

# Presentation to SCDC Planning Committee by Stapleford Parish Council, objecting to Rangeford's reserved matters application for a retirement care village and countryside park in Stapleford (22/04303/REM)

*Presented by Cllr Jenny Flynn*

Hello.

You know the Parish Council objects to *many* aspects of the reserved matters application. Today, I'll focus on just three issues:

1. the pavilion
2. parking
3. conditions of approval.

## **Pavilion**

We've described Rangeford's pavilion as akin to a retail supermarket, with its full height glazing, box-like design and extensive flat roof.

It has *no* design references to *any* building in Stapleford. It'll be highly visible from Magog Down. It'll be a contemporary and exposed eyesore in a rural setting.

At the very least, removing the first floor to make way for a more traditional pitched roof is essential.

We're not alone in finding the pavilion incongruous.

The Design Review Panel described it as "a huge building that requires reconsideration," as "not of sufficiently high quality design" and recommends that an open courtyard or farmstead style would be more appropriate and resolve other problems with sustainability, character and community.

We're disappointed that Rangeford hasn't listened to us or to the Design Review Panel. I'm asking you to look very carefully at *all* of the Design Review Panel's recommendations and act upon them.

## **Parking**

Because the Council's development plan has no directly applicable parking standards, there is a real danger that on-site parking for care village staff, residents and visitors will be wholly inadequate.

The number of available spaces is at odds with Rangeford's own Travel Plan, does not reflect our poor rural travel network or the unsuitability of our surfaces for mobility scooters, or indeed the role of car ownership in supporting older people's independence. The dispersal of cars to Stapleford's narrow, residential streets is an unacceptable solution to a lack of on-site car parking.

Looking at the enormous popularity of Magog Down and Wandlebury, we are also bewildered that the new countryside park doesn't merit any dedicated parking.

You *cannot* assume that it will mainly attract non-motorised users. Magog Down has around 60,000 visitors annually, many of whom will be very keen to make use of the new space. Where will they park? The Down carpark is often full and too far for some people to walk from there to the new countryside park and back again, with the upshot that on-street parking will jeopardise safety and ruin the tranquillity of Stapleford's roads.

### **Conditions**

If the Planning Committee is minded to approve the application, we ask that:

1. the pavilion is completely redesigned as a series of related buildings, all with pitched roofs
2. a safeguarding condition is applied to ensure that no overspill parking is permitted in residential streets in Stapleford or Haverhill Road
3. active travel routes are adopted as public rights of way to ensure permanent public access
4. HGV and other construction traffic should only access the site via the A1307 to Haverhill Road.

### **Summary**

So, to summarise: if you're going to build something big on greenbelt land, create a new gateway to an established village, foreshorten significant views to and from Magog Down, and create somewhere people can live and be cared for in their last years, then what you build needs to be *really special*. And *this* plan is *not* good enough.

Thank you.