is ageing and often older people need or prefer smaller properties that are easier to manage than their original home, with people often looking to 'downsize' to a smaller property. We also know that as people age the incidence of disability and frailty also increase, and in the age band 64-74 up to 7% of residents will be

classified as frail. The Cambridgeshire Joint Strategic Needs Assessment for Older People (2010) recorded that 5% of older people received a disability living allowance and that by 2020 the prevalence of people with diabetes is expected to be 7.4%, 6% with cardiovascular disease and 2.7% with chronic obstructive pulmonary disease.

There are a range of models that can play a part in providing specialist accommodation for older people. These include sheltered and enhanced sheltered housing, Extra Care housing, retirement villages, continuing care retirement communities and registered care homes both with and without nursing care. Where appropriate, specialist accommodation for the elderly should be provided on a mixed-tenure basis, and such accommodation should be located on sites in new settlements or within larger villages. Where any scheme providing specialist accommodation for the elderly (with or without care) includes an affordable housing component, this can count towards the overall 40% affordable housing requirement if part of a wider development.

**Policy NH/2: Protecting and Enhancing Landscape Character.** This policy states that development will only be permitted where it respects and retains, or enhances the local character and distinctiveness of the local landscape and of the individual National Character Area in which it is located.

**Policy NH/8: Mitigating the impact of development in and adjoining the Green Belt.** This policy states that any development proposals within the Green Belt must be located and designed so that they do not have an adverse effect on the rural character and openness of the Green Belt. Where development is permitted, landscaping conditions, together with a requirement that any planting is adequately maintained, will be attached to any planning permission in order to ensure that the impact on the Green Belt is mitigated. Development on the edges of settlements which are surrounded by the Green Belt must include careful landscaping and design measures of a high quality.

Policy NH/10: Facilities for Recreation in the Green Belt. This policy states that proposals for new buildings to provide appropriate facilities for outdoor sport and outdoor recreation will be permitted where they will not (either individually or cumulatively) harm the openness of the Green Belt and the purposes of including land within it.

Policy CSF/1 of Cambridge Area Action Plan: The Vision for the Cambridge Southern Fringe. This policy states that Cambridge Southern Fringe will be a modern, high quality, vibrant, innovative and distinctive urban extension of Trumpington, which will complement and enhance the character of the city. Development will secure a Countryside Enhancement Strategy comprising landscape, biodiversity and public access enhancements in the surrounding countryside, which will complement the existing landscape character of the area and protect and enhance the setting of Cambridge.

Policy CSF/5 of Cambridge Area Action Plan: Countryside Enhancement Strategy. This policy states at part 2 that a Countryside Enhancement Strategy will be prepared for the area bounded by the Cambridge City boundary, Babraham Road, Haverhill Road, and the edge of the built up area of Great Shelford and Stapleford. The Strategy will comprise:

- f) New copses on suitable knolls, hilltops and scarp tops.
- g) Management and creation of chalk grassland.
- h) Management of existing shelter belts.
- i) New mixed woodland and shelter belts.
- j) Creation of a landscape corridor along Hobson's Brook.
- k) Reinforcement and planting of new hedgerows.
- l) Roadside planting.
- m) New footpaths, cyclepaths and bridleways creating routes through the area and linking to Wandlebury Countryside park / The Magog Down.

The Countryside Strategies will include integrated proposals for landscape, biodiversity, recreation and public access improvements, which will be compatible with long-term agricultural production to create enhanced gateways into the City. Provision will be made for maintenance of landscaping and replacement of diseased, dying and dead stock for a period of 10 years, and details of long-term management thereafter.

# 4.0 Technical

4.1 Technical Studies

4.2 Opportunities and Constraints



# 4.0 Technical

## 4.1 Technical Studies

The application is supported by a suite of detailed reports and assessments, many of which have informed the design development of the proposals. These are summarised below.

### Transport

A new vehicular and pedestrian access point is proposed from Haverhill Road. This will consist of a ghost-island right turn facility with a carriageway width of 5.5m, and footways either side. The specifications of the access are further detailed in the Transport Assessment and Framework Travel Plan.

Local parking guidance states that for C2 uses, one car parking space per residential staff and one car parking space per three bed spaces should be provided. One secure covered cycle parking space should be provided per two members of staff.

This will be considered further at reserved matters stage. However there is space within the site to accommodate proposed parking numbers.

The site is accessible by walking and cycling, and there are connections with the existing footways on Haverhill Road and Gog Magog Way, and cycle path network through the village. A Framework Travel Plan has been prepared to encourage travel by sustainable modes of transport.

### Flood Risk and Drainage

The site is in flood zone 1 and not at risk of flooding. A Flood Risk Assessment and Sustainable Drainage Strategy has been undertaken, and finds there are no significant surface water features in the vicinity of the site. Infiltration testing has been undertaken, which has demonstrated that infiltration rates across the site tend to be high and infiltration will provide a suitable means of drainage.

There are no significant surface water issues at the site. A very small area of ponding may occur close to the southern boundary; this has been left free of development in the parameters submitted which form part of this outline planning application.

### Landscape (The Landscape Partnership)

A Landscape and Visual Appraisal has been undertaken. The site is not designated for any landscape reason, and currently has a functional open rural arable character. It is not considered to be a valued landscape.

The site is entirely within the Green Belt. Development of the retirement village would contradict Green Belt purposes. However the countryside park, along with the other benefits of green space across the retirement village will make a significant contribution to the quality and accessibility of Green Belt land and countryside in this location, as well as contributing to the delivery of a number of local Green Belt policies.

The Landscape and Visual assessment has contributed to the design process and ultimately the parameter plans submitted as part of this outline application. The analysis has resulted in the retirement village element of the proposals being located on the lowest lying land, and key areas of planting being used in areas around the development to screen long views from publicly accessible locations.

The part of the site to be occupied by built development is not particularly visible in public views. However representative viewpoints have been assessed in consultation with the Council's landscape officer. There would be some adverse impact in some views at Year 1 due to the change to the character of the area; however this impact would be mitigated over time as the landscaping matures, lessening to minor adverse by year 15. The proposed countryside park would result in neutral or minor beneficial changes to views.

### Ecology

A Preliminary Ecological Appraisal has been undertaken. The site generally provides limited habitats but further surveys of breeding birds, arable weeds, badgers, and great crested newts in adjacent ponds, are recommended prior to any development. No constraints to development design are identified as a result of the ecological surveys.



## **Trees**

A Tree Survey and Preliminary Arboricultural Impact Assessment has been undertaken. There are few trees on the site, and those that are present are limited to its peripheries. The main vegetation comprises boundary hedgerows, which are mostly rated as Category B (of moderate value) due to their contribution to the rural character of the area. The site is largely unaffected by arboricultural constraints; the formation of openings in the hedgerows to provide access would be offset by new planting and the management/ gapping up of existing hedges.

## **Heritage**

A Heritage Statement has been undertaken and accompanies this application. There are no heritage assets within the site, but Stapleford's Conservation Area lies to the south, and two listed residential properties lie to the north. The site lies within a wider prehistoric landscape with associated archaeological finds and Scheduled Ancient Monuments to the north. The conclusions in regards to the sensitivity of the historic environment have heavily informed the illustrative site layout and parameter plans

## **Contamination**

A Phase 1 Contamination Assessment has been undertaken and accompanies this application. It finds that the current and historic uses of the site are unlikely to have led to any risk of contamination. The site is underlain by chalk bedrock which poses of a risk of natural ground gas formation, and installation and monitoring of ground gas monitoring wells is recommended prior to development. This can be secured via a suitably worded condition.

## 4.2 Opportunities and Constraints

There are a range of considerations that will influence the scale and form of new development which will be appropriate to this Site. These issues include the following:

### Constraints

- Proximity to residential dwellings to the site's southern boundary - the amenity of these neighbours must be considered and protected
- The site's topography- ensuring that surface water from future development can be managed by a comprehensive drainage strategy for the entire site
- The site's topography - ensuring that future built development is located on the lowest parts of the site and does not have a detrimental impact on the wider landscape and views from key publicly accessible locations

### Opportunities

- To create a distinctive, high quality new retirement community which does not negatively impact on the existing settlement or long distance views from key locations
- To provide a significant contribution to the provision of open space in the wider area with the countryside park remaining accessible to the community in perpetuity
- To create a new gateway into Stapleford on Haverhill Road
- Opportunity to maximise the areas of higher land, (previously not publicly accessible) in the central part of the site for views of Great Shelford, Stapleford and beyond, whilst screening development
- To utilise the existing agricultural access on Gog Magog Way as an additional non vehicular link into the site and through to the Countryside Park



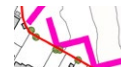
Site Boundary



Stapleford Conservation Area



Potential Site Access



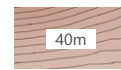
Sensitive Boundary to neighbouring properties



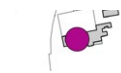
Site high point and potential view



Site low point



Contours & 5m interval heights



GII\* listed building (Middlefield)



GII listed building (Pinewood)



Indicative CAM Route

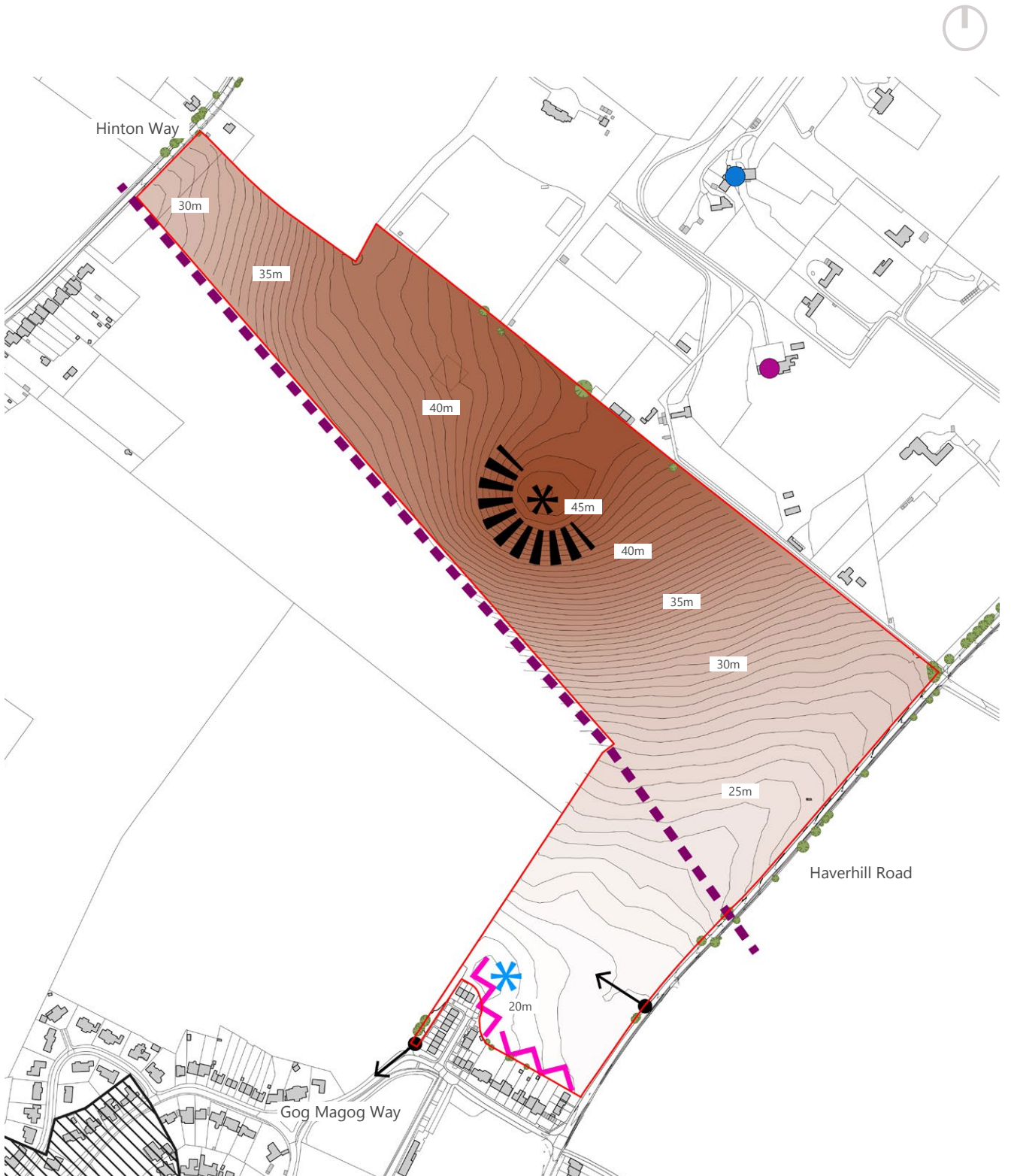


Fig 8: Considerations Plan

# 5.0 Design

- 5.1 Development Concept & Rationale
- 5.2 Consultation
- 5.3 Development Brief



# 5.0 Design

## 5.1 Development Concept & Rationale

The vision for this site is to create a high quality retirement community, with strong links to Stapleford and Shelford, and an expansive new countryside park which complements the network of open spaces south of Cambridge.

### Development Concept

The proposed concept builds upon the site's location on the edge of Stapleford, as well as the existing topography and landscaping.

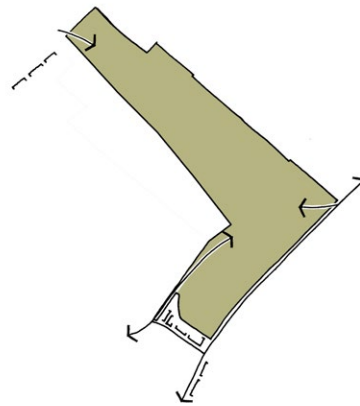
Accordingly there are three major zones within the proposed concept:

- A. Main village centre closest to the existing settlement
- B. Retirement apartments with links to the facilities in the main care block
- C. New countryside park with walking routes for leisure

In addition there are proposed landscape enhancements to the boundary with Haverhill Road and the site's western boundary to the remaining agricultural land.

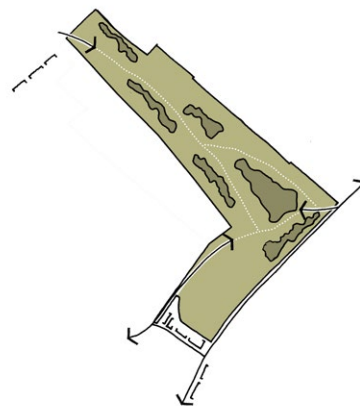
### Design Rationale

The design rationale on the facing page stems from a thorough analysis of the site, and its constraints and opportunities.



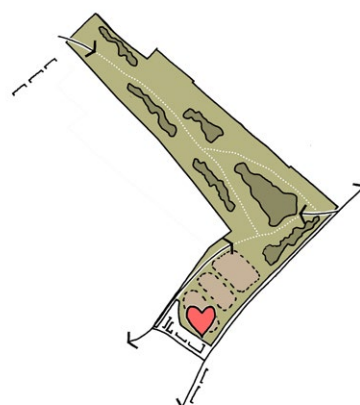
### Connections

People would be able to access the retirement village and countryside park a number of ways via multi-user paths enabling walking and running in open countryside, and access to public transport and main roads around the edges.



### Countryside

There is an opportunity for ecological and landscape improvements, including an extensive countryside park with chalk grassland planting, public access, footpaths and large areas of new wildlife habitat.



### Community

It would maximise opportunities for the wider community to access health and wellbeing facilities, a new 50 acre countryside park, new footpaths and multi-user path, landscaped pathways and potential new transport facilities.

Fig 9: Development Concept

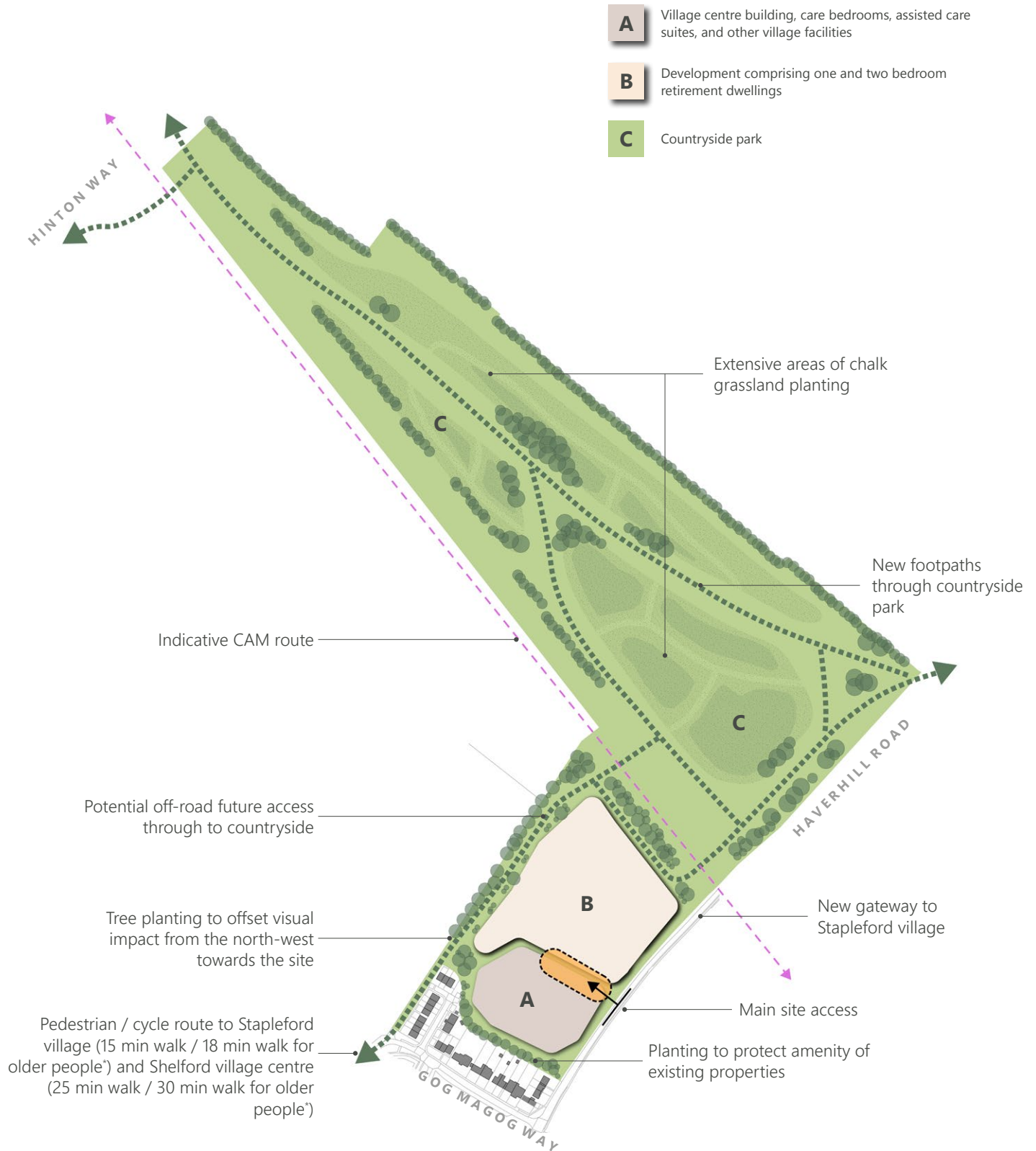


Fig 10: Design Rationale

## 5.2 Consultation

A period of pre-application community engagement ran from November 2019 to February 2020, to engage with the local community, South Cambs DC and a variety of stakeholders in the preparation of plans that form the basis of the outline planning application. The community engagement process was facilitated by Henbe Communications, with input from the consultant team and applicant.

Axis Land Partnerships sought to ensure that the whole community had the opportunity to get involved and have their say at an early stage in the process. This was achieved by providing information to local residents and stakeholders through a public exhibition and inviting feedback for consideration before the plans were finalised. Around 280 people were in attendance across all the events.

Participants were invited to provide detailed feedback which was collated and is summarised within the supporting Statement of Community Involvement. The feedback provided has influenced the design of the development proposals. The key design points raised

being as follows: -

- Inclusion of larger areas of woodland planting to screen the development from the surroundings
- Production of parameter plans and their subsequent further development to show the maximum extent of the development area and areas of open space
- Moving the village centre building north, further away from the rear boundaries of properties fronting Gog Magog Way



Fig 11: Public Exhibition Photographs (28 February event)



## Hello & Welcome

The proposals you will see today are about creating a retirement village as an extension country park with the following health and wellness facilities, easy access to local shops and new and existing transport connections.

The concept design is being developed by Axis Land Partnerships, part of the St. Robert's Mx Group.

# AXIS

LAND PARTNERSHIPS

"The Mx Group business is built on 120 years of successful partnerships. As a family business, we care for and depend on each other. As Axis we believe the same partnership approach is the best way to deliver new development for communities that have a positive impact. This collaborative and respectful approach is the foundation of our business culture."

Phil Grant, Director Axis Land Partnerships.

## We would like your views

This is the first consultation event on emerging ideas in proposals to develop a substantial retirement village called Stapfold House with wellness facilities and a new 30-acre country park which would be open to all the community.

We'd like your input on subjects such as the retirement village concept, facilities that could be included and the proposed new country park. To help shape the proposals at this stage, before we work up more detailed plans and prior to submitting a planning application to South Cambridgeshire District Council. Please read more about our proposals and tell us what you think. Thank you.

### What are we proposing?

Through building a retirement village we would deliver high quality housing options for older people along with tailored support services, including:

- High quality self-contained homes for sale, shared ownership and/or rent
- A range of onsite facilities including dining, leisure, wellness, green rooms, swimming pool, hairdressers, a 24-hour care and garden with outdoor recreation
- 24-hour onsite staff with care and domestic services available
- Local provision in health, care and operational management as well as service provision
- A new 30-acre country park

\*We reserve the right to adjust the final planning consent.  
\*The final size and location of the retirement village concept.

### What is happening when?

We are here: 1st Public Exhibition Open for comments until 11th December

11th December 2018: Comments closed

January 2019: 2nd Public Exhibition

February 2019: Prepare a planning application

Further work and studies

## Why do we need a Retirement Village here?

### The 2010-2033 Greater Cambridgeshire Housing Strategy

"Reflects directly to the need for a retirement village in the district identified by research carried out by Sheffield Hallam University, Stapfold is named in the district of South Cambridgeshire which is expected to have the largest increase in its over 75s population compared to other Cambridgeshire districts."

### Census data and a survey undertaken in 2017 as a part of the evidence base for the Stapfold Neighbourhood Plan identified that:

- Over 10% of Stapfold's residents were over the age of 65 in 2011 and around 40 per cent of households in Stapfold have four or more bedrooms
- 9% of respondents felt that their homes were suitable for their needs, a number of which also stated this was because their existing home was too large, indicating a desire to downsize

### Most people who move into a retirement village already live in the local area

- 90% of people come from within 10 miles. A report by Worcester Research (2017) notes the types of properties from which residents typically move, 20% from a 4 bed property 80% from a 3 bed property

### The Local Need for a Retirement Village

For these reasons, we believe Stapfold is a good location for a retirement village as it has excellent transport links and enables local people to move out of their existing homes should they wish to, and into local, more adaptable homes without moving from the area while continuing to live in the local area, as well as offering the potential to house larger families more suited to families, at the same time.

## Wider Community Benefits

You may wish to live in the proposed retirement village, but even if you don't, there are many other benefits from a retirement village being built locally including the potential to:

### Address local housing need:

- By creating smaller homes for 'right owners' to move into, significant numbers of smaller sized 2 & 3 bedroom homes are released back onto the market creating opportunities to address the current shortage of homes locally of which there is an identified shortage within Stapfold

### Support the local economy:

- Supporting local services and facilities, with a significant new pool of regular customers which improves sustainability of local shops, pharmacies, public transport, libraries and other leisure and education services in Stapfold and Great Shelford
- Jobs are created, retirement villages contribute significantly to direct employees in their local communities.

### Enhance quality of life:

- Creating social interaction between residents and the local community by delivering a country park not currently accessible to the local community and accessible onsite facilities

## Concept Design

### High quality housing and facilities with optimal care and support, plus a new 30-acre country park

We propose a sensitive design, incorporating with the local and surrounding area and landscape created by a new 30-acre country park which equates to approximately 67 rugby pitches.

- Access from Heathill Road
- Main building could include care suites and facilities, administration, dining areas, hairdressers, swimming pool, salon and wellness facilities, activity spaces and disabled bus service stop
- Mix of 1 bedroom and 2 bedroom homes (apartments) for sale, rent or shared-ownership
- Recreation and cycle access to Stapfold village (3 miles walk) and Stapfold village centre (15 mins walk) (1 mile cycle)
- Access to proposed CAM stop and multi-use path
- Potential location for outdoor amenities
- New 30-acre country park accessible to everyone for walking, leisure and recreation

\*We reserve the right to adjust the final planning consent.

## Talk to Us

Please provide us with your feedback.

Using the feedback forms, please provide us with your comments on our proposals.

### What happens next?

You can view the information provided at the exhibition on the website and email us your comments up until 11th December 2018

Website: [www.axislp.com/consultations](http://www.axislp.com/consultations)  
Email: [stapfold@axislp.com](mailto:stapfold@axislp.com)

This is a concept design, we will need to review comments received and there will be a further opportunity to comment early next year.

- What do you think of the retirement village concept?
- What do you think of our design approach so far?
- How do you think you would use the country park?
- What do you think about having access to health and wellness facilities?
- Do you have any other comments?

We are here: 1st Public Exhibition Open for comments until 11th December

11th December 2018: Comments closed

January 2019: 2nd Public Exhibition

February 2019: Prepare a planning application

Further work and studies

Fig 12: Extract of Material Presented at Public Exhibition Events

## 5.3 Development Brief

The table below summarises the key areas which comprise the masterplan, showing development areas, density and provision of open space, including the area of the countryside park.

The infographic to the right provides a graphic summary of the key elements of the scheme, and its connectivity for adults and older adults to Stapleford, Shelford and beyond to Cambridge.

Schedule Summary			
Element	Ha	%	Notes
Total Site Area	24.37	100	
Development Area	3.12	13	
Amenity Open Space	1.80	7	Including retained trees, new block planting and attenuation features
Countryside Park Area	19.10	79	Including paths and new planting
CAM Route Corridor	0.31	1	

Fig 13: Summary Area Schedule

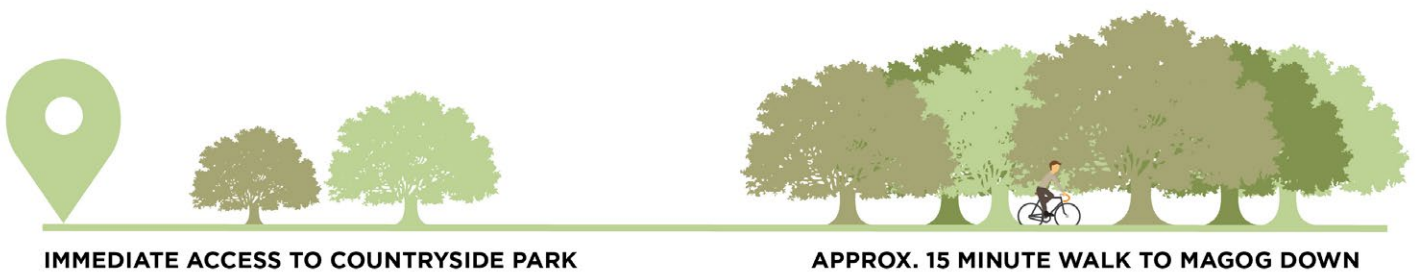
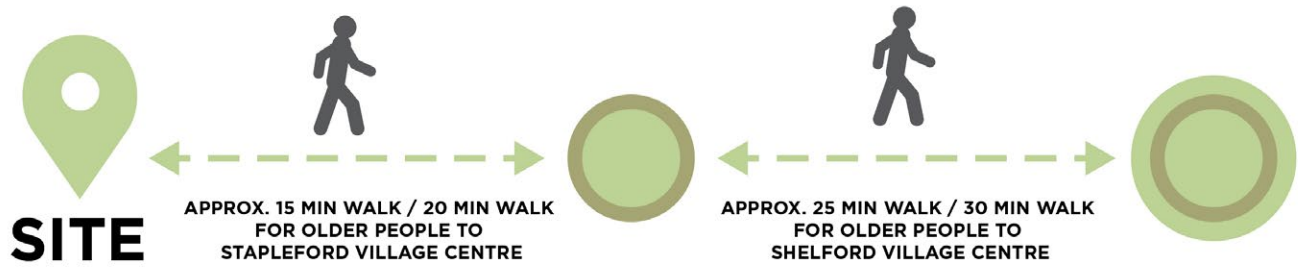


Fig 14: Key Site Information

# 6.0 Framework

- 6.1 General Design Principles
- 6.2 Amount of Development
- 6.3 Transport and Access
- 6.4 Landscape and Visual Impact



# 6.0 Framework

## 6.1 General Design Principles

The overall aim is to deliver a sustainable, integrated retirement community and countryside park that will meet the care and accommodation needs of the ageing local population.

The intention is to deliver this new community in a way that provides safe and convenient access to local facilities and services. In order to deliver this, a series of design principles have been developed. The key principles are as follows:

- Create a sustainable, safe, attractive place with buildings and landscape defining streets of slow speed and public spaces.
- Integrate the retirement village with the existing Stapleford community to ensure a positive interface.
- Foster a distinctive identity for the development based on a strong existing landscape framework, whilst having regard to the neighbouring properties and taking opportunities to reinforce local characteristics.
- Incorporate a mix of care and retirement apartment types and tenures to create a balanced community. This will enable increased opportunity for natural surveillance, community interaction and environmental control.
- Ensure that building heights reflect the existing character of Stapleford, whilst setting the framework for a viable and practical retirement community to be delivered.
- Create a scheme which is energy and water efficient, with all new units achieving the relevant requirements of Part L of the Building Regulations. The scheme should prevent water pollution and flooding. Building materials should be locally and sustainably sourced wherever possible.
- Landscape should be an integral part of the new development with existing habitats retained and enhanced wherever possible. Wildlife interests in the site should be closely monitored to ensure the protection of important species and habitats.
- Create new public open spaces in the retirement community as a focus for interaction, recreation and biodiversity, whilst creating the opportunity for the re-introduction of a chalk grassland habitat in the countryside park.
- Create a legible community where routes are safe, accessible, convenient and easily identified.
- Create a network of streets and open spaces, which are a comfortable human scale and are well-overlooked, creating a feeling of safety and adhering to Secured by Design principles. Attention to detail is crucial to the quality of the public realm. There should be clear demarcation between public and private space.
- Streets should be designed in accordance with Manual for Streets 1 and 2 and the Urban Design Compendium. Established footpaths, shortcuts and minor roads should be used as the basis of enduring linkages.
- Enable pedestrian and cycle priority throughout the site. Slow vehicle speeds should be incorporated into street design and car parking should not dominate.

## 6.2 Amount of Development

### Inclusiveness

The development will integrate the principles of inclusive design as set out in best practice guidance. The Disabled Persons Transport Advisory Committee defines inclusive environments as follows:

*'Inclusive environments are those that can be used by everyone regardless of age, gender, ethnicity or disability. This makes them truly functional, efficient and sustainable. Inclusive environments recognise and accommodate differences in the way people use the built environment and provide solutions that enable all of us to participate in mainstream activities equally, independently, with choice and dignity.'*

The development will integrate the principles of inclusive design in a number of ways:

- A mix of tenure types will be provided to meet the needs and create a vibrant mixed retirement community
- Priority will be given to pedestrians and cyclists over the private car
- The development will ensure good access for all members of the community. The development will provide safe, direct and convenient access to public transport, public open space and local facilities via pedestrian, cycle and public transport routes which comply with Government regulations on disabled access. The public realm will be designed to satisfy the DDA standards.

### Flexibility

All elements of the masterplan will be future-proofed. This will be embedded from the start and should operate at the masterplan, block and building levels in order to be truly adaptable.

A responsive masterplan should provide clarity in what is prescribed and what is flexible. Adaptable blocks should allow for changes in layout depending on the requirements of the market and flexible buildings should provide the opportunity for users to modify and personalise their homes.

Flexibility is crucial for the masterplan to be sustainable, particularly in the context of climate change and the fact that the masterplan will take several years to build out.

This outline planning application is seeking permission for:

*"Development of 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 public access countryside park"*

In terms of amount of development, it is proposed that the total gross new internal floorspace will be up to around 17,825 square metres of C2 use.

This could potentially deliver 90 retirement apartments, and a village centre building with 39 care suites and 60 care bedrooms, along with complementary facilities.

## 6.3 Transport and Access

### Access

A single access point for vehicles is proposed from Haverhill Road, permission for which is sought in full by the outline application. There is a secondary pedestrian and cycle access from Gog Magog Way.

Access to the countryside park for pedestrians is proposed to be from the north east corner of the site (from Haverhill Road) and the north west corner (from Hinton Way). Pedestrian access will also be available via the main access

### Internal Street

The proposed access point (see fig 15), which utilises a ghost-island right-turn facility onto Haverhill Road, will be laid out to adoptable standards: a carriageway width of 5.5m and 2m footways on both sides. The junction radii will be 6m.

The access road will be laid out to adoptable standards of the local highway authority, and have a minimum gradient of 1:20 for at least the first 10m from Haverhill Road into the site.

### Emergency Access

The proposed pedestrian and cycle link to the west of Chalk Hill, which is currently in use as an agricultural access, could be used to create a secondary, emergency access to the site. This would not be a general purpose access for vehicles.

### Public Transport - CAM

As part of the applicant’s role as representative of the landowner, discussions have taken place with the Greater Cambridge Partnership regarding the proposed Cambridge Autonomous Metro (CAM) stop location and the applicant is aware that this is a preferred route. As such, we have made provision for it through the concept design and parameters in section 7. However, it is important to note that the development of the retirement village does not depend on the delivery of the CAM in this location.

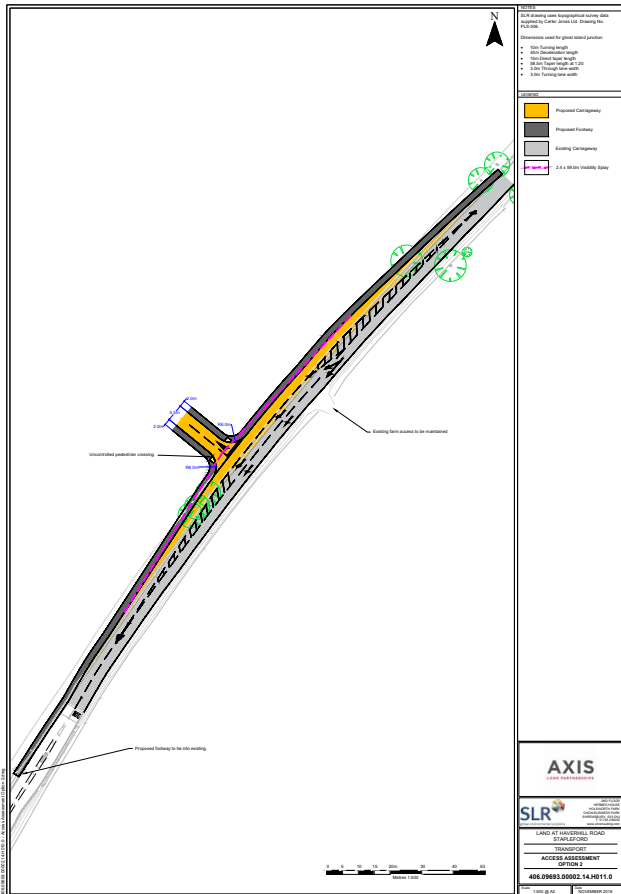


Fig 15: Site Access Drawing (SLR)



## 6.4 Landscape and Visual Impact

### **Summary of Visual Impact**

The proposed development has been assessed in terms of its presence in the landscape from a number of viewpoints, which were chosen following consultation with South Cambs District Council Officers.

The effects and appearance of the proposed retirement village (Area A) and the proposed semi-natural open space (Area B) are markedly different and are considered separately.

Views of the proposed development (Area A) would be evident from Haverhill Road in year 1 after construction, with a lesser effect as the proposed block planting matures. Chalk Hill and Gog Magog Way are already visible on the approach to Stapleford south on Haverhill Road, whilst the proposed block planting could form a new gateway to the village and offset the proposed development.

Views from within Stapleford are considered to be limited, with the reduction in severity as proposed planting matures.

The countryside park (Area B), located on higher land, would remain as a backdrop to the settlement and only see minor change over the period from open land to development, with the creation of new semi-natural features in the landscape.

For further reference please see the Landscape and Visual Appraisal, produced by The Landscape Partnership, which forms part of the outline application.





# 7.0 Parameters

## 7.1 Parameter Plans

The parameter plans create a framework for future development to come forward on the site. Future applications for reserved matters approval will be made in accordance with these parameter plans

There will be further design details implemented at reserved matters stage following the outline application. However, the parameters detailed here ensure that the analysis and rationale development that has been undertaken as part of this outline application is carried forward.

Certain fixes of key design principles are made, whilst flexibility in certain areas will allow future design decisions to be made to create a high quality retirement community.

### Land Use and Building Heights

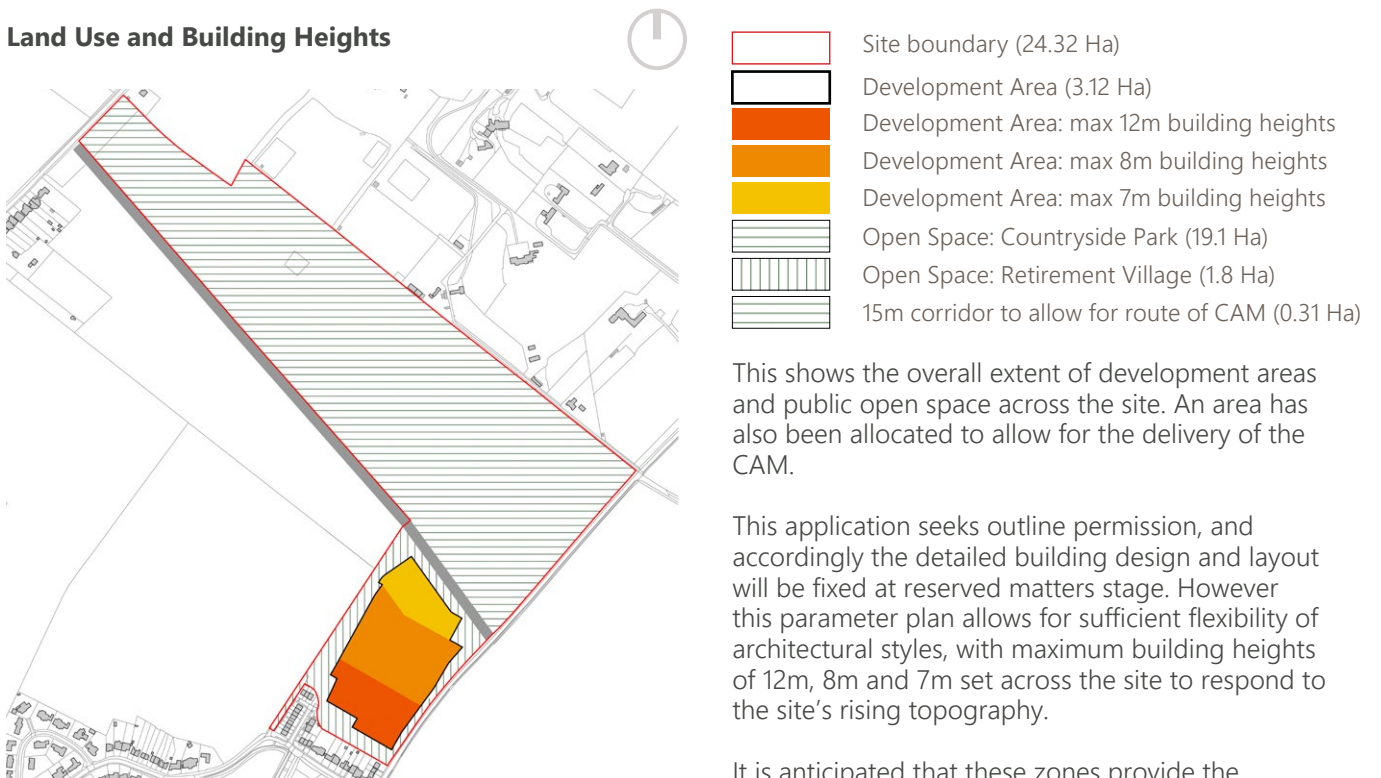


Fig 16: Land Use and Building Heights Parameter Plan

This shows the overall extent of development areas and public open space across the site. An area has also been allocated to allow for the delivery of the CAM.






This application seeks outline permission, and accordingly the detailed building design and layout will be fixed at reserved matters stage. However this parameter plan allows for sufficient flexibility of architectural styles, with maximum building heights of 12m, 8m and 7m set across the site to respond to the site’s rising topography.

It is anticipated that these zones provide the framework for a village centre building closest to the existing settlement, with two storey apartments and single storey dwellings laid out as the site rises to the north.

## Landscape



Fig 17: Landscape Parameter Plan

-  Retained trees
-  Proposed new structural planting
-  Amenity space
-  Countryside park area
-  Potential location for surface water attenuation

The majority of the site is to remain undeveloped, with the 50 acre Countryside Park making a significant contribution to local biodiversity and parkland provision.

Tree planting, as well as the retention of existing trees, will ensure that the development area of the site will be well screened from long views.

An enhanced boundary planting on the southern side will protect the amenity of neighbouring residential properties on Gog Magog Way.

A potential area for surface water attenuation is located at the lowest point of the site, whilst a site wide drainage strategy will need to be implemented at reserved matters stage.

## Access and Movement

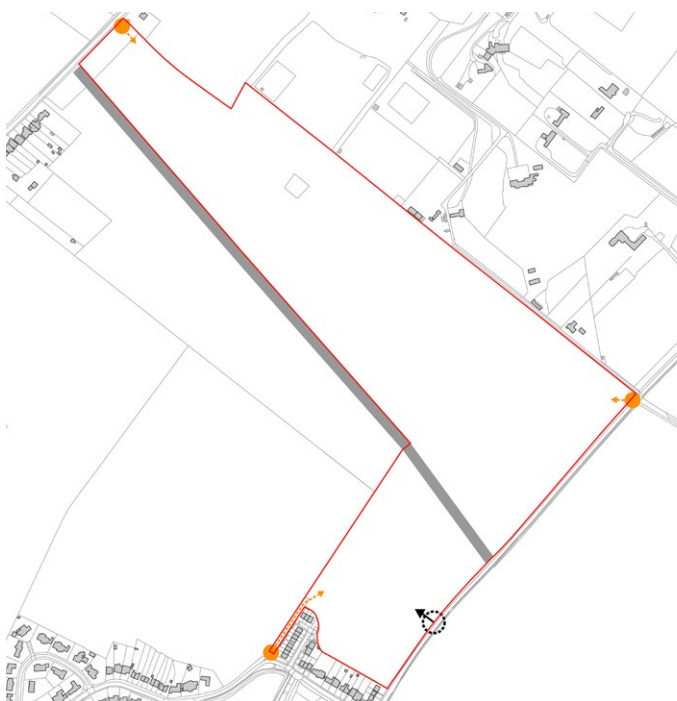




Fig 18: Access Parameter Plan

-  Main vehicular access
-  Pedestrian access

The site's main vehicular access is proposed to be from Haverhill Road, with a new junction being designed to meet with Manual for Streets standards.

The alignment of the internal road network will be fixed at reserved matters stage, however it must prioritise pedestrian movements, slow vehicle speeds and ensure access for emergency vehicles.

Pedestrian and cycle access, to assist with connectivity to Stapleford and Shelford, is proposed from Gog Magog Way on the west of properties on Chalk Hill. This route must allow access through to the proposed Countryside Park in the north.

Two additional pedestrian accesses are proposed from Haverhill Road and Hinton Way for the Countryside Park.

# 8.0 Masterplan

8.1 Illustrative Masterplan

8.2 Countryside Park



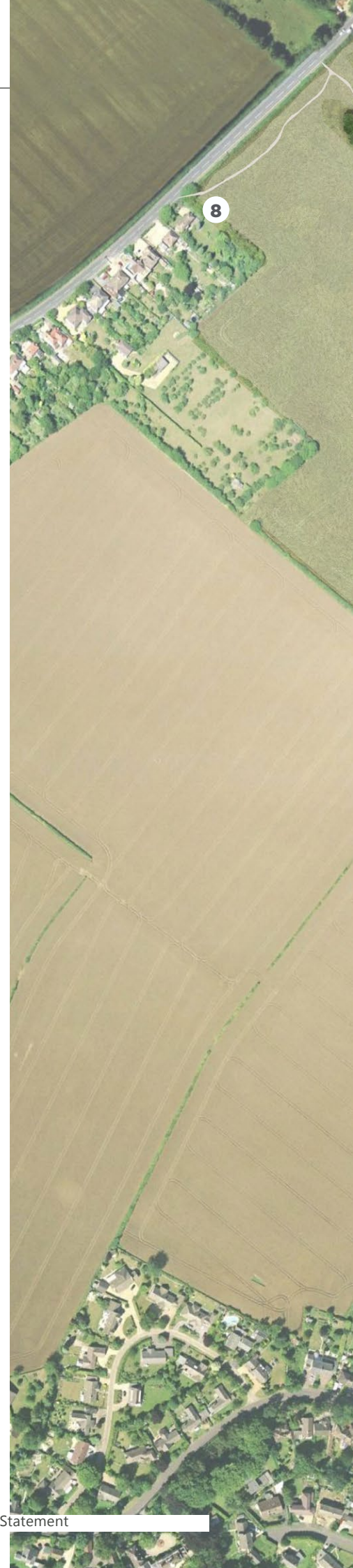
## 8.1 Illustrative Masterplan

In order to illustrate the character of the potential retirement village and countryside park, its positive relationship with Stapleford and the surrounding area, an indicative masterplan has been proposed.

Since this is an outline planning application with all matters reserved except for access, the layout is for indicative purposes only. Nevertheless, it demonstrates that the scale and type of development proposed is appropriate for the site.

- 1** Main vehicular access from Haverhill Road
- 2** Main village centre, potentially including care suites and facilities, administration, dining areas, hairdressers, swimming pool, salon and wellness facilities, activity spaces and shuttle bus service stop
- 3** Enhanced boundary planting to protect existing residential amenity of properties on Gog Magog Way and Chalk Hill
- 4** Pedestrian and cycle access to Stapleford and Great Shelford
- 5** Extensive countryside park area, creating a chalk grassland area, with new tree and wildflower planting and pedestrian routes for leisure, open to all
- 6** New block planting to mitigate the development's visual appearance on long views from the north east at Magog Down
- 7** Potential location of viewpoint in countryside park
- 8** Potential access to Countryside Park from Hinton Way
- 9** Potential access to Countryside Park from Haverhill Road

Fig 19: Illustrative Masterplan







1

5

7

5

9

4

3

2

1

6

## 8.2 Countryside Park

The new countryside park at Stapleford will be a place for all to enjoy, exercise and get close to nature. The c. 50 acre countryside park is equivalent in size to approximately 21 rugby pitches or 40 football pitches.

This would potentially increase the existing rich countryside amenities such as Magog Downs and Wandlebury Woods, both of which are popular and busy local outdoor areas.

The residents of the retirement village and wider community would benefit from being able to access this new space from their doorstep for recreation such as walking and running as well as enjoying the health benefits of exercising and fresh air.

The proposed strategy for the countryside park is:

- Retention (and in-fill planting as necessary) of all existing boundary features;
- The provision of at least one wide boundary corridor running between Haverhill Road and Hinton Way, with ecotone habitat (a tall, wide hedge transitioning through scrub to tall herb layer and then chalk grassland). This feature will maximise habitat heterogeneity and provide a movement corridor connecting to the wider landscape;
- Establishment and management of chalk grassland will be based on local soil chemistry, with advice taken from other local schemes e.g. the Magog Trust;
- Consideration will be given to site management including localised fencing to provide areas of minimal disturbance/maximum biodiversity benefit e.g. for ground nesting birds within the site;
- An Ecological Design Strategy and/or Landscape and Ecological Management Plan (LEMP) or equivalent document(s) will be used to provide and secure detailed prescriptions for habitat establishment and ongoing management, monitoring and remediation if required; and
- Funding for the creation and ongoing management of the site, as well as identifying and agreeing the relevant parties and their roles and responsibilities, will be agreed ahead of scheme commencement, to secure biodiversity gains for the longer term.



Fig 20: Countryside Park Precedent Images



Fig 21: Countryside Park Plan

# 9.0 Conclusions

## 9.1 Summary and Conclusions



# 9.0 Conclusions

## 9.1 Summary and Conclusions

This Design and Access Statement has documented the process that has been undertaken to reach the proposed parameters for the masterplan presented in Section 7. The key outcomes of each of the key design stages are summarised below.

### Site

The existing site, adjoining the settlement boundary, provides an excellent opportunity to produce an holistic retirement community and countryside park.

### Context

The contextual study undertaken demonstrates the site's close proximity to existing community facilities in Stapleford and Shelford, as well as local transport links nearby on Gog Magog Way. These, as well as Shelford railway station linking to Cambridge and London, ensure the site is well connected and sits in a sustainable location.

### Technical

The technical studies undertaken identify that the site has the potential to create a new retirement community and countryside park. It is considered that the development of the site will not be precluded by issues such as flood risk, ecology, landscape and arboriculture, which have been assessed in detail appropriate for this stage of seeking outline planning permission.

### Design

The design proposals have been developed over an extended period of time, in conjunction with the local community and key stakeholders which has informed the material presented in this document and outline planning application. Through this exercise we have sought to listen to those who would be affected by the development and take decisive action through the continued development of the scheme design.

### Parameters

A set of three parameters for the development of the site have been defined. These form part of the outline application and will drive any subsequent applications for reserved matters on the site. These include:

- Land Use & Building Heights: Three defined zones of heights (12m, 8m and 7m), within a development area of 3.12 hectares.
- Landscape: Definition of key planting areas along the boundaries of the development area, as well as showing key areas of amenity open space and the extent of the countryside park area.
- Access: Main vehicular access from Haverhill Road, with secondary pedestrian and cycle access from Gog Magog Way, adjacent to Chalk Hill. Secondary pedestrian only accesses to the Countryside Park from Hinton Way and Haverhill Road, in the north west and north east corners of the site respectively.

## Wider Community Benefits

There are many wider benefits from a retirement village being built locally including the potential to:

- Address local need;

Through the creation of a range of dwelling types and care provision, the retirement village will provide safe accommodation for a range of age groups, as well as meeting a critical local and national need for retirement housing. The range of facilities will allow those moving in to the village to continue to be an active part of the community.

Also by creating smaller homes for 'right sizers' to move into as part of the retirement village, significant numbers of under-occupied 3 & 4 bedroom homes are released back onto the market creating opportunities to address the current shortage of homes locally of which there is an identified shortage within Stapleford.

- Support the local economy;

Supporting local services and facilities, with a significant new pool of regular customers which improves sustainability of local shops, pharmacies, public transport, libraries and other leisure and education services in Stapleford and Great Shelford.

Jobs are created; retirement villages contribute significantly as direct employers in their local communities.

- Enhance quality of life;

Creating social interaction between residents and the local community by delivering a countryside park not currently accessible to the local community and accessible on-site facilities.

## Conclusion

We believe that this site and the proposed development of a retirement village and countryside park represents a unique opportunity to provide not only much needed retirement living, but also contribute to publicly accessible open space and reinstate a chalk grassland habitat.

Health and well being are the focus of these proposals, both in the creation of a retirement village that encourages a range of care options and a mixed community that positively engages with Stapleford and Shelford, and a countryside park that provides opportunities for leisure and connections with nature.

This design and access statement has collated the comprehensive technical analysis, feedback from stakeholders and the local community, as well as national and local guidance, to produce the parameter plans which accompany this application. We believe that these parameters provide a robust framework upon which detailed design work can be based, to create a high quality retirement community.

# Appendices

## Appendix 1 - List of Figures





# Appendix 1

- Fig 1: Site Location
- Fig 2: Site Photographs Location Plan
- Fig 3: Site Photographs
- Fig 4: Site Location in South Cambridgeshire
- Fig 5: Site's Proximity to Cambridge
- Fig 6: Community Facilities Plan
- Fig 7: Stapleford Village Growth Plan
- Fig 8: Considerations Plan
- Fig 9: Development Concept
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- Fig 16: Land Use and Building Heights Parameter Plan
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- Fig 18: Access Parameter Plan
- Fig 19: Illustrative Masterplan
- Fig 20: Countryside Park Precedent Images
- Fig 21: Countryside Park Plan





Carter Jonas

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