

## Public Consultation Comments (27 April 2012)

1. The plans look wonderful – the building is beautiful and we support 100% the energy saving aspects. The Care Village is a very good idea – we hope it all goes ahead.
2. This is a very well thought through development that will enhance South Oxfordshire. As a resident in the area, I am pleased to see such consideration going into the redevelopment of existing sites to allow the inevitable expansion of housing and business needs.
3. Lovely proposal. Would like to see: 1. Broader natural edge to existing footpath. 2. Serviced flats and leisure services for local community.
4. An excellent exhibition. The possible development of care village an excellent idea in these times of an ageing population.
5. Support development in principle. Think care home/retirement homes should be in contemporary design to compliment new CABI building. Need to slow traffic down on main road maybe small roundabout?
6. Need to retain existing views and habitats. Any restaurant facility for care village? Would be good if CABI and Care Village could share some facilities, so care village is not just a ghetto for the old. Would be excellent if the care village had a swimming pool (hydrotherapy and other facilities) that the whole Wallingford community could use.
7. Out of all the proposals I have come across surrounding Wallingford this is the only one that seems attractive and appealing.
8. Retirement village – excellent idea (not care home) community with all life facilities – hair, food, eyes, teeth, then hospital for those who need it and communal sports, bowls, pétanque, art etc. Bus to station, to shops locally.
9. Think the whole scheme is great. Integration with Wallingford should be high on list. Links to sustainable Wallingford?? Wallingford doesn't have a swimming pool!! Access by people from local communities. What about flood plain and river? ECO friendly restructure. Covenants on sale of site? Communicate out more what CABI does and why, get rid of misconceptions.
10. I think the office building design is really exciting and using the care village to fund it is very sustainable. It seems to us all due care is being taken of the environment.
11. Very well thought out – lots of good ideas – especially like the idea of bringing schools over. Good luck with this and please keep in touch with Town Council.
12. Very good! Best of luck.
13. Fantastic idea – should definitely receive the support of SODC. Vernacular architecture would appeal. It's a pity that more developments of this type are not being built. This is what should have happened at Fairmile Hospital site.
14. Just what Wallingford needs – good service for locals and keeps older people in the area.
15. Great idea. New building looks fantastic.

16. This plan has been thought through in every detail, with the environment damage and carbon footprint brought to a minimum.
17. The plan is excellent – self funding with minimum damage to the environment. The care home etc will be a local asset.
18. We will be commenting via your website over the coming few days.
19. Basically in favour but perhaps the retirement homes are a little close to the Thames Path??
20. Thank you for inviting us we will be commenting on the website.
21. We will be commenting via the internet page that you have set up.
22. A thoughtful concept. It would support CABI – a valuable and worthwhile organisation and provide housing and care for older people without losing the rural feel of the bridle path.
23. Very interesting design for new building, like the idea of funding it via care facility. Current domestic care best practice is to locate such residents on ground floor with access to safe enclosed outside garden areas. I would favour you ensuring final design includes such provision. Not sure about roundabout idea.... Isn't there room for refuge in verges? Although I like modern display, a more traditional vernacular style might appeal to older prospective clients (so long as it incorporates energy saving technology).
24. Approval of new CABI design. Will blend in well with surrounding environment. Village area to be traditional build with traditional materials.
25. Great idea – good luck. Just worried about the by-pass and speeding cars.
26. A very stimulating proposal which will meet a growing need to provide suitable residential facilities for an ageing population. I fully support it.
27. Your development plans seem to take account of all the environment issues and are well thought out. I hope you are successful and that your new premises enable you to continue your work.
28. Can you make sure that the site lighting has minimal impact ie light pollution.
29. The Care Home is an excellent idea. I'm concerned that the present lay-out of the home is not very practical, old people need to feel in touch with 'CABI activities' and at present the Extra and Bed Care are too 'out on a limb'. They cannot walk very far so facilities need to be close to their housing. I have experience regarding Richmond Village at Letcombe Regis where a friend (age 88) is in the Assisted Living Apartments.
30. Sharing of electric cars. Why not make Wallingford an ECO town. What's happening about talking to Drs and Social Services?
31. A great developing the site without impacting on local infrastructure. Please don't move the bus stop towards the roundabout, it's already dangerous for Mongewell residents, this would make it worse.

32. Have you considered a website on the whole development and why you are doing it? Do you pull in the Howbery Farm development too? The facilities available in the new buildings could benefit the local communities – the biggest building around for ‘functions’ is the Regal and old cinema. How good it would be if the Eco-friendly could be followed through to the Retirement Village. Retirement Village to have Residential/Nursing – back and forth depending on health of individuals. Slopes and covered ways for wheelchairs etc. Doesn’t have to be traditional ‘houses’ and ‘flats’. Should be a show piece – electric cars, buses etc. solar panels built into roofs. Recycling of water treatment. Wildlife friendly.
33. Is there sufficient tree planting and area width to shield the footpath from the development so that the footpath retains its country feel. Consider daytime and dusk early morning lights shining through the footpath and also noise.
- I like the look of the new headquarters building.
  - Could some more community use be incorporated onto the site. While talking to CABI staff a swimming pool and allotments were possibilities discussed but other things are I’m sure possible.
  - The Care Home is a good idea. Having experienced the need for care for a number of relatives, a modern care facility would be welcome. Its only at an outline stage but a few suggestions:
  - For domestic care areas ensure there are outdoor/garden areas that can be accessed at all times. These need to be very safe.
  - All older residential care patients need access to the fresh air so consider balconies and other options for them too.
  - The field to the side of CABI is scruffy and unattractive, can it become more attractive (but not developed) as part of the development?
  - Bus stop – a pull in space for the bus would be good.
  - Style of building for the care village: - no views. Anything well-built and as carbon neutral as possible.

Good luck with the development.

### **Staff comments**

1. The Bus Stops. I’m pretty certain we (CABI) don’t want the bus stops to be on the main road, yet that’s where they are currently suggested to be? I think this is a really bad idea. It’s a very busy dangerous road for pedestrians, particularly at peak traffic times in the morning and evening. The A4130 runs East/West as it goes past the site so in the winter, peak traffic coincides with a low Sun leading to visibility and judgement of traffic issues. I do not think that many vehicles will be expecting any pedestrians to be on either side of the road. Crossing the road, even with a pedestrian safe zone will be tricky I think. Given that this is an assisted living development as well, I’d venture to suggest that a good many users will be of more limited mobility. It would be far safer to have the bus pull into the site and pick up/set down passengers there. There can be shelter and a site based point offers far more in terms of general safety for those using the service. As a person who enters and leaves the site, I can also say that having buses slow and stop on the main road also leads to issues with entry and exit to the current site. It’s worse when it’s dark and the weather is inclement.
2. CHP and ground source heat – I think there was some mention of this? I would think the site would be an excellent place to have heating provided by ground source heat pumps.

3. A personal plea – I'm an amateur astronomer. Light pollution is something that I think should be minimised wherever possible. I'd love for the site to be class leading in terms of full cut off lighting, and perhaps using LED light sources etc to ensure evening/night illumination whilst not contributing to light pollution in the area. There are too many culprits around this part of the world! <http://www.britastro.org/dark-skies/guidelines.html> has some info in this area (it's not the greatest site in the world).
4. The plan for the bus stops seemed rather odd, when there could be elderly people using them moving them up the hill seems the wrong way to go. Also siting the safe crossing refuge even further away will probably mean it is not used because people won't want to walk away and back. My suggestion would be to consider doing something that fits with the existing public foot path and underpass in the other direction. The underpass would be much safer for those not too quick on their feet.