



CABI

REDEVELOPMENT OF WALLINGFORD SITE

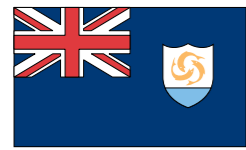
OUTLINE PLANNING APPLICATION

PLANNING SUPPORT STATEMENT



KNOWLEDGE FOR LIFE

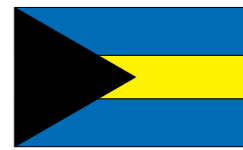
Our Member Countries



Anguilla



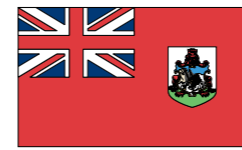
Australia



Bahamas



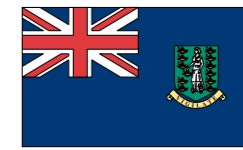
Bangladesh



Bermuda



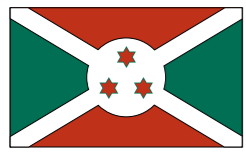
Botswana



British Virgin Islands



Brunei



Burundi



Canada



Chile



China



Colombia



Cote d'Ivoire



Cyprus



DPR Korea



Gambia



Ghana



Grenada



Guyana



India



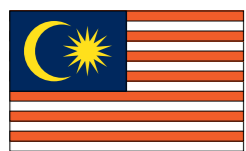
Jamaica



Kenya



Malawi



Malaysia



Mauritius



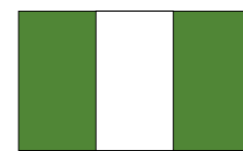
Montserrat



Myanmar



Netherlands



Nigeria



Pakistan



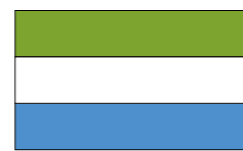
Papua New Guinea



Philippines



Rwanda



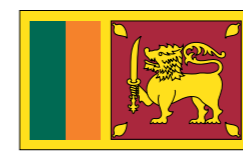
Sierra Leone



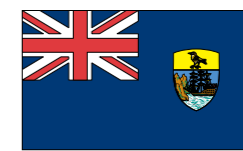
Solomon Islands



South Africa



Sri Lanka



St Helena



Switzerland



Tanzania



Trinidad & Tobago



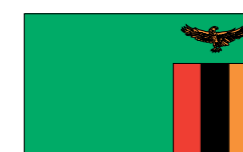
Uganda



United Kingdom



Vietnam



Zambia



Zimbabwe





CABI is a not-for-profit international organisation. CABI improves people's lives by providing information and applying scientific expertise to solve problems in agriculture and the environment

Current situation

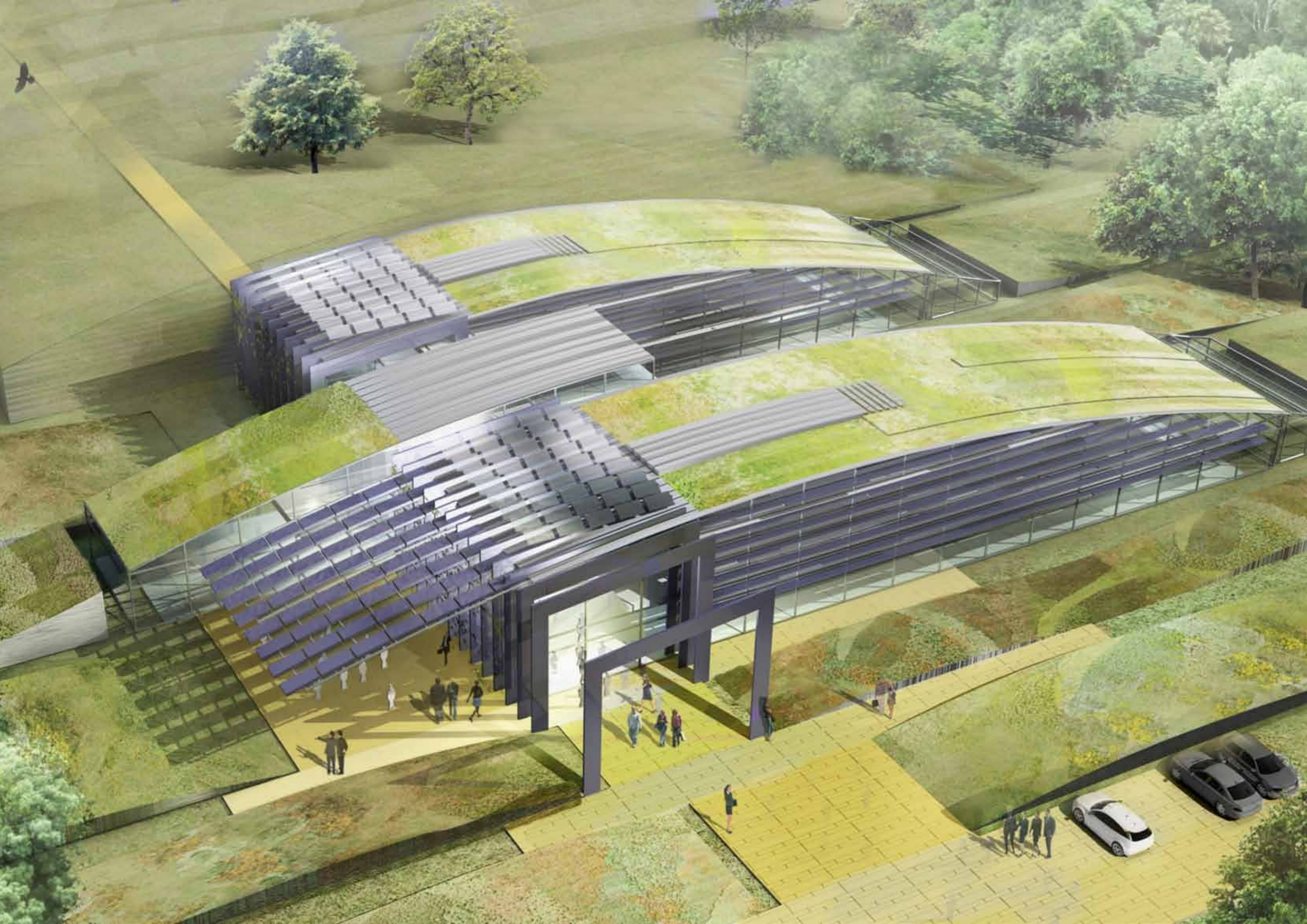
- One billion going hungry
- Water and energy scarcity
- Climate change
- 40% of the food currently grown is lost to pests and diseases
- Reducing crop losses by 1% would potentially feed up to 25 million more people
- The key is knowledge

CABI operates as an efficient organization so as to be financially self-sustaining whilst delivering benefits to its members through not-for-profit development projects

What problems are we solving?

- Improving food security in order to help alleviate poverty
- Providing information and improving access to agricultural and scientific knowledge
- Supporting farmers through training and advice on good agricultural practice
- Protecting biodiversity by managing pest and diseases

By 2016, five million more farmers will have access to the knowledge they need, to feed their families and lift themselves out of poverty



Contents

Executive Summary	6	Appendix A – Planning Statement	44
1.0 Introduction	7	Appendix B – CABI Business Plan	59
2.0 Vision	10	Appendix C – Archaeological Assessment	*
3.0 CABI; Its History, Background and Achievements	12	Appendix D – Arboricultural Report	*
4.0 Proposals	18	Appendix E – Contaminated Land Questionnaire	*
5.0 Economic Impact	29	Appendix F – Geotechnical Window Sampling Report	*
6.0 Planning and Environmental Considerations	35	Appendix G – Ecology Report	*
		Appendix H – Air Quality Assessment	*
		Appendix I – Redevelopment of CABI Site Booklet	*
		Appendix J – Flood Risk Assessment	*
		Appendix K – Landscape and Visual Impact Assessment	*
		Appendix L – Transport Assessment	*
		Appendix M – Mains Electric Asset Register Plan	*
		Appendix N – Mains Gas Asset Register Plan	*
		Appendix O – Mains Water Asset Register plan	*
		Appendix P – Telecommunications Asset Register plan	*

* Submitted separately to reduce file size

Executive Summary

CABI are seeking Outline Planning Permission for an exceptional mixed use development comprising of:

- Demolition of all existing buildings on site;
- Construction of a BREEAM Excellent exemplar Headquarters for CABI;
- A new exemplar Care Village providing the enabling funding for the CABI Headquarters.

CABI is an important international development and information organisation and a major local employer. Its worldwide headquarters are in the UK and there are 135 full time staff based in Wallingford. Almost half of these people currently live in South Oxfordshire District. Having looked at other sites and faced with an inadequate and dilapidated headquarters building, CABI has been working on a proposal to build a new office on their existing site and now wishes to submit an outline planning application.

As a not-for-profit organisation, the only way in which CABI can generate funding for a new Headquarters Building is to sell enough of its current freehold for a care village development. The funds generated by the sale will be adequate to construct a highly sustainable exemplar office building. CABI is not looking to make profit from this development. The goal is a new office which will secure CABI's Headquarters in Wallingford for the long term.

The current proposals are a result of extensive discussions with SODC which have been ongoing since 2010. Development is proposed on land which is currently occupied by the curtilage of existing buildings, car parking and formal grounds, with the remaining land left open. The new office will be constructed while CABI continues to operate from its existing buildings. Once the new office is complete, the care village will be built.

Both CABI and SODC have high ambitions for a sustainable development which enhances the AONB. Views into the site of the proposed development area are very limited and no proposed building will be higher than the existing office building. Both the new office and the care village will incorporate energy saving measures that are significantly in excess of current Building Regulations standards and will incorporate renewable energy saving measures as well as high levels of thermal insulation and air tightness. The office building will achieve a BREEAM Excellent rating and an A rated Energy Performance Certificate.

The 56 retirement units which are all located on previously developed land will contribute to the housing land supply in the district. South Oxfordshire District Council, given the delays to the adoption of their Core Strategy, currently cannot demonstrate a 5 year housing land supply. The NPPF advises that all housing proposals should be considered in the context of the presumption in favour of sustainable development. In this case there is an added presumption by virtue of the 5 year housing land shortfall.

Initially, two development options were prepared but only one is financially viable. The alternative option would not work financially without more development and all of the additional sustainability measures removed which is not to the benefit of any party, the community or the longevity of the site. The proposed office would be functional but not innovative.

Following discussions with Senior Members and Officers at SODC, the revised proposal has moved the office building further East so that it is visually separate from the care village and the area around the building is sufficiently spacious. The building is architecturally striking and will be something of which Wallingford can be proud. This is the development proposed in this application.

With the existing jobs on site and the new jobs created by the care village, the site will provide employment for approximately 220 people.

We would urge Members to support this unique development in order to secure CABI's future in Wallingford as a major employer for the long term. CABI's positive involvement in world poverty is unique and should be embraced by the Members.



This Statement has been proposed following extensive consultation. The purpose of this document is to inform the Members and the Offices prior to determining the Outline Planning Application for the redevelopment of CABI's Headquarters site in Wallingford. This statement has been prepared by:

- CABI – Client
- Nigel Moor Planning – Planning Consultants
- Ridge & Partners LLP – Project Management and Quantity Surveyors
- John Hayward – Property Consultant
- Scott Brownrigg – Architects
- Portus & Whitton – Landscape Consultants

CABI is an international not-for-profit organisation employing approximately 400 people worldwide across 17 countries. 135 of the staff are located at the Headquarters in Wallingford. The existing Headquarters buildings in Wallingford were originally constructed in the 1960's as a school and are now in a dilapidated state and are not fit to house CABI. CABI have to move into a new facility.

1.1 Alternative Sites

CABI's member countries require that CABI retains freehold properties in the UK in order not to become vulnerable to future rises in UK rental cost and to maintain a level of fixed assets in its balance sheet. CABI has investigated moving to other sites within South Oxfordshire District but the sites are not suitable due to a number of reasons:

- Freehold sites for offices at an affordable price are rare;
- Sites are located adjacent to unsuitable facilities which could damage the CABI image;
- Sites are not suitable for passive design and exemplar environmental credentials.

It was therefore concluded that CABI should retain their Headquarters in South Oxfordshire District and the Wallingford site provides the correct site requirements. Sites outside of South Oxfordshire District have been considered such as CABI's research establishment in Egham, but this is not the preferred choice.

1.2 Site Overview

The total site has an area of approximately 14 ha (but the application area is much smaller at 3.7ha). It is located to the North of the A4130 Wallingford Bypass and east of the River Thames, and adjacent to the Wallingford urban area. Originally the former junior school of Carmel College to the south, the existing buildings date from the 1960s, and have been used principally as an office since 1985. The work of CABI relates to applied life sciences, agriculture and the environment, including climate change.



The buildings occupy the central part of the site; to the East is a playing field which is unused, whilst to the West are vegetated areas, and farmland beyond leading to the River Thames. The buildings are un-economic in terms of layout and energy efficiency, and require a high level of maintenance and energy use compared with modern purpose-built offices. By current standards, the buildings are obsolete. The Energy Performance Certificate produced for the building shows a rating of 149, which is very poor and compares with a rating of 47 for similar newly built premises and 82 for typical existing stock.

The existing floor area of all the buildings on the site is 6,701 sq m whilst the office building is some 5,690 sq m (61,250 sq ft) and some 135 people are employed. Together with some 20- 25 tenants of rented office space, 160 people are employed on the site. New requirements would be lower at 3,108 sq m (33,414 sq ft). As detailed in the Business Plan and the Planning Statement, the optimum position for CABI is to remain on site as part of a comprehensive mixed-use sustainable development.

1.3 Synergy of the Headquarters and Care Village Design

The masterplan has been designed in order that the care village and CABI Headquarters work in synergy, not only in the spatial layout and architecture, but also in the use of the site. This is a unique development and the design team has thought hard about making the whole masterplan work in synergy whilst respecting the need for privacy where required.

Synergy In Use:

The exact details of the synergy in use will be progressed in greater detail in the detailed planning application but the headlines are listed below:

- Shared energy generation with the possibility of a combined heat and power plant providing heating to the care village and electricity to the office building;
- Shared waste and recycling points;
- Shared leisure building including a pool and gym facilities;
- Shared transport facilities to and from Wallingford with the use of a mini-bus service;
- The care village residents will have the use of the lecture theatre in the CABI Headquarters for cinema facilities, lectures and entertainment;
- There will be outdoor seating areas provided for the whole development;
- The landscaped grounds and walks will be provided for the care village residents and the CABI staff. This will include the walk to the Thames;
- The on site shop will be available to all the site users;
- The kitchen facilities could be shared;
- The site will have shared security guard and service;
- Carefully managed natural habitats to increase local biodiversity.

The care village and the CABI Headquarters both require a quiet and peaceful environment within which to function.

Synergy In Design:

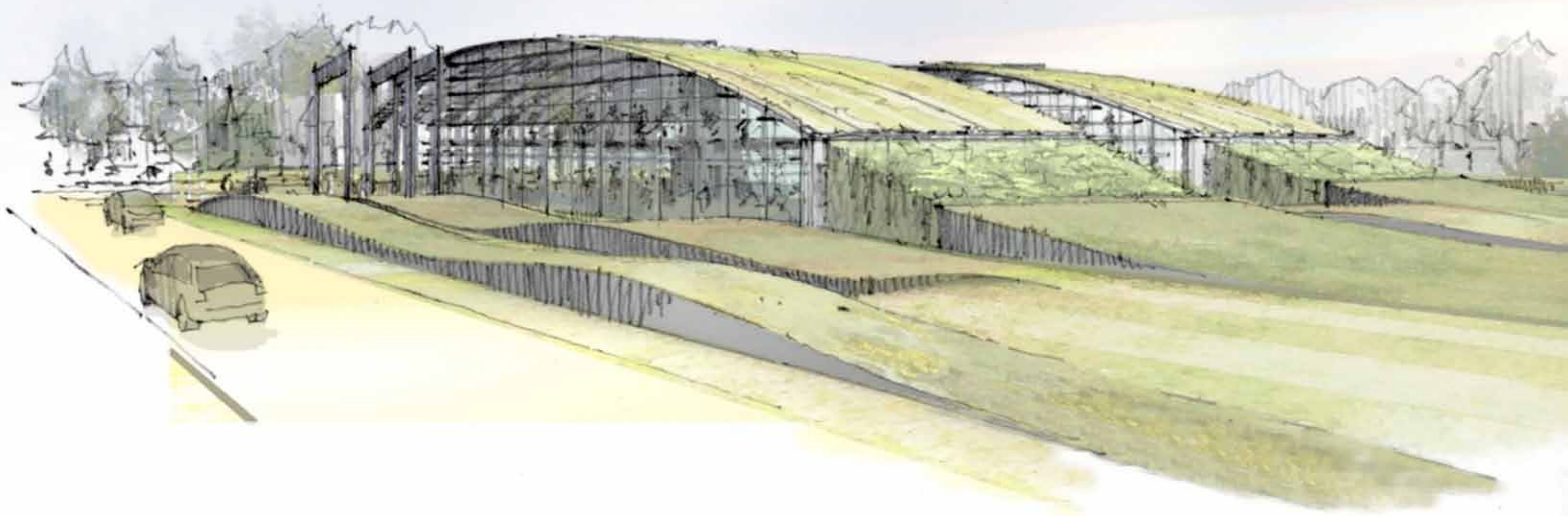
The masterplan for the whole site has been designed with the care village and CABI Headquarters specifically in mind. The following headlines demonstrate how the design team has united the two functions:

- The strong architectural style of the exemplar CABI HQ will be strongly reflected in the leisure building with some detailing running through the remainder of the site in order that the whole development will be viewed as one;
- The road system, arterial routes and the parking have been designed in unison across the whole site;
- The hard and soft landscaping scheme which is so very important to the success of the development will be designed as one to ensure synergy across the site;
- Street furniture and signage will be maintained within the same theme.

1.4 Benefits of the facilities to Wallingford

As well as the hugely beneficial work carried out by CABI, the effects of which are felt both nationally and internationally, the new facilities would provide the following specific benefits to Wallingford and the local area:

- Approximately 220 jobs;
- The development will provide improvements to the bus stops and footpaths locally;
- CABI offer the use of the lecture theatre to the local community for a period of time each year;
- CABI offer the use of the grounds for local schools and colleges for ecology and wildlife based curriculums;
- CABI offer guided tours of the new Headquarters building for local schools and colleges to provide education not only in the unique research work undertaken but also the environmental exemplar building;
- CABI offer a graduate employment scheme;
- CABI offer work experience to pupils from local schools and colleges;
- The local ambulance facility will be retained on the site.



Vision

2.0

The Vision for evolution of the CABI site has been developed over a number of years by the employees and Member Countries of CABI and has been shaped by the public consultation process as well as presentations to Members and Officers of South Oxford District Council.

The Vision is summarised by Trevor Nicholls, Chief Executive of CABI, as follows:

“The new Headquarters site for CABI should be one of exceptional merit; a unique development for a unique organisation. The development should focus on the long term requirements of those who will use the site, as well as the wider public. It should be forward thinking and provide a shining example for years to come.

To achieve those aims, the development should:

- Create a long term home for the Headquarters of CABI
- Be an exemplar mixed use development with the Care Village and CABI's Headquarters working in synergy
- Create facilities which will be for the benefit of the public of Crowmarsh and Wallingford;
- Increase the site biodiversity to reflect the CABI ethos
- Have high standards for its impact on the environment and biodiversity, reflecting the values of CABI and those that work there
- Achieve carbon emission standards significantly better than those required by current regulations
- Create a collaborative, flexible and productive environment
- Provide a development which sits in harmony with the landscape but is visually exciting so that CABI and the local community will be proud of it for the long term

A development meeting these aspirations will enable CABI to have a long term base from which to continue its work to improve people's lives by providing information and applying scientific expertise to solve problems in agriculture and the environment.”



CABI: Its History, Background and Achievements

3.0

3.1 Introduction to CABI

CABI is a not-for-profit science-based development and information organisation that improves people's lives worldwide by providing information and applying scientific expertise to solve problems in agriculture and the environment. CABI create, communicate, and apply knowledge in the fields of agriculture and the environment, working for and with universities, national research and extension institutions, development agencies, the private sector, governments, charities and foundations, farmers, and non-governmental organizations. A large proportion of CABI's work is focused on researching and implementing sustainable techniques to support agriculture.

CABI began as a small research committee over 100 years ago and is now an internationally recognised development organisation with 47 member countries and approximately 400 staff based around the world. CABI is currently carrying out projects in 88 different countries, with partners around the world, building capacity, improving agricultural outputs and improving lives.

CABI's principal activities centre on the following:

- Development projects and research; CABI's staff research and find solutions to agricultural and environmental problems; for example, improving food security in order to help alleviate poverty;
- Publishing; CABI publishes high quality scientific resources within the applied life sciences;
- Microbial services; CABI offers a range of professional microbial services, including microorganism supply, testing and consultancy services and preservation & patenting;
- Plantwise; a collaborative, international initiative, led by CABI, that seeks to provide an integrated plant healthcare system.

CABI receives revenue from its publishing activities and project grants for development work, as well as contributions from member countries. CABI operates as an efficient organization so as to be financially self-sustaining whilst delivering benefits to its members through not-for-profit development projects.



3.2 History

CABI can trace its origins back to 1909. It began as an entomological research committee then developed into a Commonwealth organization before becoming a truly international service in agricultural information, pest identification and biological control.

- 1909** Winston Churchill at the British Colonial Office establishes Entomological Research Committee to research agricultural pests in the Commonwealth
- 1913** The organization becomes the Imperial Bureau of Entomology and produces its first abstract journal
- 1936** The British Scientific Conference requests the Bureau of Animal Nutrition to cover human nutrition also
- 1940** Operations transferred to Canada to avoid impact of WWII
- 1946** Staff sent to Trinidad in the first overseas research location followed by Switzerland, India, Pakistan, Uganda/Kenya, Malaysia (1946-1984)

- 1987** A new constitution came into effect creating CAB International a UN treaty-level organisation
- 1987** Formal opening of head office in Wallingford by HRH the Prince of Wales
- 1993** CABI takes over the Bureaux of Hygiene and Tropical Diseases
- 2010** The Plantwise initiative is announced
- 2010** CABI celebrates 100 years



3.3 Achievements

CABI has made many significant achievements as the organisation has grown and evolved throughout its 100 year history. Some of the most important are listed below:

- 1921** The first inspections and identifications of diseased plant material are carried out
- 1929** Fleming discovers Penicillium – now deposited and curated in the CABI collection
- 1942** Publication of first plant pest distribution maps
- 1973** CAB computerizes production of its agriculture and science journals
- 1977** CABI produces its first online search service
- 1981** CABI achieves the first effective control of cassava mealy bug
- 1992** Identification Services process more than 22,000 specimens of pests and diseases from 79 countries
- 1995** CABI launches a new Public Health Database, CABI Health
- 1999** 12 years of research results in Green Muscle, a fungal product to control locust plagues
- 2010** Defra licences CABI to allow the first release of a biological control agent for control of Japanese Knotweed



3.4 CABI's Environmental Statement

Although our primary mission is to help people in developing countries, CABI is also a major contributor to improving the UK environment. In 2010 we published a report on the costs of invasive non-native species in Britain, funded by the Scottish Government, and the Department for Environment, Food and Rural Affairs (Defra). Invasives were calculated to cost a total of £1.7 billion every year in the UK in control measures and damage to the environment. These costs were found to be reduced if and when there is early intervention and timely eradication, rather than letting the species become widespread, as has been the case for many invasive species globally. The report generated significant media interest throughout the world, which has contributed to raising public awareness about the impact of invasive species.

CABI has used its scientific expertise in a number of areas to provide solutions to problems of invasive species, generally through effective biocontrol methods to minimise negative impacts on the environment. Examples of some of the key projects of recent years are listed below.

3.4.1 Biocontrol of Japanese knotweed

Japanese knotweed is one of the most damaging invasive weeds in the UK, Europe and North America. Growing up to a metre a month, it can push through tarmac and concrete. Introduced from Asia to Europe in the mid-nineteenth century as a desirable ornamental plant, it soon fell from grace. It is now illegal to cause it to grow in the wild and it recently threatened the 2012 Olympic site.

The cost of control in the UK, if attempted, is estimated at over £1.5 billion. But current control methods rely mainly on chemicals and have been deemed unsustainable, so a longer term solution is required.

The UK's Department for Environment, Food and Rural Affairs (Defra) and The Welsh Assembly Government have approved the release of the psyllid, *Aphalara itadori* to stop the spread of Japanese knotweed. The release of the psyllid began in Spring 2010 at two closely monitored sites in England. This allowed further safety testing in the field and in outdoor cages which confirmed the lab safety data. The next stage of the controlled country-wide release of the psyllid at a small number of carefully selected sites containing Japanese knotweed in England and Wales has now been completed. These sites, together with a number of control sites on which the psyllid has not been released, will be closely monitored for five years.

Third party endorsements of CABI's work on Japanese Knotweed are included in Section 3.4.3.

3.4.2 Biocontrol of Water Framework Directive Weeds:

Himalayan balsam

Himalayan balsam (*Impatiens glandulifera*) has rapidly become one of the UK's most invasive weed species, colonising river banks, waste ground and damp woodlands. It successfully competes with native plant species for space, light, nutrients and pollinators and excludes other plant growth, thereby reducing native biodiversity. As an annual, Himalayan balsam dies back in the winter, and where the plant grows in riparian systems this can leave river banks bare of vegetation and liable to erosion. Dead plant material can also enter the river, increasing the risk of flooding.

Like most introduced plant species Himalayan balsam arrived in the UK without any of the natural enemies that keep the plant in check in its native range. Without these natural enemies, Himalayan balsam is able to grow faster and has a greater ability to reproduce, giving it an advantage over native species. Traditional control methods are currently inadequate in controlling Himalayan balsam in the UK. This is often because the plant grows in inaccessible areas or sites of high conservation status where chemical control is not an option.

CABI is undertaking research on the biological control of Himalayan balsam in the UK. Since September 2010, research has focused on evaluating the host specificity, infection parameters and the life cycle of the autoecious rust pathogen *Puccinia komarovii* Tranz. which was imported into CABI's quarantine facility following a survey to the Indian Himalayas in June 2010.

Crassula helmsii

Crassula helmsii, or Australian swamp stonecrop, is an invasive aquatic weed from Australia and New Zealand. Since its introduction via the aquarium trade in 1911, *C. helmsii* has gradually spread throughout the UK, dominating ponds, lakes and other slow moving water bodies. Many ecologically sensitive areas have been infested with this weed, with negative impacts on native plants and animals recorded.

Research conducted so far consisted of a brief scoping survey to the native regions of *C. helmsii* (New Zealand, Australia and Tasmania) to determine whether this weed could be the target of a full biological control programme. The survey revealed that the plant incurs considerable damage from natural enemies, particularly in Tasmania and Victoria, Australia. Two weevils in particular were prioritised for further investigation.

Floating pennywort

Floating pennywort is a strong contender for the title of worst aquatic weed in the UK. Originating from Central and South America, the plant arrived in the UK in the late 1980's as an oxygenating ornamental for the aquatic trade. It didn't take long for it to escape cultivation and it has spread rapidly across Southern England, over-running water bodies with its blanket growth and threatening habitats and the native plants, fish and insects within. Able to grow up to 20cm per day, it can regenerate from tiny fragments and with restrictions on chemical use near water, management relies on manual clearance which is expensive and unreliable. Floating pennywort has already cost millions of pounds in control costs and through restricted access for a range of recreational and commercial users and though the impacts it has on biodiversity through degradation of important wetland ecosystems are hard to quantify, they are equally important. Furthermore, the EU requirements of the Water Framework Directive must be addressed and a sustainable, environmentally friendly and economic solution to the growing invasions of Floating pennywort, which have gone beyond any containment or eradication stage, is required.

Biocontrol of *Azolla*

The fairy fern or floating water fern (*Azolla filiculoides*) is an aquatic plant with delicate fern-like foliage. The plant originates in the Americas, but was introduced into the UK in around 1840 as an ornamental garden aquatic. The plant soon escaped the confines of ponds and into the wider environment where it now causes considerable problems to anglers and Water Managers.

Azolla is one of the most invasive plants in the UK today. It has a remarkable ability to multiply, with fronds that grow rapidly, elongating until finally fragments break off to form new plants. The mats that form on the water's surface can be 30cm thick and during hot weather, can double in size in just 4 or 5 days. These: block out light, killing our rich and diverse aquatic flora, impede flood defences and water-based recreation, such as boating and angling, and reduce oxygen availability, which can lead to the death of fish and invertebrates. It can also cause livestock deaths when animals mistake water for land.

Research has shown the tiny 2mm long North American weevil *Stenopelmus rufinasus* to be one of the main natural enemies of *Azolla* sp. The weevil has been used to control the weed very successfully in the UK and South Africa, where after extensive host range testing, it was released as a biocontrol agent. The weevil is already present in the UK (first recorded in 1921), most likely hitching a ride on *Azolla* plants imported by garden centres and aquarists. Because of its long occupancy, it is now considered by Defra (Department for Environment Food and Rural Affairs) to be ordinarily resident, with no licensing restrictions.

The weevils are excellent biocontrol agents for use in the UK because they can be targeted at specific sites where the weed is considered a problem. They are known to feed exclusively on species of *Azolla*, so are host-specific and won't harm other plants but they can cause considerable damage to even large quantities of *Azolla* leading to eradication of the weed. Even large infestations were brought under control within the growing season, without the need for chemicals or further control measures. What's more, the weevils can be bred in large numbers for bulk release.

3.4.3 Endorsements of CABI's work in control of Japanese Knotweed in the UK

Defra

"The first intentional release of a bio-control agent to control a plant in Europe has been a bold step for the UK Government. If laboratory results are replicated in the wild, resulting in significant long-term effects on the vigorous growth of Japanese knotweed, this project could prove highly cost-effective given that its total costs are expected to be in the region of £1.5 million compared to the £166 million annual economic impact of Japanese knotweed."

"Crucial to this process has been the high quality research undertaken by CABI and the quality of information provided to address public concerns and to steer it through a rigorous scientific and regulatory scrutiny process prior to release."

British Waterways:

“Japanese knotweed causes significant and costly problems for British Waterways. Small fragments of the plant, often from adjacent areas, are easily transported by water and spread quickly, sometimes going on to colonise long stretches of canal or river bank. Its vigorous growth forms thick and impenetrable stands that can make it difficult for boaters and anglers to gain access to the waterway edge, and can affect access along the towpath.”

“In addition, Japanese knotweed can cause damage to our historic waterway infrastructure of 200-year-old bridges, waterway walls and locks, many of which are listed structures. Canals and rivers are also important wildlife corridors for many species and the presence of a large monoculture of Japanese knotweed can overwhelm native habitats reducing the local biodiversity value.”

“British Waterways spend tens of thousands of pounds every year on Japanese knotweed control, as well as the indirect cost of repairing the damage it causes. We are fully supportive of the biological control project, and have been involved with the project and its partners for many years. We feel that the amount of research invested in this project will ensure a safe natural control agent and we hope it will be successful in reducing the scale of the problem.”

Environment Agency

“Japanese knotweed reduces the capacity of rivers to carry flood water, which increases flood risk. We don’t like having to use herbicides near water but, along many watercourses, we have had no alternative until now. Biological control should provide a safe, specific and sustainable management option that will deliver biodiversity and flood risk reduction benefits, as well as reducing our costs. It should also improve the appearance of river corridors, enabling people to see and enjoy their rivers.”

Cornwall County Council

“Japanese knotweed has thrived in many areas of Cornwall, especially on derelict land, wasteland and watercourses. Cornwall Council along with other partners has promoted responsible management of this highly invasive weed through the work of the Cornwall Knotweed Forum. Cornwall Council is pleased to be promoting this research which, if successful, will reduce the significant costs associated with redevelopment of derelict land and greatly improve the biodiversity value of Cornwall for which it is so renowned.”

“Whilst we have seen significant reductions in our treatment costs in recent years Japanese knotweed is still a significant liability for the Council. Natural control should provide a sustainable long term control measure and cost savings.”



Masterplan Option 1



Design and Access Element	Description / Approach Taken
Uses and Quantum	<p>This application relates to a mixed-use development on a previously developed site north of Nosworthy Way, Wallingford, Oxfordshire. It will entail a balanced mix of uses including:</p> <ul style="list-style-type: none"> • A new office building for CABI (up to 3,108 sq m) (B1 Use Class) • A dedicated 'extra care' retirement development up to 17,165 sq m comprising up to 49 extra care units and care home comprising up to 64 bed spaces (C2 Use Class) • Up to 56 retirement units (C3 Use Class) • Up to 24 key worker flats (C3 Use Class) • A community/ leisure use building up to 375 sq m (D1/D2 Use Class), and • Open space, footpaths and landscaping
Layout	<p>Detailed approval for the layout is not sought at this stage, but an Illustrative Masterplan/ Indicative Layout has been prepared to illustrate the design principles for the development and to demonstrate the ability of the site to accommodate what is being applied for, whilst still achieving a sustainable and well considered proposal, which is part of the landscape in which it sits.</p>
Scale	<p>Height and scale is indicative at present but parameters are identified on the Masterplan. Consideration of the visual impact on the surrounding landscape has been informed by the supporting Landscape and Visual Impact Assessment and incorporated into the proposals. The built form is concentrated in the previously developed land area which is less visible from the surrounding countryside. Two storey built form has been used for the retirement dwellings to reduce impact, whilst the care home and extra care units will be no more than three storeys. All of the proposed buildings will be lower than the existing main building on site.</p>
Landscape and Open Space	<p>Landscape is reserved for subsequent approval; however an indicative strategy has been developed as part of the Masterplan response. This is based on the retention and enhancement of significant landscape features, the protection of wildlife habitats and the provision of amenity space. The landscape setting is also part of the intended character of the development, which draws its inspiration from the character of the AONB. The intent is to improve the biodiversity of the site which at present is predominately maintained grass.</p>
Appearance	<p>Approval is not sought for appearance and therefore much of the material in this document is illustrative. We have sought to incorporate best practice to identify the key principles with regard to design and appearance, so as to promote a highly sustainable, contemporary design.</p>
Access	<p>Access is illustrative at this stage but the clear intention is to use the existing access off the A4130 but to incorporate improved pedestrian and public transport access, which can be reserved for subsequent approval.</p>

The following drawings have been included to demonstrate CABI's vision for the development:

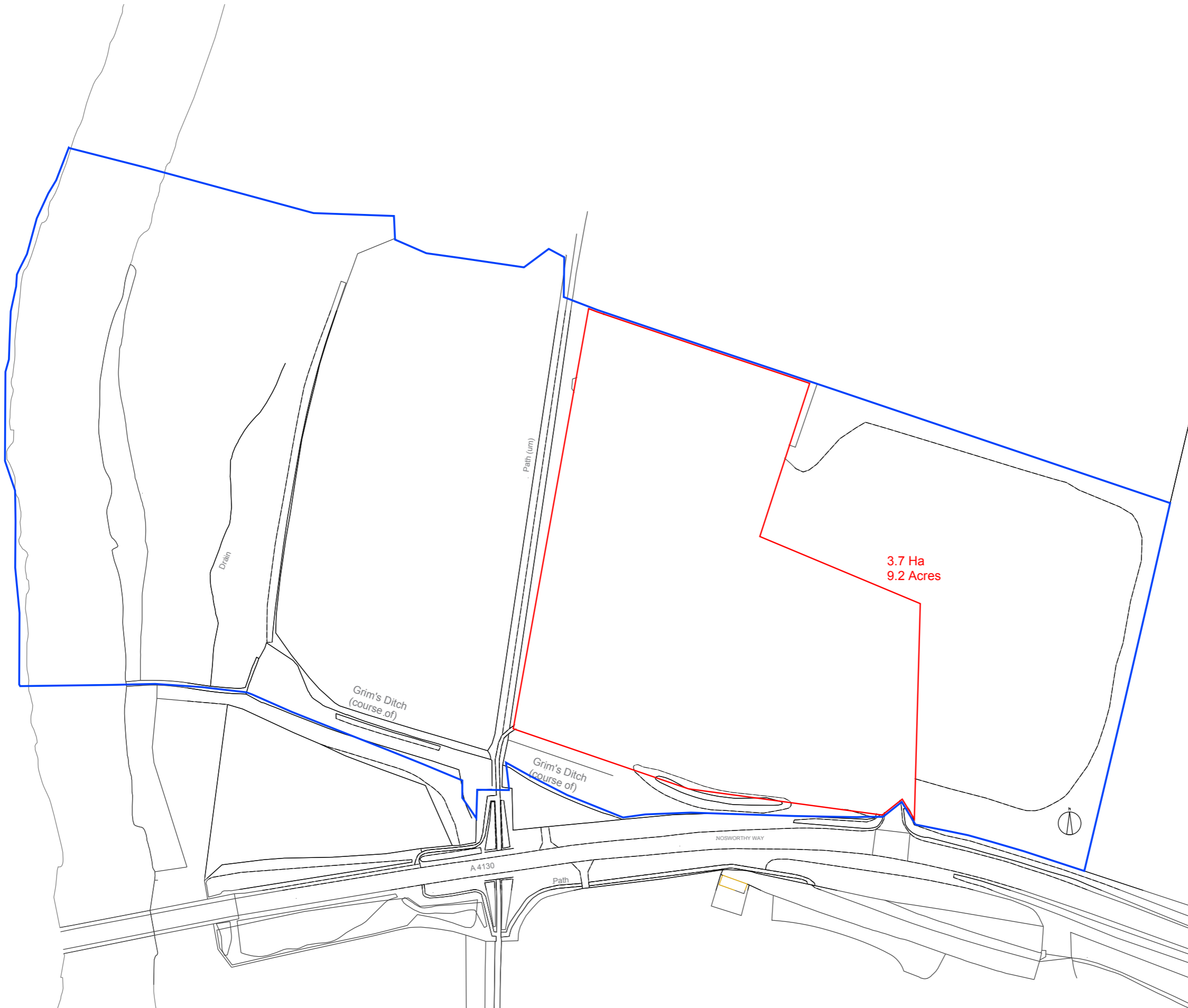
Drawing	Drawing Ref
• Ordnance Survey Location Plan	– OS Plan
• Block Plan	– DW-100-000_D Site Plan
• Existing Site Survey	– PR-20 Site Survey
• Proposed Drawings (Location, Layout, Elevation)	– PR-21 Site Location Plan
	– DW-100-001 Ground Floor Plan
	– DW-100-002 First Floor Plan
	– DW-100-003 Roof Plan
	– DW-100-103 Elevations
	– DW-105-001 Perspective
	– DW-105-002 Artist Impression



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CAB INTERNATIONAL, WALLINGFORD

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.



G	Email request 16/04/2012	17Apr12	EH
F	Outline revised based on OS Data	16Apr12	EH
E	Line colours modified on request	13Apr12	EH
D	Text note clarified	11Apr12	EH
C	Revised for layout	03Apr12	
B	Revised for PV areas	EH 25Oct11	EH
A	General revision	EH 24Oct11	EH
Revision	Description	Drawn	Date Checked



Client's Name
CABI

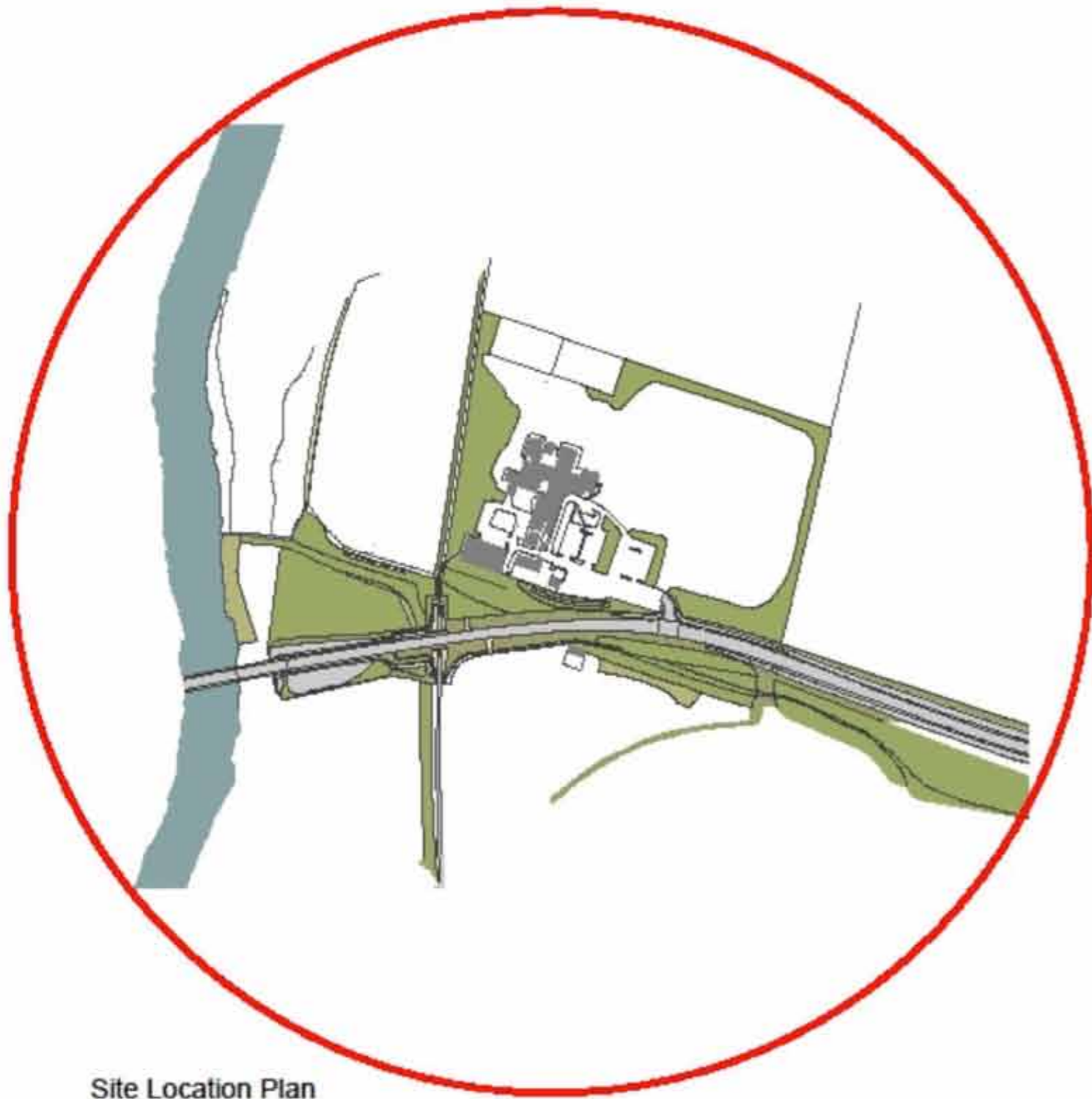
Job Title
OFFICE HQ

Drawing title
Site Plan / Block Plan

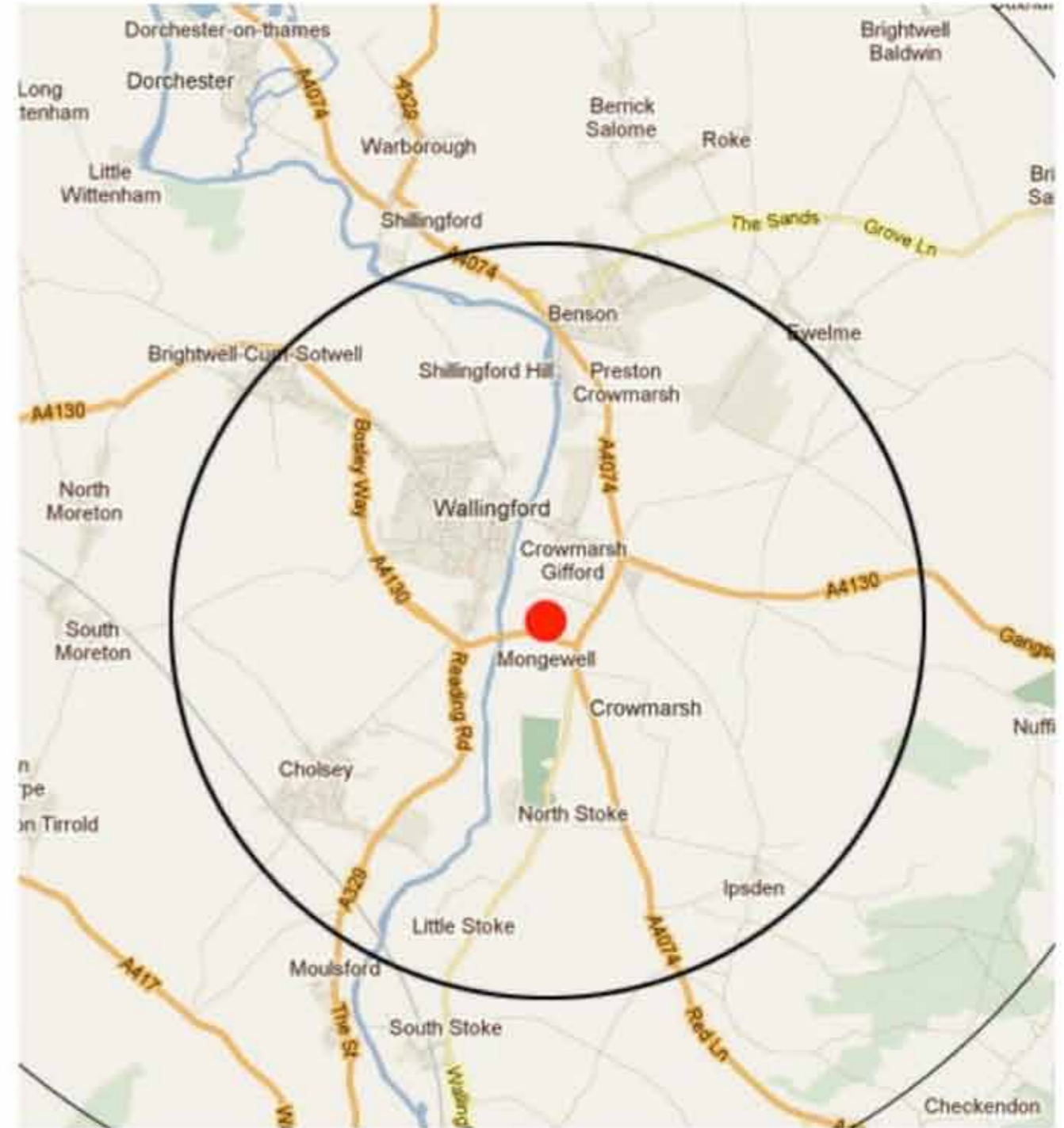
Scale
1 : 1000 @ A1, 1 : 2000 @ A3

metres	0	20	40	60	80	100
Job No	13426	Drawing No	DW-100-000	Revision	G	

Status
INFORMATION



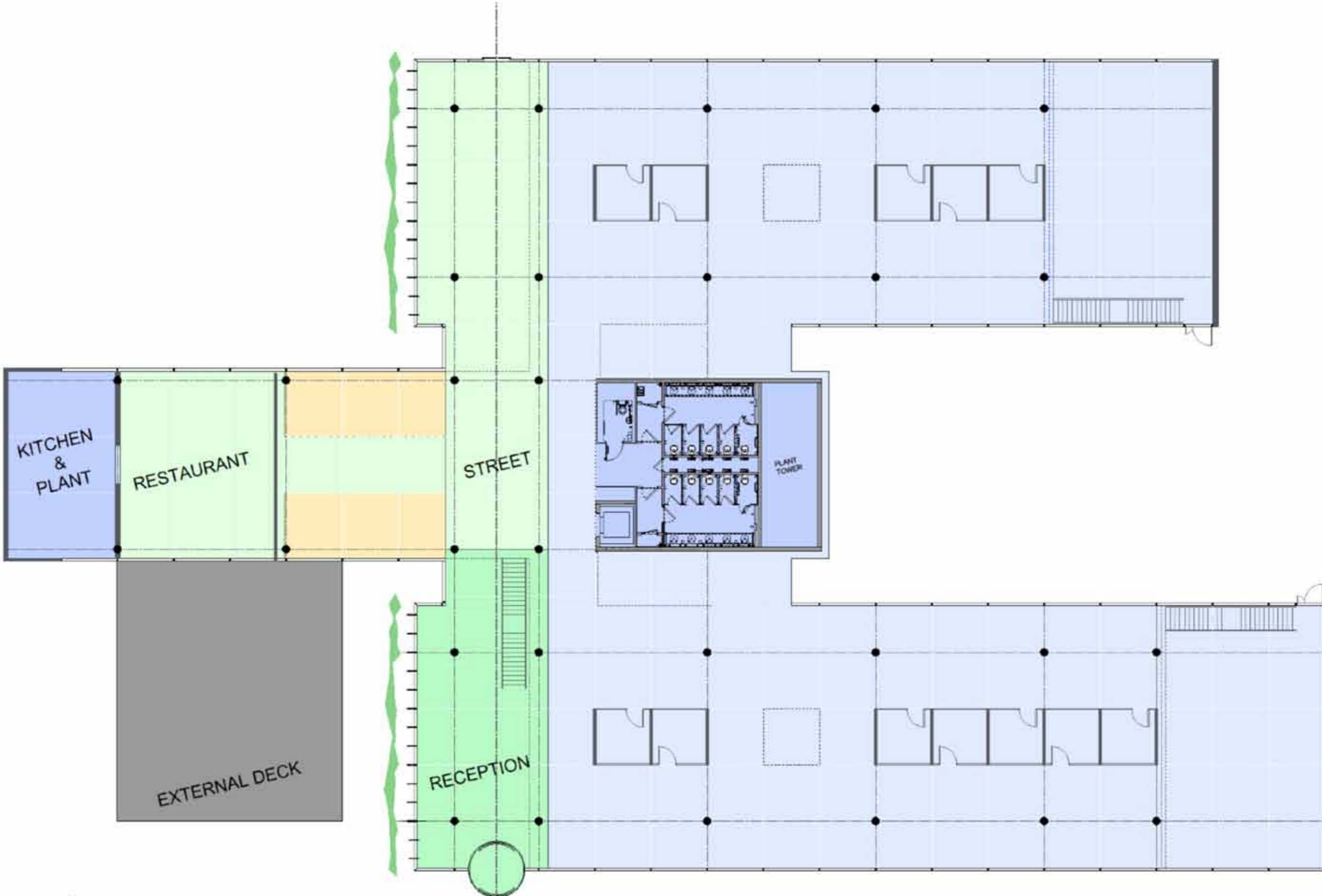
Site Location Plan
1:5000 @ A3



Site Location Plan
NTS

Site location Plan

Nosworthy Way
03 April 2012 13426 - PR-21
SCALE 1 : 5000 @ A3
© Scott Brownrigg Ltd



Note :
 Length of floor plates to be adjusted during design development
 Eastern ends of floor plates are solid walls with some window openings

B	Revised for PV areas	EH	25Oct11	EH
A	General revision	EH	24Oct11	EH



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Client Name
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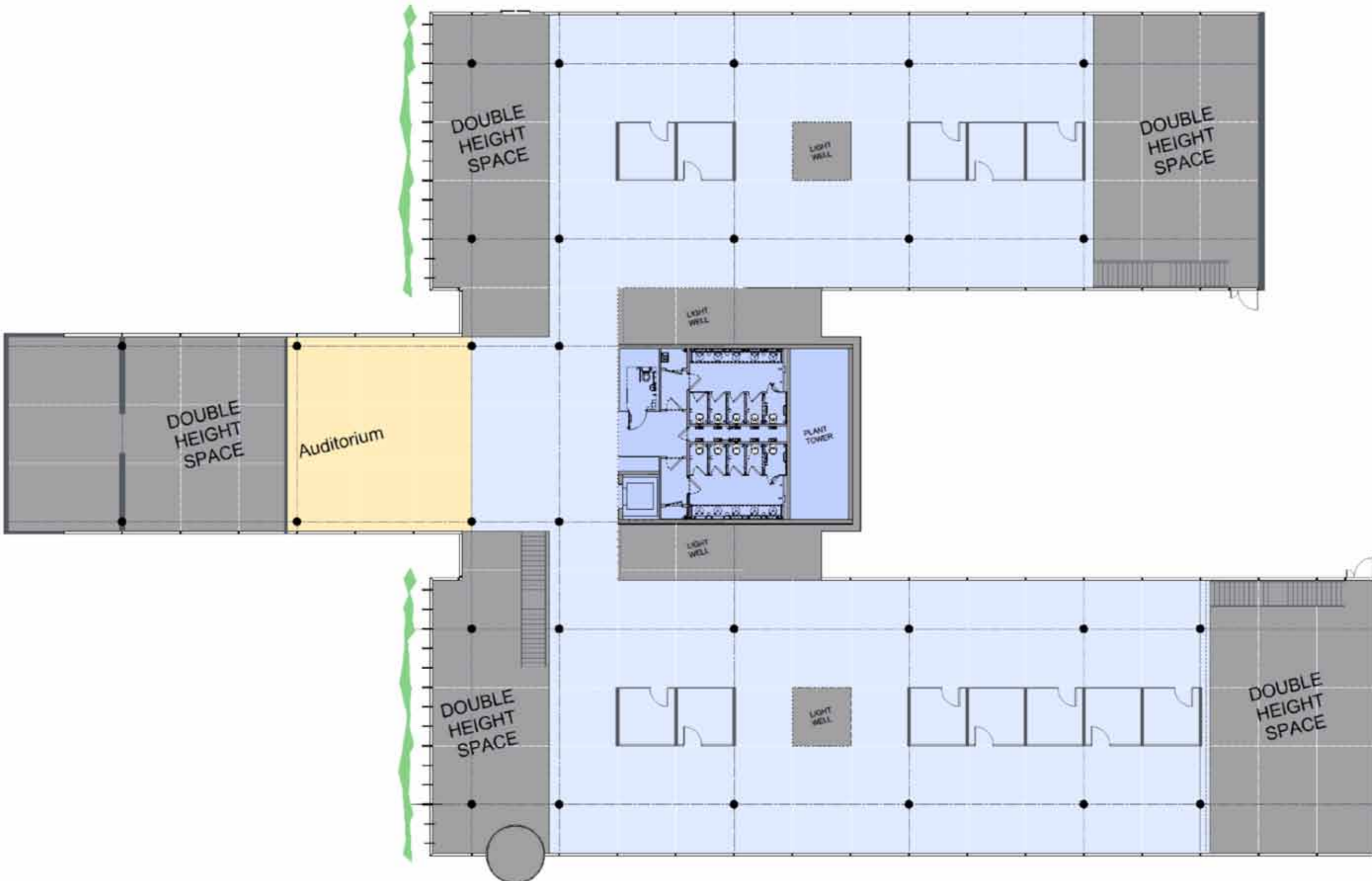
Job Title
OFFICE HQ

Drawing Title
Ground Floor Plan

Scale
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Job No Drawing No Revision
13426 DW-100-001 B

Issue
PRELIMINARY



B	Revised for PV areas	EH	25Oct11	EH
A	General revision	EH	24Oct11	EH
	Revision	Description	Drawn	Check

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Client Name
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Site Name
OFFICE HQ

Drawing No
First Floor Plan

Scale
1 : 100 @ A1, 1 : 200 @ A3

Job No Drawing No Revision
13426 DW-100-002 B

Status
PRELIMINARY

KEY

- Green roof
- Extent of PVs



Potential area for Photovoltaic installation on and around building
 1310m²

B	Revised for PV areas	EH	25Oct11	EH
A	General revision	EH	24Oct11	EH



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Client name
CABI

Job Title
OFFICE HQ

Drawing title
Floor and Roof Plans

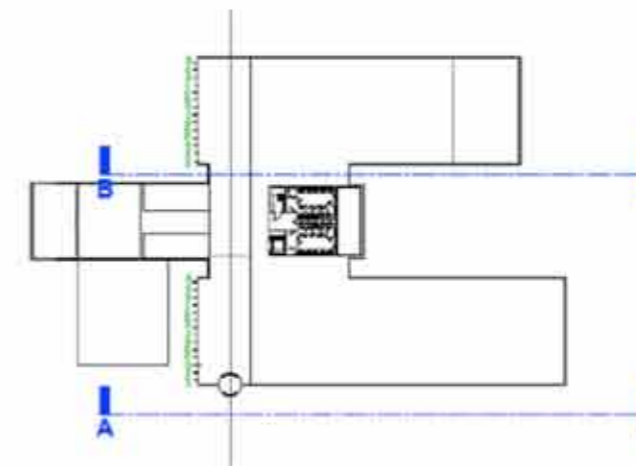
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Job no
13426

Drawing no
DW-100-003

Revision
B

State
PRELIMINARY



KEY
 [Blue hatched box] Extent of formed PVs



ELEVATION A



ELEVATION B

B	Revised for PV areas	TH	25Oct11	TH
A	General revision	TH	24Oct11	TH
Revision	Description	Drawn	Date	Checked

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Client Name
CABI

Job Title
OFFICE HQ

Drawing title
South Elevations

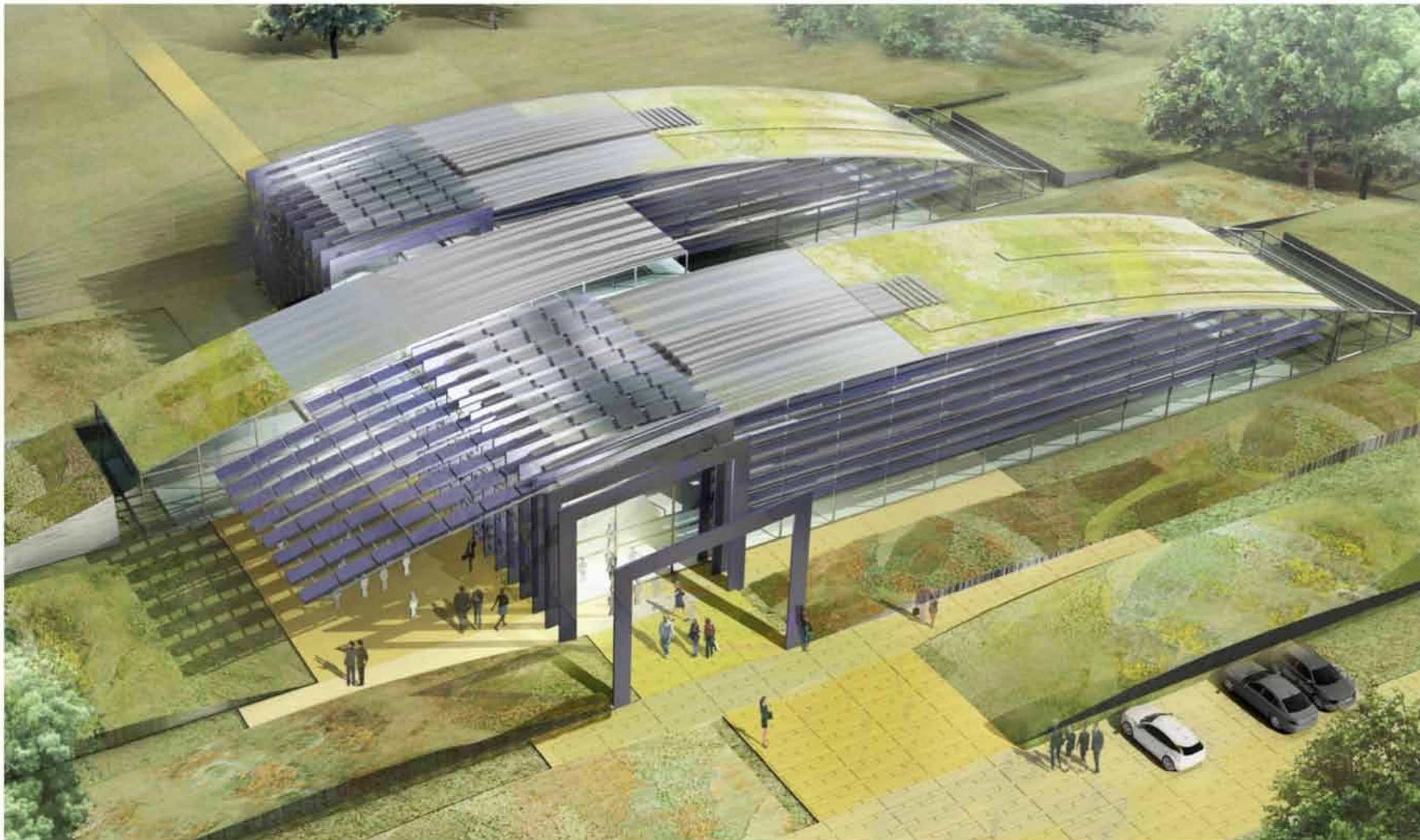
Scale
1 : 100 @ A1, 1 : 200 @ A3

Job No Drawing No Revision
13426 DW-103-001 B

Status
PRELIMINARY

Note :

- Indicative elevations for discussion
- Length of floor plates to be adjusted
- Eastern ends of floor plates are solid walls with some window openings
- Canopy over amenity deck to consist simple steel structure supported on columns



B	Revised for PV areas	EH	25Oct11	EH
A	General revision	EH	24Oct11	EH
Revision	Description	Drawn	Date	Checked

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Client's Name
CABI

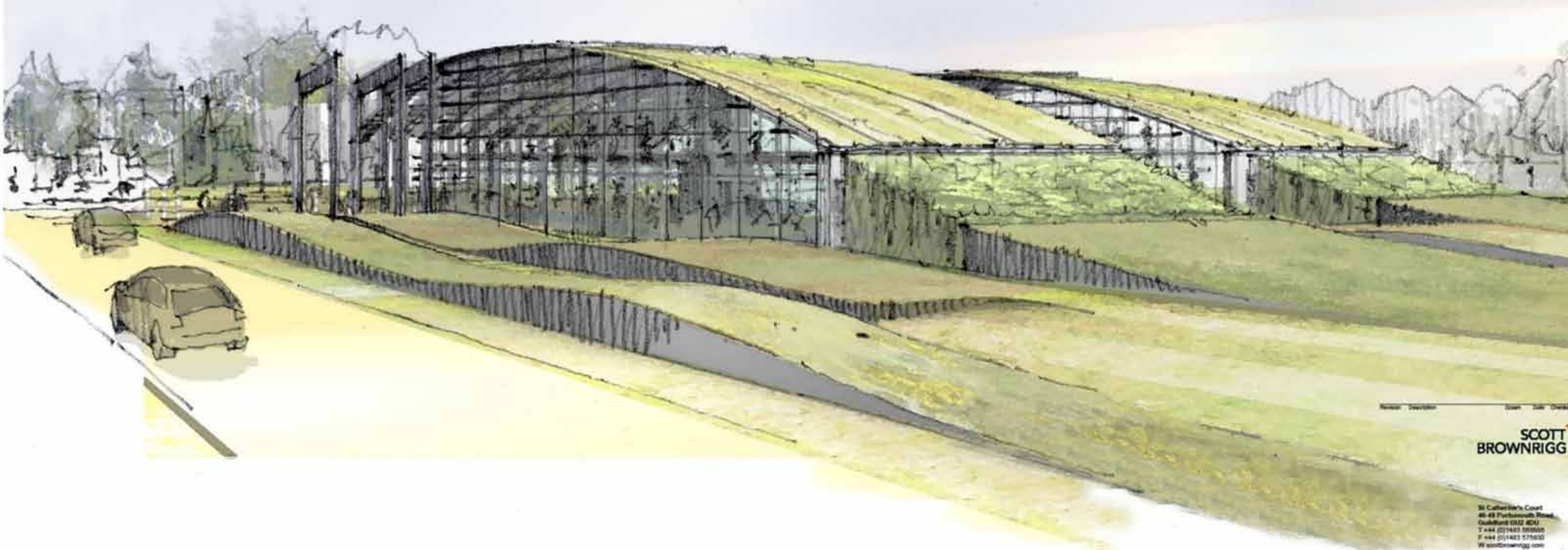
Job Title
OFFICE HQ

Drawing title
Perspective

Scale

Job No. Drawing No. Revision
13426 DW-105-001 B

Status
PRELIMINARY



Number Description Drawn Date Checked

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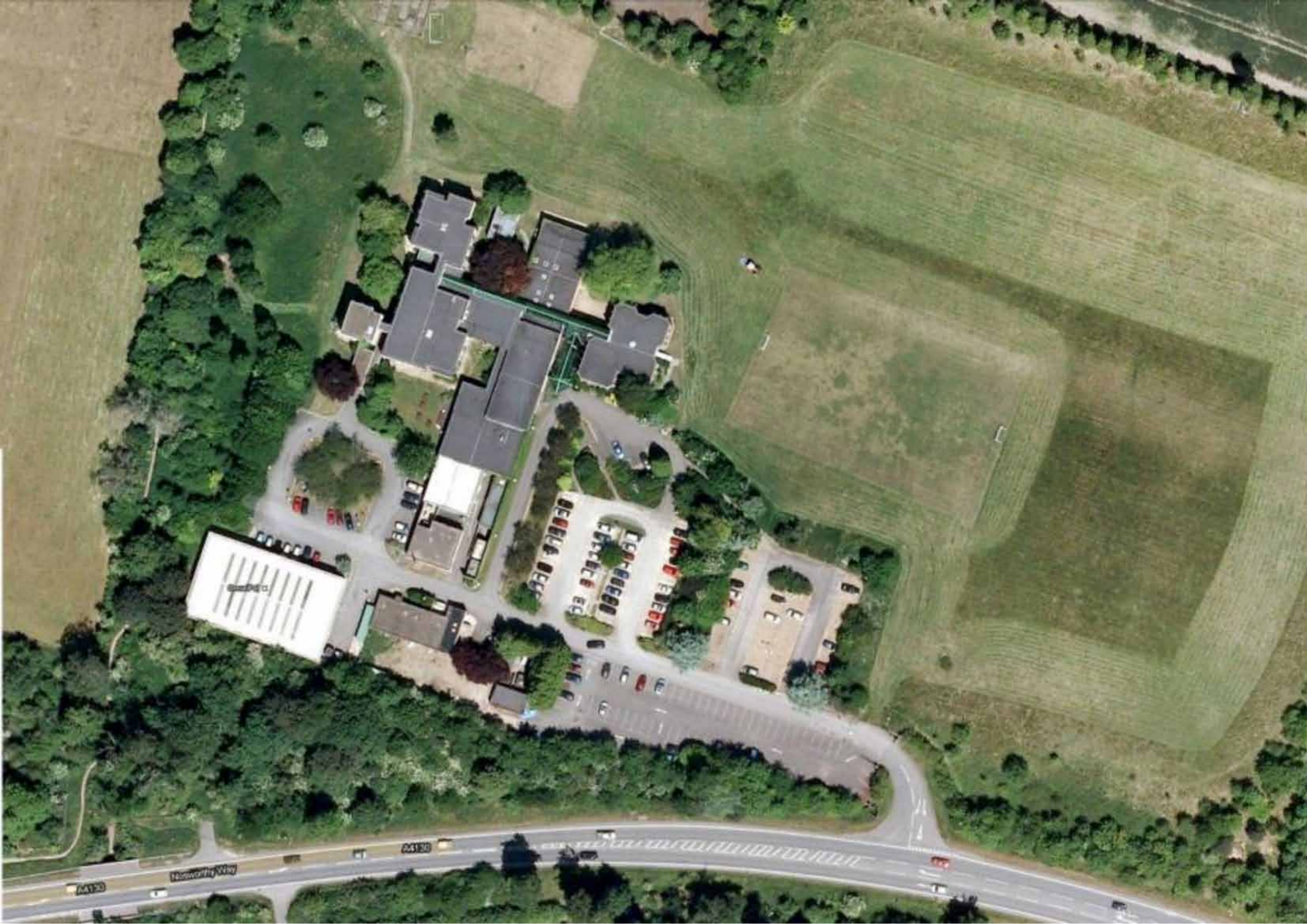
Job Title
OFFICE HQ

Drawing Title
Artist Impression

Scale

Job No Drawing No
13426 DW-105-002

Scale
PRELIMINARY



Economic Impact

5.0

5.1 CABI Business Plan

The full text of the CABI business plan is shown in Appendix B. This indicates that CABI can trace its origins back to 1909 and is now a not-for-profit international science-based development and information organization established by a United Nations treaty level agreement. As of today, there are 47 member countries including the UK, Canada, China, Australia and Switzerland and many developing countries.

CABI improves people's lives worldwide by providing information and applying scientific expertise to solve problems in agriculture and the environment. CABI work for and with universities, national research and extension institutions, development agencies, the private sector, governments, charities and foundations, farmers and non-governmental organizations. They help address the challenges of food security by helping farmers grow more and lose less.

CABI is also a major contributor to improving the UK environment. In 2010 they published a report on the costs of invasive non-native species in Britain, funded by the Scottish Government, and the Department for Environment, Food and Rural Affairs (Defra). Invasives were calculated to cost a total of £1.7 billion every year in the UK in control measures and damage to the environment. These costs were found to be reduced if and when there is early intervention and timely eradication, rather than letting the species become widespread, as has been the case for many invasive species globally. The report generated significant media interest throughout the world, which has contributed to raising public awareness about the impact of invasive species.

CABI employs around 400 staff and operates from a number of centres worldwide. The 2 largest sites are in the UK, at Wallingford in Oxfordshire and Egham in Surrey. Around 135 staff are based at CABI's Head Office in Wallingford. The 14 Ha site was developed as a school. The buildings are of poor quality construction, unfit for their current use, and beyond their useful economic life. They are extremely inefficient with an energy performance rating of only 149. For an organization like CABI with a global reputation in environmental management and safety, they are completely unsustainable.

CABI does not have the financial resources to build new premises nor could it justify using funds which should be used for relieving poverty and improving global food security. CABI need to utilize some of the development potential of the site to enable construction of a modern, environmentally efficient building. They propose to finance this building by an enabling development of part of the present site as a care village. This would meet an urgent and growing need in the area for top quality care facilities for the elderly as well as providing additional employment opportunities.

In order to keep this development to the minimum size necessary to fund the new office, it would be co-located on the present site with the new office, almost entirely within the already-developed portion of the site (which represents around one quarter of the whole site).

CABI is sponsored by the Department for International Development, DFID, in the UK and is currently being supported by DFID and the Foreign Office to implement changes in its Headquarters Agreement with the UK Government to ensure that it will not be subject to irrecoverable VAT on the cost of the new Head Office building.

CABI wishes to retain its Headquarters in South Oxford District where most of its key staff live. However, in the event that CABI is unable to resolve the problems with its buildings at Wallingford, it would be forced to consider moving more staff to its overseas centres or to Egham.

5.2 The Enabling Development Case

CABI's property consultant and financial advisor, John Hayward FRICS, has been employed by CABI to assist with the development appraisals for the project and to provide valuations of the proposals. His report is reproduced below to provide the necessary information on the project's economic impact, and to demonstrate the case for the enabling development of the site.

The Directors
CABI
Nosworthy Way
Wallingford
OXON
OX10 8DE

Dear Sirs

10th April 2012

CABI – Proposed development of Wallingford site – The Enabling Development Case

1. Introduction. “The existing facility at Nosworthy Way is fully described in Nigel Moor's Planning Report. In summary, the existing buildings are outdated, decrepit, and highly inefficient both in terms of their internal arrangement and use of energy. That inefficiency diverts CABI's resources from its mission both to provide a single source of information on the many pests and diseases which are major causes of world poverty and to develop natural biological solutions to those pests and diseases. My initial brief in 2009 was to identify for you a solution to enable CABI to realise sufficient funds from its property at Wallingford to, in order of priority:

- acquire new operationally and energy efficient premises either in Wallingford or elsewhere,
- to provide funds to subsidise the refurbishment and extension of the laboratory facility at Egham and
- to provide funds to either meet the shortfall in CABI's pension fund or to provide collateral for the shortfall.

This is not the place to list the many iterations through which the brief has gone. However in essence the options we have considered range from closing the Wallingford operation and relocating its functions partly to Egham and partly to a low cost environment overseas; consolidating all the operations at Egham; and maintaining the split UK site operation as at present. Subject to viability, the latter is your Board's preference.

With the encouragement of SODC, you instructed a design team whose plans for a care village to be built on the existing developed site received a letter of in principle support from Anna Robinson of SODC in December 2010 to a scheme that met the first of CABI's priorities. At that stage it was the plan that CABI would relocate to an alternative site, to be identified, within South Oxfordshire District.

A number of sites were considered, most notably Culham and Howbery Park. It became apparent that none of the sites would fulfil CABI's even modified criteria and all carried a substantial acquisition cost. At meetings in March and April 2011 the proposal to develop the offices adjacent to the care village was discussed and confirmed as the preferred option, the attraction being that the land was already owned by CABI. This meant that money that would otherwise have to be allocated to site acquisition costs could be re-allocated by building a less dense care scheme and building a better, “greener”, office building. The saving was likely to be in the order of £750,000 to £1,000,000.

Following selective marketing, a short-list of three developers was selected, each of whom made presentations during the summer of 2011. A consortium comprising Wates and Beechcroft was selected and detailed negotiations started involving CABI, Wates/Beechcroft and SODC. In parallel, a number of architects were invited to make proposals for the new office building.

Scott Brownrigg was selected on the strength of both their highly successful track record within the District and a design that captured CABI's environmental philosophy and reflected its status as a leading international environmental organisation. A presentation was made to SODC cabinet members and officers in November 2011. Although members expressed support for the scheme, subsequently Wates/Beechcroft withdrew on the grounds that there remained too much uncertainty as to the outcome of a planning application for the scheme that had by then evolved. The main unresolved issue was the location of the office building. The design demanded that it be sited a little further from the existing agreed development boundary than the planning officers felt comfortable with. Given the substantial financial commitment of a detailed planning application, Wates/Beechcroft felt that they could not proceed in the absence of officer support.

2. Appraising the Development Proposal

2.1 The Basis for the Appraisal

The design elements are dealt with elsewhere in the documents supporting the application. The purpose of this paper is to consider the financial case. By proceeding down the planned, developer led, detailed design route, we had hoped to make the case on the basis of a fully specified detailed proposal. In the current circumstances, to help shape the financial case, we have a well informed estimate of the building costs for the proposed Scott Brownrigg offices and the financial appraisal for the care scheme that Wates/Beechcroft had evolved over several months of iteration and which was presented to Councillors at the November 2011 meeting. There are no norms for care villages and the Wates/Beechcroft scheme is peculiar to their particular style and market and it is unlikely that any other developer would replicate it exactly. However, in the absence of an alternative design on which to base an appraisal, I have utilised theirs, acknowledging its limitations.

2.2 Floor Areas

The object of the appraisal exercise is to establish a land value which will provide CABI with the requisite quantum and quality of office space. That land value will, mostly, be derived from sales of the retirement and assisted living apartments where, typically, the buyers are more familiar with areas quoted on a per square foot basis. The appraisal is thus calculated on an imperial measurement basis with the metric equivalent in brackets where appropriate.

The RICS Code of Measuring Practice suggests that for residential development appraisals (to which this care village proposal approximates) the basis of measurement should be Net Sales Area which is described as the Gross Internal Area excluding garages and conservatories. In the appraisal, the Net Sales Areas have been increased by 10% to arrive at the Gross Internal Area of the scheme for the purpose of calculating construction costs. The Gross Internal Areas have been increased by a further 5% to arrive at Gross External Area for planning application purposes.

2.3 Methodology

Valuers' preferred basis for valuation is comparison. However, as is typical for complex schemes, there are no direct comparables. I have thus used a residual valuation approach. Although it is the only method available to arrive at land value for schemes such as this, a residual appraisal of the type used in Section 3 is inherently subjective. The size, cost and time elements are all the team's best estimate, at this relatively early stage, of what a developer would require and the market would stand. The purpose of showing the figures is to demonstrate that the land value that the care scheme would generate balances the cost of building and fitting out the Scott Brownrigg office design.

2.4 The Cost Elements – Office Building

2.4.1	Floor Area	Gross Internal Floor Area: 33,454 sq ft. (3108 m ²). (In 2005, your then independent valuers, Donaldsons, measured the net internal area of the current office building to be 7,682 sq ft (3500.74 m ²) which would gross up to over 41,500 sq ft on a gross internal basis.
2.4.2	Construction cost:	£6,340,000 incl. inflation to 3Q 2013. Calculated by Ridge (quantity surveyors) in consultation with Wates Construction. This is for a naturally ventilated building with a very high thermal mass.
2.4.3	Design fees:	£800,000 (circa 12.5%). Estimated from fee tenders received.
2.4.4	Fit out:	£500,000 (auditorium, furniture, IT, catering) from Ridge
2.4.5	Photovoltaic panels	£545,000 to achieve BREEAM Excellent
2.4.6	Professional fees:	£300,000 (legal, planning, property, local authority).

This gives a total realisation requirement of: **£8,485,000**

2.5 The Cost Elements – Care Village

To generate the equivalent of £8,485,000 in land value, a care village development of the following characteristics is required:

2.5.1 Retirement and assisted living apartments. For these purposes we have assumed that although each of these will have different entry age/needs thresholds, the sales values will be the same. In the appraisal, the split is 56 retirement units and 49 assisted living units.

2.5.2 Care Home. We have assumed 64 beds.

2.5.3 Affordable Housing. We have assumed that this will generally take the form of key worker accommodation. We have allowed for 24 units, which is about 43% of the retirement housing. We have slightly over provided on the number to allow for flexibility as between the retirement and assisted living designations.

3. The Residual Calculation

REVENUE			INTEREST	(See CASHFLOW)	2,875,413
Retirement (56) And Assisted Living (49)	115,000 sq-ft (10,684m ²) at £340.00 psf	39,100,000	6.50% pa	on Debt charged Quarterly and compounded Quarterly	
Care Home	64 units at £90,000 ea. (32,000 sq ft, 2,973m ²)	5,760,000	CABI office construction cost	Month 4 to 18 (Mar 13 – May 14)	
Affordable Housing (24)	12,000.00 sq-ft (1,115m ²) at £150.00 psf	1,800,000	Site Stamp Duty	Month 14 (Jan14)	
		REVENUE	Site Legal Fees	Month 1 (Dec12)	
		46,660,000	Site Agency Fees	Month 1 (Dec12)	
			Initial Payments	Month 1 (Dec12)	
			Retirement And Assisted Housing (bld.)	Month 21 to 33 (Aug 14 - Aug 15)	
			Care Home (bld.)	Month 21 to 33 (Aug 14 - Aug 15)	
			Affordable Housing (bld.)	Month 21 to 33 (Aug 14 - Aug 15)	
			Demolition	Month 20 (Jul 14)	
			Off Site Works	Month 10 to 15 (Sep 13 - Feb 14)	
			Code 4	Month 26 to 31 (Jan 15 - Jun 15)	
			Leisure Building	Month 10 to 17 (Sep 13 - Apr 14)	
			Contingency	Month 10 to 33 (Sep 13 - Aug 15)	
			Village Planning Prof Fees	Month 1 (Dec12)	
			Village Prof Fees	Month 1 to 33 (Dec 12 - Aug 15)	
			Marketing	Month 24 to 35 (Nov 14 - Oct 15)	
			S106 Payments	Month 19 to 21 (Jun 14 - Aug 14)	
			Retirement And Assisted Housing (sale)	Month 32 to 46 (July 15 - Sep 16)	
			Care Home (sale)	Month 32 (Jul 15)	
			Affordable Housing (sale)	Month 32(Jul 15)	
			PROFIT	7,771,172	COSTS 38,888,828
			PROFIT/SALE	16.66%	PROFIT/COST 19.98%
			Build Costs	24,941,663	
			Disposal Fees	977,502	
			Marketing	375,000	
			S106 Payments	500,000	
			End Payments	875,000	
			Initial Payments	250,000	
			Site Costs	8,969,250	
			Site Stamp Duty	at 4.00%	339,400
			Site Legal Fees		60,000
			Site Agency Fees	at 1.00%	84,850
			Cost of CABI's Offices (per 2.3 above)		8,485,000
			Planning Fees, Surveys, Valuations		100,000
			Developer's Finance Arrangement Fee		150,000
			Retirement And Assisted Housing	126,499.80 sq-ft (11,752m ²) at £120.00 psf	15,179,976
			Care Home	64 units at £70,000 ea. (32,000 sq ft, 2,973m ²)	4,480,000
			Affordable Housing	13,200.00 sq-ft (1,226m ²) at £100.00 psf	1,320,000
			Demolition		350,000
			Off Site Works		500,000
			On costs to achieve Code 4		967,500
			Leisure Building		350,000
			Contingency	at 2.50%	578,687
			Village Planning Prof Fees		100,000
			Village Prof Fees		1,115,500
			Direct Sale Agents Fee	at 2.00%	782,001
			Direct Sale Legal Fees	at 0.50%	195,500

4. Commentary on Appraisal

Many of the detailed costs shown for the care village development are those discussed with Beechcroft. It is assumed that the finance for the office scheme will come from the developer to meet stage payments as the office scheme progresses. There is a question of how the developer's cash payments will be secured during this process and it may be necessary to place the entirety of the office development funds in an escrow account, which will add considerably to the interest cost.

The scheme shows a just sub 20% margin for developer's overhead and profit. Historically that would have been an acceptable margin but with the scarcity of development finance, 20% might be low. However, as the outline planning permission sought will remove some of the developer's planning risk, a 20% margin is sufficient for the purpose of this appraisal.

5. Conclusion

The proposed Scott Brownrigg building is bespoke in every sense and as such inevitably costs more than a building of similar size but with less sustainable characteristics and less architectural merit. The £8.485m required is for the turnkey cost of the new office, without surplus. In addition to securing the long term future of CABI and its employees in Wallingford, the scheme as proposed will ensure that none of the resources that CABI should deploy to improve the lives of the world's neediest people are diverted to meet the obligations of the site. The care scheme will help meet a pressing demographic problem and whilst enabling in justification has the great merit of being much needed as well.

Yours faithfully,

J. K. Hayward FRICS

**Property Consultant
Hayward Property
Upper Siddington House
Siddington, Cirencester
Gloucestershire, GL7 6HL**



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Planning and Environmental Considerations

6.0

6.1 Environmental Protection Assessment

The proposed development will not increase the existing ambient noise levels at the boundary of the CABI site. The noise generated from the care village and CABI Headquarters will be designed in such a way as to minimise noise at all times.

The development will be designed in accordance with B5 8233:1999 'Sound Insulation and Noise Reduction for Buildings - Code of Practice' and the World Health Organisation Guidelines. We understand that 'PPG24: Planning and Noise' is no longer the prevailing guidance but the NPPF at paragraph 123 refers to the Explanatory Note to PPG24. However due to the changes in planning policy being so recent we have made an assessment of the noise exposure categories under the guidance contained in the Explanatory Note to PPG24 and would estimate that NEC categories B or C would apply. We propose that prior to a detailed planning application being submitted a full acoustic survey is undertaken and that the facades and ventilation equipment are designed with an acoustic consultant to demonstrate that appropriate noise reduction is achieved. The details of the noise reduction measures will be submitted to SODC for approval prior to construction commencing on site. It is not possible to undertake the acoustic design work at this stage as the design has only been advanced to an outline stage as this is an outline planning application. Annex 4 of the Explanatory Note makes it clear that local planning authorities are able to impose appropriate conditions on outline planning permissions so as to control the effect of noise on new noise sensitive development.

Noise generated during construction will be carefully managed by a management plan which will be submitted to SODC for approval prior to works commencing on site; however we offer the following headlines to the plan.

- Working times for noisy operations would be limited to 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 Saturday with no noisy working on Sundays or Public Holidays;
- All mechanical plant will be fitted with noise reduction fixtures;
- Deliveries can be scheduled in order that they respect local sensitivities and a vehicle routing plan agreed;
- Electrically powered plant will be used where possible rather than diesel fuelled;
- A 1.8m high painted timber screen will be installed the full length of the Bridleway to reduce the impact on the public right of way.

Dust created during construction will be minimised by screens and damping down. Excess mud will be removed from the wheels of vehicles leaving the site.

Detailed proposals will be submitted as part of the detailed planning application should the outline application be approved.

6.2 Archaeological Evaluation

An archaeological appraisal of the proposed development was carried out by Network Archaeology. The report presents the results of a desk-based study of published archaeological information in the public domain relative to a Study Area comprising a 500m buffer zone centred on the Proposed Development Area.

Searches of national and county databases have identified a total of 42 sites of archaeological significance within the Study Area. These sites have been graded according to their perceived archaeological importance. The scale of impact of the proposed development upon those identified archaeological sites has then been assessed, and the relative significance of each impact has been determined.

Five sites are considered potentially vulnerable to adverse impact by the proposed development: the Iron Age Grims Ditch (HER 16523); a settlement and possible medieval brew-house (NMR 1175243); Nuneham Murren deserted medieval village (HER 2829); a Prehistoric and/or Roman field system and Medieval pit (NMR 655580) and Huntercombe, a former WWII prison (NMR 1126259). In the absence of a firm design proposal, the level of impact on these sites remains uncertain.

The PDA falls within an area rich in archaeological remains, particularly later prehistoric (Neolithic, Bronze Age and Iron Age) settlement features. The site is also situated between two deserted medieval villages raising the potential for associated settlement and/or agricultural remains. Wallingford's well-documented Saxon heritage increases the potential for even earlier historic remains.

The proximity of the River Thames lends a particularly high potential for organic preservation, and well preserved palaeo-environmental and organic remains should be anticipated. Overall, there is a medium-to-high potential for archaeology within the Study Area.

Recommendation is made for ongoing liaison with South Oxfordshire District Council in order to agree any further archaeological investigation and mitigation.

The Archaeological Desk-Based Appraisal prepared by Network Archaeology is included in Appendix C.

6.3 Arboricultural Method Assessment

A detailed arboricultural method statement in accordance with BS5837 will be needed to ensure comprehensive tree protection measures are taken prior to and throughout the construction phases. Barrell Tree Consultancy has been employed by CABI to provide advice on the constraints that the existing trees will place on the proposal and must therefore be taken into consideration. The trees survey and advice from Barrell shall be used as a basis to develop detailed tree constraints plans, allowing for the sustainable retention of all the trees to be considered as a constraint as per BS5837: 2005 and the advice set out in the South Oxfordshire Design Guide and the supporting Trees and Development best practice guidance.

Details of the service runs, foul sewage, utilities and surface water drainage will need to be detailed and designed around the tree protection and wildlife zones which need to be agreed with SODC. Detailed design of the below ground services has not been undertaken at present as this is an outline application. A detailed plan of the below ground services will be submitted as part of the Detailed Planning Application.

A detailed arboricultural method statement shall be produced in the preparation of the detailed planning application and shall take into consideration the requirements of the above conditions.

A copy of the Arboricultural Report is included in Appendix D.

6.4 Contaminated Land Report

The Council's Contaminated Land Questionnaire has been completed and is included in Appendix E.

A walkover survey was carried out by Applied Geology and the report is included in Appendix F. In summary the report states that; "No potentially contaminative sources or uses were identified on or within the immediate vicinity of the site."

A copy of the Geotechnical Window Sampling Report is located in Appendix F

6.5 Ecology and Biodiversity

An Ecology Study has been undertaken to determine whether the proposed development may have any potential ecological effects. No records of protected, notable or rare species were identified on site. However, if considered necessary, a Phase I habitat survey would be undertaken prior to any works on site. The proposals will take all opportunities to enhance the biodiversity value of the site and surrounding land in the control of the applicant.

Aspect Ecology was commissioned in April 2011 to undertake an ecological appraisal of the site. The report provides a summary of the survey work undertaken including consideration of the ecological issues and constraints identified, along with recommendations in regard to mitigation measures and any further ecological survey work likely to be required. Subsequently following discussion with Principal Ecologist Duncan Murray of ACD Ecology, the SODC Countryside Officer visited the site and agreed the overall conclusions of the Aspect Ecology report, and the scope to attach conditions to any grant of development planning permission.

The site itself is not subject to any identified statutory or non-statutory nature conservation designations, while no such statutory designations have been identified within 3 km of the site. All known ecological designations are well separated, such that they are unlikely to represent a particular constraint on any development proposals at the site.

In summary, the majority of habitats within the site were recorded to be of little ecological interest, being largely dominated by amenity mown grassland, buildings and hard standing. Overall there appear to be relatively few potential ecological issues or constraints on any layout, which are likely to be limited to habitats (Schedule 9 exotic invasive species and boundary vegetation and trees) and fauna (reptiles, bats and birds).

A copy of the Ecology Report is included in Appendix G.

6.6 Air Quality Assessment

The principal air quality issues associated with the proposed development are the generation of dust emissions and vehicle emissions during the construction phase and road traffic emissions during the post-construction phase of the development. An assessment of air quality impact has been undertaken by Air Quality Consultants and this has considered existing and predicted future concentrations of key pollutants on and in the vicinity of the masterplan site. Road traffic emissions are the most influential source of existing air quality and therefore future road traffic flows have been taken into account when predicting future baseline concentrations. The report has been prepared taking into account all relevant local and national guidance and regulations, and follows a methodology agreed with South Oxfordshire District Council.

The assessment has demonstrated that there will be increased concentrations of emissions associated with construction vehicles on the A4130, Nosworthy Way, and dust associated with construction activities, but that these effects will be temporary and will not result in a significant impact once the proven mitigation measures have been implemented.

The assessment of the operational impact has been based on the projected traffic flows as set out in the Transport Assessment, which has demonstrated that for the majority of highways links within the study areas, increases in traffic flow will not lead to an increase in emissions of nitrogen dioxide or particulates approaching the UKAQS objectives. The impact of operational traffic emissions associated with the masterplan development is not predicted to be significant.

A copy of the Air Quality Assessment is included in Appendix H.

6.7 Pre-Statement of Community Engagement

CABI has been in discussions with SODC officers at a pre-application level for more than two years 2010- 2012, and made an informal presentation to members and officers at SODC on 10th November 2011. Following that meeting, Strategic Director Anna Robinson wrote to CABI on 15th November 2011 confirming that SODC was committed to working with CABI to bring forward a scheme that they could recommend to the planning committee and that is supported by the local community.

Following this presentation CABI has made further presentations to the Wallingford Town Council (Monday 5th March 2012) and the Cholsey Parish Council (Wednesday 7th March 2012), and on Tuesday 24th April 2012 has arranged for a visit to the CABI site and offices by parish councillors from Crowmarsh Parish Council so that they can appreciate the existing office building and the site context.

On Friday 27th April CABI is organising an open day at its site at Nosworthy Way from 2pm to 8pm so that members of the public can view an exhibition of the outline proposals for:

- an exemplary environmentally efficient headquarters building for the international science and agriculture organisation, CABI
- enabling development of a care village of 56 retirement units, 49 extra care units, 24 key worker flats, a 64 bed care home and a leisure building

A copy of the poster advertising the event is included with this Statement. This will be posted on local notice boards (A4 size) and smaller versions will be placed as advertisements in the weekly Herald series, the Oxfordshire Guardian and the Oxford Journal.

At the exhibition, which will be manned by CABI staff, attendees will be provided with cards so that they can write down their comments, and these will be collated, responses summarised, and the results forwarded to SODC.

CABI in Wallingford redevelopment project

You are invited to an Open Day at CABI

Learn more about the work we do in agriculture and the environment and view an exhibition of outline proposals for:

- an exemplary, environmentally efficient new headquarters building
- the enabling development of a care village of retirement and care homes

Date: 27 April 2012

Time: 2pm to 8pm

Venue: CABI, Nosworthy Way, Wallingford, Oxfordshire, OX10 8DE

We value your comments, so please come along and have your say or visit www.cabi.org/Wallingfordredevelopment



KNOWLEDGE FOR LIFE



6.8 Affordable Housing Statement

Policy H9 seeks 40% affordable housing on sites that would accommodate 15 dwellings or more. The 64 bed care home and the 49 extra care units are classified as C3, and exempt from the affordable housing contribution. The 56 retirement units are subject to Policy H9, which would require a contribution of 22 affordable dwellings. This is more than compensated for by the 24 key worker flats.

6.9 Crime and Community Safety

Having spoken with the Lesley Nesbitt, the Crime Prevention Design Advisor for Oxfordshire, the design team intend to follow the 'Safer Places The Planning System and Crime Prevention' which lists the seven attributes of designing out crime. The design team intends to approach each attribute as follows:

Access & movement

Well defined routes, spaces and entrances that provide for convenient movement without compromising security will be included within the design for the care village and office building.

Structure

As discussed in the introduction, the synergy of the care village and the office building has been carefully considered in order that the different uses of the site do not conflict.

Surveillance

The design team will set out the masterplan so that all publicly accessible spaces are overlooked. Additionally, the site shall be secure and shall be patrolled by security guards who shall be employed to oversee the security and surveillance of both the care village and the office building

Ownership

The design team are very aware of the need to promote a sense of ownership, respect, territorial responsibility and community for all the users of the development.

Physical protection

CABI accept that the principles of Secured by Design should be incorporated within the design of the development. The design team therefore intend to develop well-designed security features for inclusion in the design as it is progressed.

Activity

The nature of the development, that of a care village and office building for a not-for-profit international organisation, mean that the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.

Management and maintenance

CABI's commitment to sustainability means that the development shall be designed with management and maintenance in mind and are aware of the need to discourage crime in the present and the future.

6.10 Flood Risk Assessment

AKS Ward were commissioned to provide a Flood Risk Assessment and Drainage Strategy. Their report highlights the flood zones the site occupies and also provides a proposal for the proposed surface water drainage strategy to ensure that there is no increase in flood risk to the surrounding area as a result of the work. The below conclusions were presented by AKS Ward:

- The proposed buildings are located in Flood Zone 1 and the development is appropriate.
- There is a high risk of sewer flooding to the existing site due to the poor condition of the pitch fibre sewers. This risk will be removed if the redevelopment commences as the existing drainage system can be removed.
- There is a low risk of fluvial, pluvial, surface water sewer flooding and over land flow flooding to the proposed site.
- There is a medium risk of flooding of ground water due to the unknown level of the existing groundwater. This risk could be reduced once groundwater levels are monitored.
- There is a medium risk of flooding from sewers due to the foul water pumping station. This risk can be reduced to low with appropriate design considerations as detailed within this report.
- The main method of surface water disposal will be via infiltration subject to infiltration tests proving this method is viable without affecting the integrity of the soil strength.
- Green roofs are being considered on the offices and care home buildings which will reduce the run off rate.
- If 100 % SUDS are not feasible then a partial infiltration system with an overflow off site restricted to match the existing QBAR Urban flow rate off site of 20 litres/sec will be the method of surface water disposal.
- The flow off the site and volume will be reduced from the existing providing betterment and a reduced flood risk downstream due to the reduce flow rate directly into the river network.
- The water quality of the surface water discharge will be improved from the existing by utilising permeable pavements and swales for all roads and parking areas.
- Permeable paving, swales, soakaways and detention ponds will be utilised to attenuate the surface water with no flooding for all storm events up to and including all 30 year events. There will be no flooding into the buildings or off site for all events up to and including 100year + 20% climate change.

AKS Ward advised that infiltration testing and ground water monitoring should be carried out to determine if infiltration can be partially or wholly used on the site as a means of surface water disposal. They also advised that the location of soakaways will need to be carefully considered to ensure any local impermeable areas are avoided which could reduce the flow of water into the ground locally and that a full survey of the existing pumping station will be required to determine the capacity of the existing system.

A copy of the Flood Risk Assessment and Drainage Strategy (March 2012) produced by AKS Ward can be found in Appendix J. A copy of the Geotechnical Window Sampling Report is located in Appendix F.

6.11 Landscape and Visual Impact

Redevelopment of the site can offer opportunities for landscape enhancement: These include firstly the return of a large proportion of existing unused recreational space, for which no local need has been evident, to open countryside managed largely as farmland or conservation meadow. Secondly the implementation of a programme of meadow management to create a flower rich meadow alongside the Thames to extend the meadows already managed to the north by the district council. A programme would be initiated of phased felling, remedial surgery and replanting with same species to mature woodland areas. An analysis of recent appeal decisions in the AONB demonstrates that assessment of the visual impact is the over-riding issue, and AONB designation does not preclude developments that do not have an adverse impact and have a justified need to locate in the area, particularly those directly serving the local communities.

The report assesses the land currently owned and occupied by CABI that covers in excess of 14 ha. The developed part of the site incorporates a number of office buildings, warehouses, car parks and associated infrastructure together with a large area of currently disused amenity space (tennis courts and playing fields). The rest of the site is in predominantly agricultural use with the majority utilised as pasture. The local planning authority have defined eleven distinct character areas across South Oxfordshire with the CABI site located within the River Thames Corridor, the flat low – lying alluvial land which forms the river corridor of the River Thames between Long Wittenham and Goring. Most vantage points offer only glimpsed views of the site largely of the taller buildings. Additionally many of these views are likely to be further screened once trees and shrubs are in full leaf during late spring, summer and early autumn. Despite their substantial size the existing buildings have a relatively low visibility and therefore the existing developed area together with the land directly to the north could be successfully redeveloped with little additional impact on views. The potential for future development to impact on these views is mitigated by several factors:

- A large proportion of the site is already developed with buildings and other features well screened by existing vegetation. Redevelopment of these areas will see minimum impact on existing views providing that building massing and height remains in proportion.
- The vantage point with the largest number of receptors (main roads) is limited only to a short length of Nosworthy Way.
- Possibly the most sensitive vantage points are on footpaths on rising ground to the east. These are so limited in scope as to be virtually negligible.

Redevelopment of the site can offer opportunities for landscape enhancement:

- The return of a large proportion of existing unused recreational space, for which no local need has been evident, to open countryside managed largely as farmland or conservation meadow.
- The implementation of a programme of meadow management to create a flower rich flood meadow alongside the Thames to extend the meadows already managed to the north by the district council.
- Where possible retain Cat B and C vegetation within the development area, including peripheral vegetation around eastern edges of car park. Remove boundary conifers and replace with new native – species hedgerows.
- Initiate a programme of phased felling, remedial surgery and replanting with same species to mature woodland areas.
- Open up two or three “ windows “ to allow views from the footpath across river meadows, otherwise retain intact and monitor for H& S.
- Re-pollard existing riverside willows where feasible and the coppicing or replacement of trees that have collapsed completely.

Light pollution has increasingly become a greater issue across the countryside and requires good design principles to reduce the effect. The existing lighting on site is poor and gives little regard to good design and therefore there is room to improve the situation and reduce the impact on the AONB. As the design is at a very early outline stage, a lighting scheme cannot be designed; however a detailed lighting scheme would be submitted as part of a Detailed Planning Application.

A copy of the Landscape and Visual Impact Assessment is located in Appendix K.

6.12 Planning Obligations

SODC have indicated that it will instruct BNP Paribas to audit the CABI Business Case for enabling development. Any s106 contributions will need to be assessed against that case but will be subject to the overall necessity to provide the required financial contribution for the sustainable office development required by CABI. Among the s106 items we envisage:

Occupancy

That for a period of not less than 10 years CABI shall undertake not to assign all or any part of the office building to another occupier other than an area to be agreed with the Council which shall accommodate tenants relocated from the existing office building.

Affordable Housing

To ensure that the 24 key worker units are occupied by employed persons having a need to live within the South Oxfordshire District Council area, as agreed with the Council.

Local Community Use

To ensure that the leisure and community facilities on the site shall be available to members of the local community.

Education and Training

CABI shall appoint an Education Liaison Officer who shall liaise with local schools, colleges and universities so as to offer within the organisation opportunities for work experience and graduate training and access to education resource materials.

Improved Facilities for pedestrians, cyclists and public transport

Agree with the Local Highway Authority improvements to the pedestrian and cycle access to the site and improvements to the public transport facilities in the vicinity of the site.

6.13 Sustainability Statement

Both the new office building and the Care Village are being designed with energy saving firmly in mind.

Office Building

The BREEAM assessment covers office and industrial development. This is a different system to the Code for Sustainable Homes. The BREEAM assessment covers the following areas; Management, Health and Wellbeing, Energy, Transport, Water, Materials and Waste, Land Use and Ecology and Pollution. The BREEAM Rating requirement in this case is of an Excellent Level. In the Design & Access Statement the design principles developed by the architects Scott Brownrigg to achieve this level are set out.

To cover this situation the following condition is offered : “ Each of the non – residential buildings hereby permitted shall be constructed to a minimum standard of Building Research Establishment BREEAM (or subsequent equivalent quality assured scheme) overall Excellent in accordance with the requirements of BREEAM 2011. Each of the buildings shall not be occupied until an authorised assessor has demonstrated confirmation with the required level. “

Code for Sustainable Homes

A large proportion of the UK’s carbon – dioxide emissions come from the energy used to light, heat and run our homes. The aim of the Code for Sustainable Homes is to improve the environmental sustainability of homes by setting a national standard for comparison and reduce the impacts in running them. Code rating for new homes is now mandatory and replaces the EcoHomes scheme. The Code works by using a sustainability rating system, indicated by stars ranging from one star level to the highest which is a six star level. Six stars would achieve a zero carbon home. By 2016 , the Government expects all new homes to be zero carbon. The Code measures the sustainability of a home against the following nine categories : Energy CO2, Water, Materials, Surface water run –off, Waste, Pollution, Health and well – being, Management and Ecology.

To cover this situation the following condition is offered : “Each dwelling shall be constructed to achieve a minimum standard of Level 3 of the Code for Sustainable Homes in accordance with the requirements of the Code for Sustainable Homes Technical Guide April 2009 (or such notional measure of sustainability for house design that replaces the scheme). Each new dwelling shall not be occupied until an authorised assessor has demonstrated confirmation with the required level.”

Sustainability Statement Template

This template provided by SODC in respect of houses and flats identifies the following categories for consideration : Energy and CO2 emissions, Water, Materials, Surface Water Run Off, Waste, Pollution, Health and Well-being, Management and Ecology. The latter is dealt with elsewhere in this report but as this is an outline application, the other matters can be dealt with by planning condition. The following are offered in respect of the categories identified by SODC in the template.

No phase of development shall take place until samples of the materials to be used in the construction of the external surfaces for that phase of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

No phase of the development shall commence on site until details of waste bin storage and recycling facilities for that phase have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented prior to the first occupation of that phase of development.

No phase of the development hereby permitted shall commence until such time as a scheme for detailed surface water drainage design for that phase of development, in accordance with the approved Flood Risk Assessment, has been submitted to and approved in writing by the Local Planning Authority.

No phase of development shall commence until a scheme which specifies the provisions to be made for the level of illumination and the control of light pollution for that phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and maintained in accordance with the approved details.

No phase of the development shall be commenced until a scheme to control the environmental effects of construction work in that phase has been submitted to and approved in writing by the Local Planning Authority.

6.14 Traffic Impact Assessment

This initially examined the redevelopment of the site either with a replacement CABI complex and a smaller Care Village (110 units) or as a Care Village with 153 units. There was no evidence of any particular safety deficiency in the local highway network that may be exacerbated as a result of the proposed development. Discussions with the LHA have identified a number of improvements that are required and a scoping for the transport assessment agreed with them, which relates to the current proposals.

This initially examined the redevelopment of the site either with a replacement CABI complex and a smaller Care Village (110 units) or as a Care Village with 153 units. There was no evidence of any particular safety deficiency in the local highway network that may be exacerbated as a result of the proposed development. Subsequently this report was evaluated by the Local Highway Authority (LHA) and the following observations made:

- i. It needs to be clarified if the development would have services, such as a shop, café, gym etc available on site as this again would affect trip rates.
- ii. Staff numbers and expected visitors have not been included in the TSS; this is required for consideration.
- iii. In terms of walking and cycling to the site, the only route available that is safe, lit and surfaced is along the bridge and on Reading Road to Wallingford. The developer will be required to provide a footway along Nosworthy Way to the site entrance.
- iv. Providing safe and well - appointed bus stops on Nosworthy Way as well as a safe means of crossing the A4130 are relevant. In summary, provided the bus stops are of good quality and safe for pedestrians, public transport could be a realistic mode of choice to access the site. These bus stops are serviced by the X39/ X40 which are half hourly throughout the day with an hourly evening service. Recent developments in the Wallingford area have contributed towards the enhancement of this service; similarly pro- rata contributions will be required from the developer.
- v. Visibility splays at the access must be clearly indicated in a plan and submitted with the application. The forward visibility of the right turn lane is an important consideration and must be submitted.
- vi. As regards trip generation from the Care Village it is recommended that the developer conduct a survey over several days.
- vii. Accident data should be presented for the last 5 years.
- viii. The proposed number of car parking spaces should be made clear.

A subsequent meeting was held with the LHA concerning the revised proposals and it was agreed that a transport consultant be appointed who would agree a scoping for transport assessment with the LHA. Glanville were subsequently appointed and have agreed a scoping report with the LHA. The Transport Assessment submitted with the outline application reflects that agreement. A copy of the Transport Assessment is located in Appendix L.

6.15 Waste Collection

The office building and care village shall both operate a waste management system that recognises the need for waste minimisation, efficient storage, effective collection; and recycling to conserve valuable resources.

As part of this management system waste will be classified as Clinical, Paper, Food, General, or Specialist (electrical, printer cartridges, batteries, glass etc). Some waste will be sorted by occupiers and staff into appropriate containers, further segregation including specialist waste will be done centrally into designated bins and skips. Bins and skips will be emptied or collected, by contractors or the local authority at pre-determined intervals.

There will be defined objectives to minimise packaging, encourage staff and residents to recycle, use recycled materials; and provide storage and systems to support the objectives. Dedicated storage areas will be allocated identifying the position of specific receptacles to avoid confusion and cross contamination. In this way the burden that the proposal places on the local collections services shall be minimised.

6.16 Services

A copy of the Mains Electrical Asset Register is included in Appendix M.

A copy of the Mains Gas Asset Register is included in Appendix N.

A copy of the Mains Water Asset Register is included in Appendix O.

A copy of the Mains Telecommunications Asset Register is included in Appendix P.

Plans of the proposed mains utilities requirements shall be produced during the preparation of the detailed planning application.

Appendix A: Planning Statement

**Planning Policy Statement: CABI
Redevelopment Project, CABI site,
Nosworthy Way, Wallingford OX10 8DE**

Prepared by Nigel Moor BA (Hons) MCD FRTPI FRSA
On behalf of CABI

April 2012

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Executive Summary

1. In order to consider redevelopment options for the site, CABI in conjunction with Nigel Moor FRTPI assembled a development team comprising Tyack Architects, Portus + Whitton Landscape Architects, RPS transport and John Hayward FRICS property advisor. Subsequently CABI appointed Ridge as project managers and Scott Brownrigg as architects for their new office building.
2. The work of CABI relates to applied life sciences, agriculture and the environment, including climate change. Established in 1910, owned by 47 member countries, and with around 400 staff based in 16 countries, CABI is a not-for-profit international organisation.
3. The buildings on the site are uneconomic in terms of layout and energy efficiency and require a high level of maintenance and energy use compared with modern purpose-built offices. By current standards, the buildings are obsolete. CABI has examined the merits of either moving into a purpose-built modern office building on the site, as part of a comprehensive redevelopment of the whole site, or relocating entirely from the site. In either scenario, redevelopment of the existing buildings is required as enabling development as CABI cannot finance these development schemes out of retained surplus. After careful consideration of the alternatives, remaining on site together with enabling development represents the optimum option. We believe this strategy to be consistent with the aims of the SODC Corporate Strategy 2012- 2016, which aims to support business growth in the district, to create high value employment opportunities and to create an appropriately skilled workforce and local jobs.
4. Market conditions for development since the middle of 2008 have worsened and there has been a dramatic fall in both residential land values and commercial property values. The appraisal considers a range of alternative land uses that might be developed on the CABI site but, in the light of the policy analysis, the development of a care village best achieves the objectives of CABI in terms of its Business Plan.
5. The two redevelopment options initially examined were: (a) redevelopment of the site to provide 3,255 sq m (35,000 sq ft) new office floor space for CABI and a smaller care village of 25 care beds, 12 close care suites, and 73 close care apartments with a total gross floor space of 10,895 sq m (117,500 sq ft); and (b) redevelopment of the site for a care village and wellness centre, to include 25 care beds, 29 close care suites, and 99 close care apartments with a total gross floor space of 12,160 sq m (130,760 sq ft). This latter scheme would include 15 flats on site for staff. Subsequently a preferred option of a new office building of 3,108 sq m (33,414 sq ft) and a Care Village of 17,165 sq m (184,695 sq ft) was presented to SODC in November 2011. A care village is under construction on a site at Letcombe Regis in the Vale of White Horse District Council, but this is outside the catchment area. Land around Wallingford is currently being promoted for market and affordable housing, and there are limited current proposals in this area for extra care housing. A care village requires an accessible site within an attractive environment and the CABI site meets these criteria.
6. In 2004 a Planning Inspector considered an objection by CABI to the South Oxfordshire Local Plan 2001 – 2011 that the Wallingford site be allocated for B1 use. He reported in May 2005 and advised that it would not be appropriate to allocate this large site for new employment use in the plan, due to the potential scale of development being contrary to the Oxfordshire Structure Plan restraint policies. He considered that extra floor space relating directly to CABI's operational needs

Appendix A

could be justified but that any such scheme should be pursued through the development control process in the light of all the relevant national, strategic and local planning policies applicable to this rural location within the AONB.

7. Since the Inspector reported there have been a number of important changes. There have been improvements to the sustainability of the site as referenced in the Transport Supporting Statement. Bus services to the site have improved. SODC has granted planning permission for a new building for Lister Wilder nearby with extensive storage for machinery and a large car parking area, which has been built. (The development site has an area of 1.73 ha and the building a floor area of 1740 sq m which replaces redundant agricultural buildings of 745 sq m which are demolished). In addition, since the Inspector's visit in 2005, there has been vegetation growth in and around the site, and this current appraisal benefits from a comprehensive Landscape and Visual Impact Statement that was not before the Inspector when he completed his report in 2005.
8. In addition recent research shows that there is a shortage of specialised accommodation for elderly people in the catchment area. This shortage is made worse by a number of factors:
 - i. There is a shortage elsewhere within Oxfordshire;
 - ii. There is significant growth projected for the numbers of elderly people in the catchment area, both in the 65+ and 80+ categories;
 - iii. There are no schemes currently proposed or under construction that can make provision for this need;
 - iv. The recent Oxfordshire Housing Market Assessment, South Oxfordshire Housing Needs Survey and Extra Care Housing Strategy for Oxfordshire all highlight the demographic trends and acknowledge the need to provide a significant number of units designed specifically for older people;
9. These considerations amount to exceptional circumstances that justify an exception to policy. There is an overwhelming shortage of specialised accommodation for the elderly, a need that will worsen because of demographic characteristics, and no prospect in sight of the need being met.
10. Work on the SODC Core Strategy has identified two of the key issues for the District to be the unique potential of the dynamic and innovative economy, including its role as an international centre for education and innovation, and the need to plan for an ageing population in terms of the existing housing stock and new housing developments. CABI is part of that dynamic and innovative economy, and the opportunity to facilitate the rebuilding of CABI's obsolete office building through enabling development on the existing site in the form of a care village uniquely achieves two of the objectives of the spatial strategy. Policy E6 of the adopted Local Plan protects land in employment use, and these proposals will increase the number of jobs available at the site, contributing to the SODC policy of retaining and improving local job opportunities. The NPPF at Section 1 deals with delivering sustainable development and sets out the need to build a strong competitive economy.

11. The Landscape and Visual Impact Assessment

Redevelopment of the site can offer opportunities for landscape enhancement: These include firstly the return of a large proportion of existing unused recreational space, for which no local need has

been evident, to open countryside managed largely as farmland or conservation meadow. Secondly the implementation of a programme of meadow management to create a flower rich meadow alongside the Thames to extend the meadows already managed to the north by the district council. A programme would be initiated of phased felling, remedial surgery and replanting with same species to mature woodland areas. These improvements will be secured by a S106 Agreement. An analysis of recent appeal decisions in the AONB demonstrates that assessment of the visual impact is the overriding issue, and AONB designation does not preclude developments that do not have an adverse impact and have a justified need to locate in the area, particularly those directly serving the local communities.

12. The Transport Statement

This initially examined the redevelopment of the site either with a replacement CABI complex and a smaller Care Village (110 units) or as a Care Village with 153 units. There was no evidence of any particular safety deficiency in the local highway network that may be exacerbated as a result of the proposed development. Discussions with the LHA have identified a number of improvements that are required and a scoping for the transport assessment agreed with them, which relates to the current proposals.

13. The Development Appraisal

Bearing in mind the CABI Business Plan, and the need for enabling development to facilitate the rebuilding of CABI, there are three principal objectives that the development appraisal needs to address:

1. To achieve a land value from redevelopment that will finance the rebuilding of CABI having regard to the building costs and associated fees and expenses involved.
2. To realise the optimum value from the Wallingford property held by CABI in order to reduce the need for cash contributions that CABI cannot afford, bearing in mind its obligations to the Pension Fund.
3. CABI as a responsible international organisation is very keen to preserve the low impact nature of the existing site whilst meeting the urgent housing needs of the elderly.

The financial plan included in the CABI Business Plan March 2010 and updated at March 2012 demonstrated that CABI can fund its ongoing operations without significantly using borrowing facilities, but financing construction of a new building would require a substantial increase in the existing borrowing facility, which would need to be secured against the existing site with a viable future use. The care village would release the necessary amount of capital but the assumptions in the financial appraisal allow little flexibility and a smaller scheme would not generate the required capital figure. Further information on the viability of the preferred option was presented to SODC in November 2011, and now updated at March 2012 to support the outline planning application.

14. Environmental Statement

With the application CABI has submitted a Statement of its Environmental Objectives and the work that it carries out to solve problems in agriculture and the environment. This Statement is an important material consideration in the determination of this planning application and must be set in the balance against any alleged environmental harm arising from this development.

Appendix A

1. Introduction

1.1 Following an informal meeting between Ian Barry CFO of CABI and Cllr Rodney Mann (SODC Cabinet Portfolio Finance & Economic Development), Anna Robinson (SODC Strategic Director) and Adrian Duffield (SODC Head of Planning Services), a subsequent meeting was convened with Nigel Moor, Planning Advisor to CABI, and officers from SODC to discuss the range of issues that would be considered in pre-application discussions relating to the redevelopment of the CABI site. The meeting was held on 2nd June 2010, and those present in addition to Nigel Moor were Adrian Duffield (Head of Planning Services), Mike Moore (Major Applications Officer), Beryl Guiver (Policy Team), Martin John (Housing Officer) and Graham Hawkins (Property Officer).

1.2 Nigel Moor referred to the material already submitted to SODC and the rationale for the CABI relocation, and inquired of the policy background given that SODC had withdrawn the Core Strategy, and the new coalition government had indicated that it intended to withdraw the housing targets from the SE Plan. It was indicated that the SODC adopted 2011 plan and the PPS's published by government should form the policy background. After a wide-ranging discussion the following issues emerged:

1. Justification for the scale of the development, given the AONB location. The proposals represent a three-fold increase over the existing floorspace. The new PPS 5 published in March 2010 requires applicants to provide a description of the significance of a heritage asset affected by a proposal. Heritage assets include landscape designations such as AONBs.
2. Why this particular site for a care village; what are the advantages and disadvantages.
3. Justification for the loss of an employment site. Policy E6 of the adopted SODC Local Plan seeks to retain existing employment sites. Although the Care Village would generate employment, justification was needed as to why the site cannot be used for an alternative employment use.
4. Why cannot CABI rebuild on the existing site and what are the advantages / synergies of relocating onto an alternative site.
5. SODC would be looking for a 40% affordable element of the 99 apartments.
6. The positive advantages for the Care Village in terms of demographic trends.
7. The landscaping advantages of the proposals were noted. How would these be secured? If by means of a S106 Agreement, did CABI own the freehold and were there any mortgagees.
8. To ensure that CABI did relocate within SODC – at the time of granting planning permission, evidence would be needed of positive negotiations, terms of the relocation.

1.3 The purpose of this Planning Policy Statement is to identify the planning issues that must be addressed by the redevelopment options for the site, and to summarise these options and to present the preferred redevelopment option for the site that CABI wishes to discuss with South Oxfordshire District Council and the other relevant authorities.

1.4 In order to consider redevelopment options for the site, CABI in conjunction with Nigel Moor FRTPI assembled a development team comprising Tyack Architects, Portus + Whitton Landscape Architects, RPS Transport, and John Hayward FRICS property advisor. These consultants prepared individual reports and these were submitted to SODC. They comprised:

Proposals for the redevelopment of the CABI site: Options 1 and 2.

Landscape and Visual Impact Assessment.

Transport Supporting Statement.

CABI Business Plan and Financial/Development Appraisal.

Subsequently CABI retained the services of Ridge as project managers, and appointed architects Scott Brownrigg for the design of their new office building. In conjunction with the then development partner Beechcroft/ Wates CABI made an informal presentation to members and officers at SODC on 10th November 2011. Following that meeting Strategic Director Anna Robinson wrote to CABI on 15th November 2011 confirming that SODC was committed to working with CABI to bring forward a scheme that they could recommend to the planning committee and that is supported by the local community. Following further discussions with SODC officers CABI decided that in order to progress its development programme, an outline planning application be submitted to SODC for CABI's preferred option of a Care Village and new office building fronting Nosworthy Way.

1.5 The site has an area of approx 14 ha and is located to the north of the A4130 Wallingford Bypass and east of the River Thames, and adjacent to the Wallingford urban area. Originally the former junior school of Carmel College to the south, the existing buildings date from the 1960s and have been used principally as a scientific research centre since 1985. The work of CABI relates to applied life sciences, agriculture and the environment, including climate change. Established in 1910, owned by 47 member countries, and with over 400 staff based in 16 countries, CABI is a not for profit international organisation. The full objectives and business strategy of CABI are contained in the Business Plan.

1.6 The buildings occupy the central part of the site; to the east is a playing field which is unused, whilst to the west are vegetated areas, and farmland beyond leading to the River Thames. The buildings are uneconomic in terms of layout and energy efficiency and require a high level of maintenance and energy use compared with modern purpose-built offices. By current standards, the buildings are obsolete. The Energy Performance Certificate produced for the building shows a rating of 149, which is very poor and compares to a rating of 47 for similar newly built premises and 82 for typical existing stock. CABI have examined either to move into a modern purpose – built office building on the site, as part of a comprehensive redevelopment of the whole site, or to relocate entirely from the site possibly onto a science park within South Oxfordshire District. The existing floor area of the buildings is some 5,690 sq m (61,250 sq ft) and some 135 people are employed. Together with some 20 – 25 tenants of rented office space 160 people are employed on the site. New requirements would be lower at 3,108 sq m (33, 414 sq ft).

Appendix A

- 1.7** The current use class is D1 (Non Residential Institution), although it could be classified as B1 (Research and Development/Offices). In either scenario, redevelopment of the existing buildings and land is required as enabling development to finance either redevelopment in situ or the relocation of CABI. CABI cannot finance these redevelopment scenarios out of retained surplus. The site is adjacent to the Wallingford urban area, but lies outside the built-up area of the town and is within the Chilterns AONB. Deriving from national planning guidance, redevelopment of the site on an extensive scale would need to be justified as enabling development, so as to permit CABI to remain in the district.
- 1.8** In this context enabling development is defined in the manner set out in *R v Westminster City Council ex p Monahan* [1998] JPL 107, where the Court of Appeal made clear that ‘any other material considerations’ could properly include “financial considerations”. The Court of Appeal held that financial constraints on the economic viability of a desirable planning development are unavoidable facts of life in an imperfect world and virtually all planning decisions involve some kind of balancing exercise. The financing of a development scheme was capable of being a material consideration, as it related to the use and development of land. (Moore, V. Planning Law. Oxford University Press 9th Edition 2005. paras. 12.119- 120).
- 1.9** For development management purposes a number of policies in the South Oxfordshire Local Plan 2011 are “saved”; they will be supported by the documents that comprise the Local Development Framework introduced by the Planning & Compulsory Purchase Act 2004. SODC published its Submission Core Strategy in March 2011 and Main Modifications were published in February 2012.
- 1.10** Market conditions since the middle of 2008 have worsened and there has been a dramatic fall in both residential land values and commercial property values. In this Statement we examine a range of alternative land uses that might be developed on the CABI site, but in the light of the policy analysis the development of a care village best achieves the objectives of CABI in terms of its rebuilding and Business Plan. Richmond Villages have built the first phase of their Letcombe Regis scheme, near Wantage located within the AONB, on a 4.8 ha development site, together with approaching 20 ha of associated open space. The site was formerly the Dow Agro Sciences site, and will comprise 60 care bedrooms, 50 fully serviced care suites and 72 close care units, which is similar in scale to that proposed on the CABI site.
- 1.11** The two redevelopment options initially assessed were: (a) redevelopment of the site to provide 3,255 sq m (35,000 sq ft) new office floor space for CABI and a smaller care village of 25 care beds, 12 close care suites, and 73 close care apartments with a total gross floor space of 10,895 sq m (117,150 sq ft), and (b) redevelopment of the site for a care village and health spa, to include 25 care beds, 29 close care suites, and 99 close care apartments with a total gross floor space of 12,160 sq m (130, 760 sq ft). A full description of the two options is contained in the report prepared by Tyack Architects.
- 1.12** Subsequently CABI examined two options with CABI staying on site. The preferred option has the office building positioned facing Nosworthy Way, and the alternative option positions the office building at the rear of the care village near the site boundary. In both options the quantum of development proposed was the same at 3,108 sq m (33, 414 sq ft) office building and 17,165 sq m (184,695 sq ft) Care Village. In addition a leisure building of 375 sq m (4,035 sq ft) is proposed. The preferred option is illustrated on the plan included in the Design & Access Statement.

- 1.13** In support of the outline planning application, CABI has carried out a comprehensive review of the evidence base assembled for the development, and has agreed with SODC the documents to be submitted in support of the outline application. These are:

Subject:

Arboricultural Method Statement
Affordable Housing Statement
Air Quality Assessment
Statement of Community Involvement
Crime & Community Safety Statement
Design and Access Statement
Ecology and Biodiversity Statement
Environmental Protection Assessment
Environmental Statement

Financial Appraisal

CABI Business Plan
Enabling Case
New Jobs
Flood Risk Assessment
Foul Sewage and Utilities Plan
Landscaping Scheme
Landscape Assessment
Planning Obligations
Planning Statement
Sustainability Statement
Transport Assessment
Waste Collection Points Plan

Appendix A

1.14 Affordable Housing

Policy H9 seeks 40% affordable housing on sites that would accommodate 15 dwellings or more. The 64 bed care home and the 49 extra care units are classified as C3, and exempt from the affordable housing contribution. The 56 retirement units are subject to Policy H9, which would require a contribution of 22 affordable dwellings. This is more than compensated for by the 24 key worker flats.

1.15 S. 106 Contributions

SODC has indicated that it will instruct BNP Paribas to audit the SODC Business Case for enabling development. Any S.106 contributions will need to be assessed against that case but will be subject to the overall necessity to provide the required financial contribution for CABI's sustainable office development.

2. Planning History

- 2.1** Planning permission was originally granted on 2nd October 1964 for a Girls College with staff quarters (P64/ H0511) and subsequently on 11th October 1965 for the construction of a girls' boarding school (P65/ H0490). Construction of a dwelling house was permitted on 28th April 1969 (P69/ H0180), and occupation as a residential training centre for young persons was confirmed as permitted development on 20th June 1984 (P84/ W0258). Change of use to a scientific research review and training was permitted on 19th November 1985, and alterations to render fit for scientific research on 13th March 1986 (P86/ W0030). Construction of a journal store and despatch centre was permitted on 8th February 1989 (P89/ W0026).
- 2.2** In 2004 a Planning Inspector considered an objection by CABI to the South Oxfordshire Local Plan 2001 - 2011 that the Wallingford site be allocated for B1 use. He reported in May 2005 and advised that it would not be appropriate to allocate this large site for new employment use in the plan, due to the potential scale of development being contrary to the Oxfordshire Structure Plan restraint policies. He considered that extra floor space relating directly to CABI's operational needs could be justified but that any such scheme should be pursued through the development control process in the light of all the relevant national, strategic, and local planning policies applicable to this rural location within the AONB.
- 2.3** Since the Inspector reported there have been a number of important changes concerning the site. There have been improvements to the sustainability of the site as referenced in the Transport Supporting Statement. Bus services to the site have improved. In addition SODC has granted planning permission for a new building for Lister Wilder with an extensive ground area for machinery storage and car parking which has been built nearby. In addition since the Inspector's visit in 2004, there has been extensive vegetation growth in and around the site, and this current appraisal benefits from a comprehensive Landscape and Visual Impact Statement, that was not before the Inspector when he completed his report in 2005. Therefore the Inspector's comments, particularly in relation to accessibility and possible landscape impact need to be considered in the light of the changes reviewed here, and the recent planning history.

3. The Development Plan and Other Material Considerations

Introduction

- 3.1** The statutory development plan comprises the South Oxfordshire Local Plan 2011, as adopted January 2006. The District Council has begun work on the preparation of the Local Development Framework documents and these are at an advanced stage and are reviewed in Chapter 5. The relevant Local Plan policies have been saved for development management purposes. The proposed development needs to be judged against the development plan and Government policy. At the time of writing the RSS remains part of the statutory development plan, but the National Planning Policy Framework (NPPF) has been published and is a material consideration.

The Regional Spatial Strategy

- 3.2** The Regional Spatial Strategy (RSS) for each region forms part of the statutory development plan for the purposes of Section 38 (6) of the Planning and Compulsory Purchase Act 2004. The South East Regional Assembly (SEERA) submitted a draft plan to Government on 31 March 2006 that sets out core policies for the region through to 2026, and as finally modified was published by the Secretary of State in May 2009, replacing RPG 9.
- 3.3** For the South East Plan, recognising the special role of Oxford City, SEERA has divided Oxfordshire into two parts: a Central Oxfordshire sub-region, and the rest of Oxfordshire. Wallingford and its surroundings including the CABI site and RAF Benson are included in the Central Oxfordshire sub-region.
- 3.4** The core policies that are relevant therefore are firstly those to do with the region overall, and secondly those to do with the Central Oxfordshire sub-region. There is a large suite of cross cutting regional policies but two are particularly relevant to consideration of the CABI site. These are: SP3 and CC5:

Policy SP3: Urban Focus and Urban Renaissance

- 3.5** The prime focus for development in the South East should be urban areas, in order to foster accessibility to employment, housing, retail and other services, and avoid unnecessary travel.
- 3.6** Local planning authorities will formulate policies to:
- i)** concentrate development within or adjacent to the region's urban areas;
 - ii)** seek to achieve at least 60% of all new development across the South East on previously developed land and through conversions of existing buildings;
 - iii)** ensure that developments in and around urban areas, including urban in-fill / intensification and new urban extensions are well designed and consistent with the principles of urban renaissance and sustainable development;
 - iv)** use strategic land availability assessments to identify the scope for redevelopment and intensification of urban areas, seeking opportunities for intensification around transport hubs and interchanges.

Policy CC5 : Supporting An Ageing Population

- 3.7** In order to reflect a significant increase in the proportion of older people in the region over the Plan period, local authorities and public agencies should pay particular regard in local development frameworks and other programmes to assessing and planning for the social needs that will arise. Policies and programmes should particularly address the need to make provision in new housing developments and sheltered and extra care housing to support older people living independent lives in their own homes.
- 3.8** The explanatory memorandum to the policy explains that for a significant number the benefits of sheltered or extra care housing will be essential if they are to maintain an independent lifestyle. The provision of such housing offers choice, frees up under – occupied family sized homes and offers an improved quality of life including improved mental and physical well – being of older people. It is significant that this new policy and the explanatory memorandum have been added to the original plan by the Secretary of State, emphasising the importance of this issue to the government.
- 3.9** The following core policies dealing with the Central Oxfordshire sub-region are relevant: CO1, CO2 and CO3.

Policy CO1: Core Strategy

- 3.10** The strategy for Central Oxfordshire is to strive to be a world leader in education, science and technology in ways by building on the sub – region's economic strengths in ways which will:
- i)** ensure the provision of infrastructure which is essential to the proper functioning and future development of the area
 - ii)** protect and enhance the environment and quality of life of the sub-region
 - iii)** protect the setting and character of Oxford
 - iv)** make best use of previously developed land within urban areas to reduce the need for greenfield development
 - v)** concentrate development where the need to travel particularly by car can be reduced.
- 3.11** The main locations for development will be Bicester, Didcot, and Wantage and Grove to improve their self – containment, and within and immediately adjacent to the built up area of Oxford. Elsewhere limited development will be permitted to support the social and economic well-being of local communities.
- 3.12** Policy CO2 deals with the economy, the policy giving priority to development that supports educational, scientific and technological sectors and responds to the needs of established and emerging clusters within the county.

Policy CO3: Scale and Distribution of Housing

- 3.13** Local planning authorities will allocate sufficient land and facilitate the delivery of 40,680 net additional dwellings in Central Oxfordshire between 2006 and 2026. The sub-regional provision will be distributed as follows:

Appendix A

District	Annual Average	2006 – 2026
Cherwell (part)	320	6,400
Oxford	400	8,000
South of Oxford SDA	200	4,000
South Oxfordshire (part)	412	8,240
Vale of White Horse (part)	512	10,240
West Oxfordshire (part)	190	3,800
Sub – Regional Total	2,034	40,680

At least 40% of all new housing in the sub- region should be affordable, including housing for key workers.

The South Oxfordshire Local Plan 2011 (January 2006)

3.14 There are no specific policies in relation to the specific provision of accommodation for the elderly but Policy H4 which is included in Section 5 of the Local Plan which deals with “ Meeting the social needs of the rural and urban communities “ provides a guide to the criteria that will be used to assess the proposal. The policy is included at Appendix 1.

3.15 Policy E6 seeks to retain employment sites in the District in that this policy supports the over-riding aim of the Local Plan to reduce the need to travel and thus minimise pollution, congestion and energy use. There is net out-commuting from the district and it is therefore important that local job opportunities are retained.

In addition to the retention of the existing 160 jobs on the site, the Care Village will generate an additional 70 jobs. These will be particularly attractive to the area because they provide flexible working hours, and be accompanied by subsidised minibus travel and key worker housing.

3.16 South Oxfordshire District Council has agreed with the Secretary of State that the majority of the local plan policies can be saved until they are replaced by those in the Local Development Framework, and those that are relevant to this appraisal are included in Appendix 1.

National Planning Policy

3.17 National Planning Policy Guidance is also relevant. The suite of Planning Policy Guidance & Statements has been replaced by the NPPF. The NPPF at Section 1 deals with delivering sustainable development and sets out the need to build a strong competitive economy:

“18. The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country’s inherent strengths, and to meeting the twin challenges of global competition and of a low-carbon future.”

“19. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.”

“20. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.”

3.18 The NPPF at paragraph 116 sets out the criteria to be considered concerning major developments in the AONB, although there is no definition of what constitutes major development in this context. Given that much of the proposed development will be contained within the area of previously developed land on the site, it is questionable whether the development should be regarded as a major development within the AONB, but in any event the public interest benefit of CABI remaining on the site is significant. Dealing with the criteria:

(i) the need for the development , including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy:

Through its Business Plan CABI has demonstrated the importance of the organisation, internationally, nationally and locally. Its relocation from South Oxfordshire District would have a significant adverse impact on the local economy. The proposals enable not only the retention of an existing employment site but also its expansion. Enabling development is required to facilitate the rebuilding of CABI’s existing offices and ancillary buildings.

(ii) the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way:

CABI has examined alternative sites at HR Wallingford, Culham and Hithercroft Estate, Wallingford, and these have been discarded on grounds of cost and other factors. CABI remaining “in situ” together with enabling development represents the optimum solution.

(iii) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated:

The Landscape and Visual Impact Assessment has demonstrated the opportunities within the site for mitigation of the impacts. We have examined a number of appeal decisions in the AONBs involving residential and extra care development so as to identify the factors that appeal Inspectors thought significant to their decision making. Other than the appeal involving the former airbase at Rissington (APP/ F1610/ A/ 09/ 2112497, 25th February 2010 involving 368 dwellings and 12, 290 sq m commercial floorspace) in the Cotswolds AONB, Inspectors have not sought to categorise

Appendix A

residential or extra care development as 'Major Developments'. The five appeals examined involved four greenfield sites and one brownfield site, which was also in the Green Belt. At Ebley Wharf, Stroud Gloucs (APP/ C1625/ A/ 04/ 1168808, 20th October 2005), 52 dwellings were proposed; at Marley Mead, Ridgeway Road, Dorking (APP/ C3620/ A/ 10/ 2138907, 4th March 2011), 38 dwellings were involved; at Blackbrook Hill, Dedham, Colchester (APP/ A1530/ 04/ 1170339, 12th December 2005), a 42 bedroom care home was involved; at Manor Farm, Dunstable Road, Markyate, St. Albans (APP/ A1910/A/ 09/ 2107771, 2nd December 2009) 40 dwellings were involved, whilst on the brownfield site at Ryarsh Park, Roughetts Road, West Malling, Kent 91 dwellings and 768 sq m business space was proposed (APP/ H2265/ V/ 05/ 1187599, 25th April 2006).

In all the cases the determining issue was the visual impact on the AONB and at paragraph 29 of the Dedham appeal decision the Inspector succinctly summed up the policy test as "Planning policies at a local and national level give the highest protection to the natural environment within nationally designated areas such as AONBs. However, they do not preclude developments which do not have an adverse effect upon them and have a justified need to locate in them, particularly those directly serving the local community." In all the cases the appeals were successful and planning permission granted.

3.19 The NPPF does not change the statutory status of the development plan as the starting point for decision-making. A one-year transitional arrangement permits Development Plan policies adopted since 2004 to continue to have weight. In this case the adopted Local Plan has no specific policies in relation to specialised accommodation for the elderly, but the subject is covered in the Core Strategy as proposed for modification by the EiP Inspector.

Joseph Rowntree Foundation

3.20 Significant support for continuing care retirement communities has come (April 2006) from the influential Joseph Rowntree Foundation that has published two documents:

- Making the Case for Retirement Villages
- Planning for Continuing Care Retirement Communities: Issues and Good Practice

The Foundation's recommendations include the following issues and much of this advice is relevant to the present proposals:

- Retirement villages can help address the current shortage of homes suitable for later life, by developing housing that is purposefully designed to meet the current and future housing needs of older people, as well as releasing significant numbers of under-occupied properties for use by the wider community.
- Retirement villages also provide employment opportunities for the wider community, and increase the viability of local services and facilities.
- National, regional and local planning policies increasingly need to take account of the circumstances of older people and be flexible enough to respond to solutions such as Continuing Care Retirement Communities.

In the next section we look at the need for extra care accommodation in Oxfordshire and the Wallingford area.

4. The Case for Extra Care Housing

Demographics and market trends

4.1 Overall trends are summarised in the introduction to the RTPi Good Practice Note 8, Extra Care Housing, where it is stated:

"The absolute numbers and proportions of older people in society have been increasing for many years. This trend will continue for at least the next fifty years. The biggest rates of growth are in the so-called "old old" group of people aged 85 + years, which is projected to increase by up to 60% by 2026. This age group accounts for a disproportionately large amount of resources in both health care and social care. Sheltered housing offers more support than living alone in the wider community but not all forms of sheltered housing meet the needs of older people who need additional social care and health care support at home."

4.2 Four recent documents are particularly relevant in the context of Oxfordshire in general and South Oxfordshire in particular, namely:

- i) Oxfordshire Housing Market Assessment, December 2007
- ii) A Framework for An Oxfordshire Extra Care Housing Strategy. Oxfordshire County Council, January 2008
- iii) South Oxfordshire Housing Strategy Report 2008- 2011
- iv) Population Estimates for South Oxfordshire produced by the Office for National Statistics (ONS) in June 2008
- v) The Future of Housing and Housing Related Services for Older People in South Oxfordshire. Contact Consulting for SODC Nov 2009.

The Oxfordshire Housing Market Assessment, December 2007

4.3 The Oxfordshire Housing Market Assessment (HMA) identifies the growth of households headed by people aged over 65 as one of the most significant demographic drivers. The HMA highlights the 2004 – based sub-national projections for the period 2006 – 2026, produced by the Office of National Statistics. These forecast an average growth of 39% over the next 20 years for people in the 65-69 age group, while the 75 and over population is forecast to increase by more than 60% in each Oxfordshire district. The table below shows the changes in the population of people aged 75+, 2006-2026:

Appendix A

District	2006	2011	2016	2021	2026	% Increase, 2006-2026
(Thousands)						
SODC	10.1	11.1	12.3	14.3	16.8	66.3%

4.4 Pronounced growth in households headed by someone aged 85+ is also predicted. In addition to highlighting these demographic trends, the HMA also emphasises the challenges for housing provision that this significant ageing of the population brings. Para. 6.38 of the HMA states:

“...Over recent years the housing expectations and aspirations of older people have changed – they expect a much higher standard of housing and a much greater say in decisions about their accommodation and support.”

4.5 At para. 6.36 the HMA highlights the following trend in provision:

“Increasingly, there is development of specialist and/or sheltered housing for older people in the private sector. The high property values and the ageing population would mark Oxfordshire as a target for such developments... at least one scheme is already under way on the edges of Oxford (for the over 50s). More specialist “retirement villages” may follow.”

Extra Care Housing Strategy for Oxfordshire County Council, January 2008

4.6 This Strategy was produced on behalf of Oxfordshire County Council's Social & Community Services Directorate, and “seeks to develop a multi-agency strategy for responding to the demographic challenge of an increase in the proportion of older people in the County’s population.” The context for the strategy is partly the demographic changes highlighted in the HMA and ONS projections, but also national shifts in policy agendas, notably the need for constraint and improved efficiency in public expenditure, and in particular a shift away from publicly funded residential care. The Strategy states that:

“The demographic challenge is not just that there will be many more older people, but that more of them will need more care and support.” In Oxfordshire as a whole, the 65+ population is forecast to grow by more than 40% between 2008 and 2025, and during the same period, the proportion of very elderly (85+) will increase by 62%.

4.7 The aim is “a home for life”, enabling people to stay in the same home as they get older, rather than having to move in order to obtain this care and support. Key features include:

- Flexible care based on individual need that can increase or decrease according to circumstances
- The opportunity to maintain or improve independent living skills
- Schemes designed to high accessibility, space and equipment standards
- A central lounge and restaurant
- An on-site care team providing 24/7 care
- Provision of communal facilities which encourage social contact within the scheme and afford the opportunity for the wider community to use some of the facilities

4.8 The report states at para. 1.21:

“One of the key conclusions of this Report is that there cannot be a single ‘one size fits all’ model for the provision of services for older people. Apart from the City, Oxfordshire is a group of market towns, smaller towns and rural areas. Models of service provision must therefore fit local circumstances and local needs. As well as being driven by the needs and market preferences of older people it must take into account the governance and service delivery structures across the County...” This emphasis on the need for different approaches in different local communities to take advantage of the opportunities which present themselves is accompanied by an acknowledgement of the “historical, economic and cultural importance of the market town with its transport links...”

4.9 At para. 7.9 the Report advocates a mix of approaches to the development of ECH schemes, including, “The development of schemes by the independent sector on land owned or acquired by them. This will include a variety of Retirement Village type or purpose built stand alone Extra Care Housing developments.”

4.10 At para. 4.22 the Report identifies a need for 7,832 ECH units by 2025, equating to a continuous development requirement of approximately 129 units per year from 2009 onwards. Table 4 of the Report shows that in South Oxfordshire, the estimated demand in 2008 was the highest in the County, and in 2025 only Cherwell has a marginally higher requirement:

District Area	Estimated Demand for ECH in 2008	Estimated Demand for ECH in 2025
Cherwell	1,129	1,788
Oxford City	971	1,183
South Oxon	1,225	1,762
Vale of White Horse	1,118	1,603
West Oxon	999	1,496
County Total	5,442	7,832

4.11 Para. 4.25 explains that these numbers include “a substantial amount of private sector development to improve and meet older people’s housing choices...The Local Authorities ...should build these needs into their strategic plans because they will need to stimulate a private sector market in ECH to deliver this level of development.” Furthermore, “Many people over retirement age will already be living in their owner occupied home... Enabling these people to exercise their choice to opt for more age appropriate accommodation with care will therefore lead to no net loss to the supply of larger family housing. The more efficient use of the existing stock of family housing is an important social policy objective in its own right.”

South Oxfordshire Housing Strategy Report 2008- 2011 & Housing Needs Survey 2008

4.12 The Strategy reviews the demographic trends and their implications for the housing market, and additional statistics on future housing need within South Oxfordshire. The need to cater for the accommodation needs of the elderly is emphasised.

4.13 The Housing Needs Survey, using population estimates based on 2008-based Oxfordshire County Council projections, shows that the largest population growth in South Oxfordshire will be in the 65+ age group (+ 9,150) between 2006 and 2026. Numbers of people aged over 75 will increase by 4,707, and the retired population will increase by 45.2% by 2026. The two key features of population change impacting on the housing market are identified as:

“> Reducing numbers of younger and economically active households;

> An increasing ageing population with increasing care and support needs.”

4.14 The survey stresses that “ The significant levels of growth in the older population in the future will have a direct impact on the nature of specialist accommodation requirements for older people”, and reveals that “The level of need expressed for extra care accommodation is 848 units over the next three years to meet the needs of existing and in-migrant households. The demand for extra care is likely to increase due to the ageing population over the next 10 year period...”

4.15 The figure of 848 units of Extra Care Housing needed in South Oxfordshire over the next three years is substantial. However it is arguably an under-estimate insofar as the survey’s definition of ECH appears to be confined to “accommodation for the growing frail elderly population”. This contrasts with the dynamic definition of Extra Care Housing as a “home for life”, catering for a range of evolving needs for care and support services, found in both the Oxfordshire Housing Market Assessment and the Extra Care Housing Strategy for Oxfordshire.

ONS Population Estimates for South Oxfordshire, updated June 2008

4.16 In June 2008, the Office for National Statistics (ONS) published updates of the 2001 Census known as Small Area Population Estimates. The update for South Oxfordshire shows a total of 24, 853 (males aged 65 and over and females aged 60 and over) as at June 2006. This represents 19.4% of the District’s total population, an increase of 4.1% on the figure of 15.3% recorded at the 2001 Census.

4.17 ONS also published in June 2008 population projections for the period to 2031, based on these 2006 mid year estimates. The projections for South Oxfordshire show a substantial increase in the number of people aged 65 and over, during this period. For example, the total number is projected to grow from 20, 900 in 2006, to 26,800 in 2016 and 35, 200 in 2031. This represents an increase of 59 percent between 2006 and 2031. The number of people aged 80+ is projected to increase by 17% by 2012.

Table 1 : South Oxfordshire population projections 2006 – 2031 (000’s)

Age:	2006	2008	2010	2012	2014	2016	2021	2026	2031
65-69	6.0	6.3	6.7	7.6	7.9	7.8	7.1	8.1	8.8
70-74	4.9	5.2	5.5	5.6	6.1	6.6	7.4	6.7	7.6
75-79	4.0	4.1	4.3	4.4	4.8	5.0	6.0	6.7	6.1
80-84	3.1	3.1	3.2	3.3	3.5	3.6	4.2	5.1	5.8
85+	2.9	3.1	3.2	3.4	3.5	3.8	4.5	5.5	6.9
Total:	20.9	21.8	22.9	24.3	25.8	26.8	29.2	32.1	35.2

Source: Office for National Statistics June 2008

Catchment area

4.18 The care village will not cater exclusively for Wallingford residents, although there is undoubtedly a need in the town for such units, but will have a catchment area of the whole of the South Oxfordshire District south of Oxford. Wallingford performs a central role for social and cultural facilities for the surrounding villages (eg: Community Hospital, Library, Theatre, Cinema, Leisure Centre are all located within the town) and a shuttle bus from the care village will ensure that these facilities are accessible. Oxfordshire has a very high percentage of owner- occupiers, and the Institute of Public Care has estimated that among the 65+ age group, home ownership is likely to increase to 80% over the period to 2025.

Need

4.19 The latest Housing Needs Survey for South Oxfordshire has been discussed in paragraphs 4.12 to 4.15. Additional information on need is contained in an analysis conducted by Savills, in support of a care home application at Boars Hill, Oxford made in 2007 (subsequently withdrawn). Savills’ population analysis showed 94,900 people of retirement age in Oxfordshire at 2005, and 26,100 people over the age of 80 years. Savills predicted an increase in Oxfordshire of about 50%, giving a total retirement population of 142,600 by 2025, and 41,800 over 80 by that year. They estimated an additional need of 600 care beds 2005 – 2015 to cater for this need and existing shortfall. It is clear that with growth of this magnitude, there will be a dearth of suitable accommodation in the future, unless development grows at a similar rate, which in the light of historic building rates is extremely unlikely. We have already referred to the care village under construction at Letcombe Regis, which is outside the catchment area, and planning permission was recently granted on appeal for a 28 bed care home in Wallingford. But we understand that the owners intend to implement an alternative planning permission for conventional market housing. The credit crisis is likely to stall other proposals, and as a consequence the need position will only worsen.

Appendix A

To sum up:

4.20 Our analysis shows that there is a shortage of specialised accommodation for elderly people in the catchment area. This shortage is made worse by a number of factors:

- i) There is also a shortage elsewhere in Oxfordshire;
- ii) There is significant growth projected for the numbers of elderly people in the catchment area, both in the 65+ and 80+ categories;
- iii) There are few schemes currently proposed or under construction that can make provision for this need;
- iv) The recent Oxfordshire Housing Market Assessment, South Oxfordshire Housing Needs Survey and Extra Care Housing Strategy for Oxfordshire all highlight the demographic trends and acknowledge the need to provide a significant number of units designed specifically for older people;
- v) These documents also acknowledge that a substantial proportion of this need will be met by the private sector;
- vi) There are no specific proposals in the adopted South Oxfordshire Local Plan 2011. However the Core Strategy of the LDF does make provision for Extra Care Housing, but is not prescriptive as to all forms of provision.

5. The South Oxfordshire Core Strategy

5.1 Following the adoption of the South Oxfordshire Core Strategy 2026 by the Council in November 2010, and a meeting with CABI on 19th November 2010, Anna Robinson Strategic Director SODC wrote to CABI on 9th December confirming:

- SODC recognise that the CABI current site is no longer fit for purpose and wish to retain CABI as a major employer within South Oxfordshire and to help them achieve this by working together so as to deliver a viable solution.
- CABI's plan to relocate to an alternative site within South Oxfordshire and to redevelop their existing site is acceptable in principle to the Council. SODC understand that the proposal is to develop an older person's retirement/ care village on the CABI site and the Council looked forward to considering the plans in more detail.
- At the earliest opportunity SODC would like to enter into pre- application discussions with CABI in order that they could agree the high level scheme and a timetable for bringing forward a planning application as soon as possible.

In a covering email Anna Robinson made it clear that SODC required an open book accounting in order to demonstrate that the extent of the development proposals is essential for the purpose of providing a replacement.

Subsequently the pre- application discussions with SODC officers took place during 2011 and at these meetings CABI shared with officers the market research that indicated the optimum solution was for CABI to rebuild in situ as part of a comprehensive scheme for the site including the Care

Village. At a meeting on 29th September 2011 Anna Robinson emphasised that for SODC to support this scheme, the most crucial consideration is the financial evidence which proves that the Care Village is necessary to support the CABI office building. The focus of the project should be what enabling development is required in order that CABI may develop an HQ office building from the resultant funds of the enabling works. A further meeting took place with councillors and officers on 10th November 2011, which provided support for CABI's preferred option, which is the subject of the planning application. CABI believes that this strategy is consistent with the aims of the SODC Corporate Strategy 2012- 2016, which aims to support business growth in the district, to create high value employment opportunities and to create an appropriately skilled workforce and local jobs.

The South Oxfordshire Submission Core Strategy strike-through version document was submitted to the Secretary of State in March 2011. The following extracts are of particular relevance:

"1.2 Our ageing population does not have enough choice of homes that will protect their independence;"

"2.26 One of the key challenges for the Core Strategy is "catering for the ageing population in terms of housing, extra care, health facilities, transport and services so that they can maintain their independence and quality of life";

The document included the following advice:

"7.38 A need for around 280 units of Extra Care housing in 2010 for rent and for sale; this figure does not include provision for enhanced sheltered housing or specialised dementia housing;"

"7.39 Extra Care housing should ideally consist of schemes of about 60 units on a mixed- tenure basis on sites in or adjacent to the towns or within the larger villages, although other forms of Extra Care provision may be appropriate too. The affordable housing component of any scheme would count towards the overall 40 per cent affordable housing requirement on new developments."

The Inspector who conducted the EiP thought this approach too prescriptive and that the Core Strategy should indicate the acceptability in planning terms of other forms of market- choice provision as well as the Council's preferred model. Paragraph 7. 38 now includes a reference to the acceptability in planning terms of retirement villages and continuing care retirement communities.

5.2 In addition, the Core Strategy describes the preferred spatial strategy as including:

- supporting the role of Wallingford by regenerating the town centre, and providing new houses, employment, services and infrastructure;
- enhancing and supporting the role of Crowmarsh Gifford as a local service centre.

5.3 The Core Strategy now does refer to a wide range of market- choice provision. Section 4 of this appraisal has highlighted the extent of the need, and the acknowledgement by both the District and County Councils that local authorities will need to stimulate this private sector market in order to deliver the predicted required level of development.

Appendix A

5.4 Analysis of Alternative Land Uses for the CABI site

The publication of the SODC Core Strategy (CS) permits an analysis of possible land uses on the site having regard to contemporary planning policy.

Employment Development

The CS allocates additional employment land in Didcot, Henley, Thame and Wallingford and in the larger villages, and encourages the redevelopment of existing employment sites for employment uses where this improves the quality and choice of business premises available, and supports Culham Science Centre and Howbery Park in Crowmarsh. CABI's preferred option is to rebuild its offices on site, but to do this requires enabling development on the existing site. The sale of the site for an alternative employment use would not provide the necessary capital injection to facilitate that relocation.

Storage/Distribution

Permitting use of the site for storage or distribution would conflict with policies for the area, particularly those relating to the AONB.

Retail

A superstore on the site would be against the thrust of PPG6 and PPG13 that encourage retail development in town centres and promote the use of the sequential approach to finding suitable sites.

Hotels

No specific proposals are contained in the CSPO. A hotel and or conference centre has been suggested as a possible use on the Mongewell Park site Crowmarsh, but no proposals have yet emerged. Occupancy rates at hotels in the South East fell significantly during the recession, with hotel companies and individual privately owned hotels going bankrupt. The hotel market is recovering slowly, and does not represent a viable use for this site.

Housing

The South Oxfordshire Core Strategy does now make provision for other forms of Extra Care housing which may be appropriate.

Residential Institutions

This category includes land uses such as hospitals, sheltered housing and residential educational establishments. Outside Chipping Norton in Oxfordshire on a rural site a new primary care facility and 50- bed care home has been built and represents one of the first examples of a new local health facility. In the Wallingford area the PCT already owns a site off the Reading Road that includes the

Community Hospital, and if a new facility were to be built, then land exists at this site. The financial downturn has impacted severely on the independent schools sector, and in the current and predicted market, no demand exists for a new school. Planning permission was granted on appeal for a 28 bed Care home in Wallingford but the developer has recently obtained planning permission for an alternative scheme of housing that has been built.

5.5 In the concluding next section we bring together the conclusions from the planning policy analysis and the results of the feasibility study to put forward our recommendations for the redevelopment strategy for the CABI site.

6. Conclusions

Introduction

6.1 The Local Plan Inspector regarded the CABI site as being not only within the AONB but also in an area of restraint. Since his report was published in 2005, the South Oxfordshire Core Strategy document has been submitted to the Secretary of State in March 2011. Two of the key issues identified for the district include the unique potential of the district's dynamic and innovative economy, including its role as an international centre for education and innovation, and the need to plan for an ageing population in terms of the existing housing stock and new housing developments. CABI is part of that dynamic and innovative economy and the opportunity to facilitate the rebuilding of CABI's offices through enabling development on the existing site in the form of a care village uniquely achieves two of the objectives of the spatial strategy. The NPPF at Section 1 deals with delivering sustainable development and sets out the need to build a strong competitive economy.

6.2 The Inspector's conclusions that a limited expansion of the current footprint, say an increase to 5,000 square metres, provided an extensive landscaping scheme and Travel Plan are in place, needs to be examined in a new context. Both the Richmond Care Villages at Painswick and Letcombe Regis have demonstrated that the AONB is not a bar to such development and further corroboration has been obtained by a review of recent appeal decisions.

6.3 The Landscape and Visual Impact Assessment

The report assesses the land currently owned and occupied by CABI that covers in excess of 14 ha. The developed part of the site incorporates a number of office buildings, warehouses, car parks and associated infrastructure together with a large area of currently disused amenity space (tennis courts and playing fields). The rest of the site is in predominantly agricultural use with the majority utilised as pasture. The local planning authority have defined eleven distinct character areas across South Oxfordshire with the CABI site located within the River Thames Corridor, the flat low – lying alluvial land which forms the river corridor of the River Thames between Long Wittenham and Goring. Most vantage points offer only glimpsed views of the site largely of the taller buildings. Additionally many of these views are likely to be further screened once trees and shrubs are in full leaf during late spring, summer and early autumn. Despite their substantial size the existing buildings have a relatively low visibility and therefore the existing developed area together with the land directly to the north could be successfully redeveloped with little additional impact on views. The potential for future development to impact on these views is mitigated by several factors:

Appendix A

- A large proportion of the site is already developed with buildings and other features well screened by existing vegetation. Redevelopment of these areas will see minimum impact on existing views providing that building massing and height remains in proportion.
- The vantage point with the largest number of receptors (main roads) is limited only to a short length of Nosworthy Way.

Possibly the most sensitive vantage points are on footpaths on rising ground to the east. These are so limited in scope as to be virtually negligible.

Redevelopment of the site can offer opportunities for landscape enhancement:

- The return of a large proportion of existing unused recreational space, for which no local need has been evident, to open countryside managed largely as farmland or conservation meadow.
- The implementation of a programme of meadow management to create a flower rich flood meadow alongside the Thames to extend the meadows already managed to the north by the district council.
- Where possible retain Cat B and C vegetation within the development area, including peripheral vegetation around eastern edges of car park. Remove boundary conifers and replace with new native – species hedgerows.
- Initiate a programme of phased felling, remedial surgery and replanting with same species to mature woodland areas.
- Open up two or three “ windows “ to allow views from the footpath across river meadows, otherwise retain intact and monitor for H & S.
- Re-pollard existing riverside willows where feasible and the coppicing or replacement of trees that have collapsed completely.

6.4 The Transport Assessment

This initially examined the redevelopment of the site either with a replacement CABI complex and a smaller Care Village (110 units) or as a Care Village with 153 units. There was no evidence of any particular safety deficiency in the local highway network that may be exacerbated as a result of the proposed development.

Subsequently this report was evaluated by the Local Highway Authority (LHA) and the following observations made:

- i. It needs to be clarified if the development would have services, such as a shop, café, gym etc available on site as this again would affect trip rates.
- ii. Staff numbers and expected visitors have not been included in the TSS; this is required for consideration.
- iii. In terms of walking and cycling to the site, the only route available that is safe, lit and surfaced is along the bridge and on Reading Road to Wallingford. The developer will be required to provide a footway along Nosworthy Way to the site entrance.

- iv. Providing safe and well - appointed bus stops on Nosworthy Way as well as a safe means of crossing the A4130 are relevant. In summary, provided the bus stops are of good quality and safe for pedestrians, public transport could be a realistic mode of choice to access the site. These bus stops are serviced by the X39/ X40 which are half hourly throughout the day with an hourly evening service. Recent developments in the Wallingford area have contributed towards the enhancement of this service; similarly pro- rata contributions will be required from the developer.
- v. Visibility splays at the access must be clearly indicated in a plan and submitted with the application. The forward visibility of the right turn lane is an important consideration and must be submitted.
- vi. As regards trip generation from the Care Village it is recommended that the developer conduct a survey over several days.
- vii. Accident data should be presented for the last 5 years.
- viii). The proposed number of car parking spaces should be made clear.

A subsequent meeting was held with the LHA concerning the revised proposals and it was agreed that a transport consultant be appointed who would agree a scoping for transport assessment with the LHA. Glanville were subsequently appointed and have agreed a scoping report with the LHA. The Transport Assessment submitted with the outline application reflects that agreement.

6.5 The Development Appraisal

Bearing in mind the CABI Business Plan, and the need for enabling development to facilitate the relocation of CABI, there are three principal objectives that the development appraisal needs to address:

1. To achieve a land value from redevelopment that will finance the rebuilding of CABI's offices having regard to the building costs and associated fees and expenses involved.
2. To realise the optimum value from the Wallingford property held by CABI in order to reduce the need for cash contributions which CABI can ill afford, bearing in mind its obligations to the Pension Fund.
3. To achieve a level of development on the existing CABI site that will achieve these aims bearing in mind its location and the type of development proposed.

The financial plan included in the CABI Business Plan March 2010 and subsequently updated to March 2012 demonstrated that CABI can fund its ongoing operations without significantly using borrowing facilities, but financing construction of a new building would require a substantial increase in the existing borrowing facility, which would need to be secured by way of charge over the Wallingford property, which is currently unencumbered. Such security needs to be secured against a site with a viable future use.

Appendix A

6.6 Subsequently the appraisal submitted to SODC in November 2011 demonstrated that the preferred option is capable of achieving the objectives set out above. A global sum of £8 m is required as the “realisation” figure from the sale and development of the existing CABI site in order to facilitate the building of new premises for CABI, without posing a strain on the existing and projected cash position. The care village would release this figure but the assumptions in the financial appraisal allow little flexibility and a smaller scheme would not generate the required capital figure.

Appendix 1

South Oxfordshire Local Plan (SOLP)

Policy H4 seeks to ensure that new residential development is located within the built up areas of the four main towns provided that:

- i) an important open space of public, environment or ecological value is not lost, nor an important public view spoilt;
- ii) the design, height, scale and materials of the proposed development are in keeping with its surroundings;
- iii) the character of the area is not adversely affected;
- vi) there are no overriding amenity, environmental or highway objections
- v) if the proposal constitutes back-land development, it would not create problems of privacy and access and would not extend the built limits of the settlement.

The following policies are also relevant in the consideration of redevelopment proposals for the site:

Good design and local distinctiveness

Policy D1

“The principles of good design and the protection and reinforcement of local distinctiveness should be taken into account in all new development through:

- (i) the provision of a clear structure of spaces;
- (ii) respecting existing settlement patterns;
- (iii) providing for a choice of routes and transport modes to, from and within the development;
- (iv) providing a development that users find easy to understand through the use of landmarks, vistas and focal points;
- (v) providing landscape structure as a framework for new development;
- (vi) respecting the character of the existing landscape;

- (vii) respecting distinctive settlement types and their character;
- (viii) providing good quality site and building design and appropriate materials; and
- (ix) providing well-designed external areas.”

Privacy and daylight

Policy D4

“All new dwellings should be designed and laid out so as to secure a reasonable degree of privacy for the occupiers. Development will not be permitted if it would unacceptably harm the amenities of neighbouring properties through loss of privacy, daylight or sunlight.”

Infrastructure and service requirements

Policy D11

“Development will only be permitted if adequate on- or off- site infrastructure and other services and facilities made necessary by the development are available or will be provided to service it. The requirement for infrastructure and other services and facilities will be fairly and reasonably related in scale and kind to the proposed development and will include, where appropriate, the provision of:

- (i) affordable housing in accordance with Policy H9;
- (ii) transport measures including infrastructure, public transport services, traffic management and measures for cyclists and pedestrians;
- (iii) education facilities;
- (iv) arts and cultural facilities;
- (v) facilities for the emergency services;
- (vi) public open spaces and associated facilities;
- (vii) community (including social services) and recreation facilities;
- (viii) health care services;
- (ix) local convenience shops;
- (x) measures to allow effective waste collection and recycling;
- (xi) surface water and foul drainage works;
- (xii) measures designed to mitigate the effects of the development on the environment.

Regard will be had to the cumulative impact of development and developers may be required to

Appendix A

contribute jointly to necessary infrastructure improvements.

Before planning permission is granted legal obligations must be completed between owners and/or developers and infrastructure providers, securing the provision of land and the payment of financial contributions to the providers to enable the provision and, where appropriate, the subsequent maintenance of essential infrastructure and facilities.”

Prevention of polluting emissions

Policy EP1

3.6.1 “Proposals which would (by reason of smell, fumes, smoke, soot, ash, dust, grit, or other forms of polluting emissions) have an adverse effect on people and other living organisms, the atmosphere, the land, underground water supplies or watercourses will not be permitted, unless effective mitigation measures will be implemented. In addition, development will not be permitted near to an existing or proposed polluting use, unless effective mitigation measures will be implemented to ensure that there would be no adverse effect on the health and amenity of future occupiers.”

Light pollution

Policy EP3

“Proposals for new floodlighting and other external lighting that would have an e effect on the health and amenity of future occupiers.” Adverse effect on neighbouring residents, the rural character of the countryside or biodiversity will not be permitted, unless effective mitigation measures will be implemented.”

Protection and enhancement of the environment

Policy G2

“The district’s countryside, settlements and environmental resources will be protected from adverse developments and opportunities sought to enhance the environment wherever they arise.”

Promoting good design

Policy G6

“Planning permission will not be granted for proposals which are not of a high quality and inclusive design, which fail to protect and reinforce local distinctiveness, or which are of a scale or type that is inappropriate to the site and its surroundings.”

Policy E6

“Proposals for the redevelopment or change of use of redundant land or buildings in employment or service trade use to non- employment uses will be permitted if:

- (i) the site is less than 0.25 ha and buildings under 500 sq m and in the towns of Didcot, Henley, Thame or Wallingford; or
- (ii) the existing use is no longer economically viable and the site has been marketed at a reasonable price for at least a year for that and any other suitable employment or service trade uses.”

Appendix B: CABI Business Plan



CABI Business Plan and rationale for development of Wallingford property

1. Executive Summary

1.1 CAB International (formerly the Commonwealth Agricultural Bureau International, now known as CABI) can trace its origins back to 1910 and is now a not-for-profit international science-based development and information organization established by a United Nations treaty level agreement. As of today, there are 47 member countries including the UK, Canada, China, Australia and Switzerland and many developing countries.

1.2 CABI improves people's lives worldwide by providing information and applying scientific expertise to solve problems in agriculture and the environment. We work for and with universities, national research and extension institutions, development agencies, the private sector, governments, charities and foundations, farmers and non-governmental organizations. We help address the challenges of food security by helping farmers grow more and lose less.

1.3 CABI is also a major contributor to improving the UK environment. In 2010 we published a report on the costs of invasive non-native species in Britain, funded by the Scottish Government, and the Department for Environment, Food and Rural Affairs (Defra). Invasives were calculated to cost a total of £1.7 billion every year in the UK in control measures and damage to the environment. These costs were found to be reduced if and when there is early intervention and timely eradication, rather than letting the species become widespread, as has been the case for many invasive species globally. The report generated significant media interest throughout the world, which has contributed to raising public awareness about the impact of invasive species.

1.4 CABI employs around 400 staff and operates from a number of centres worldwide. The 2 largest sites are in the UK, at Wallingford in Oxfordshire and Egham in Surrey. Around 140 staff are based at CABI's Head Office in Wallingford. The 14 Ha site was developed as a school. The buildings are of poor quality construction, unfit for their current use, and beyond their useful economic life. They are extremely inefficient with an energy performance rating of only 149. For an organization like CABI with a global reputation in environmental management and safety, they are completely unsustainable.

1.5 CABI does not have the financial resources to build new premises nor could it justify using funds which should be used for relieving property and improving global food security. We need to utilize some of the development potential of the site to enable us to build a modern, environmentally efficient building. We propose to finance this building by an enabling development of part of our present site as a care village. This would meet an urgent and growing need in the area for top quality care facilities for the elderly as well as providing additional employment opportunities. In order to keep this development to the minimum size necessary to fund the new office, it would be co-located on the present site with the new office, almost entirely within the already-developed portion of the site (which represents less than one quarter of the whole site).

1.6 CABI is sponsored by the Department for International Development, DFID, in the UK and is currently being supported by DFID and the Foreign Office to implement changes in its Headquarters Agreement with the UK Government to ensure that it will not be subject to irrecoverable VAT on the cost of the new Head Office building.

Appendix B

1.7 CABI wishes to retain its Headquarters in South Oxford District where most of its key staff live. However, in the event that CABI is unable to resolve the problems with its buildings at Wallingford, it would be forced to consider moving more staff to its overseas centres or to Egham.

2. Financial background

2.1 CABI installed a new management team at the end of 2005. Since that time it has made small, but steadily increasing surpluses and has managed to repay over £7 million of borrowings restoring it to a net cash position. However the nature of its core development activity is essentially not-for-profit and means that it cannot generate significant surpluses.

2.2 CABI's funding model depends on a relatively small element of income (about 4%) coming from fees from member countries, together with additional grants from members and a variety of other international donor organisations, much of which is project-specific. It also benefits from around £1m p.a. income tax on its UK employees which CABI is allowed to keep, rather than pay over to HMRC. Member and donor income is supplemented by profits CABI makes on its Publishing activities and other commercial sales of products and services.

2.3 A summary of the draft unaudited results for 2011 is presented in the next section where it forms the basis of future projections of results for CABI. Further detailed financial information is available if required.

2.4 The 2011 draft results indicate that CABI is an independent, financially sustainable organisation, able to generate small operating surpluses in line with its not for profit status. However, it has limited cash resources and its net asset position is further overshadowed by an unfunded deficit on its (now capped and closed) UK defined benefit pension scheme.

2.5 The principal risks to achievement of its budgets and plans are listed in section 5 below.

3. Property strategy

3.1 History

CABI inherited several UK properties from Institutes and other organisations which joined or merged with CABI over the years. Few were designed specifically for CABI's operations and many have not been fit for purpose. In recent years activities have been focussed on fewer sites and properties released have been sold off. The last major sale was of a property in Ascot, whose operations have now been moved into Egham. Proposals had been prepared to merge all CABI's UK activities on one site at Wallingford but this proved at the time to be unacceptable from a planning perspective.

3.2 Current Strategy

The current strategy is to retain 2 sites in the UK. One, either at or near our current site at Egham, will continue to house the majority of our scientific staff, laboratories, greenhouses, quarantine facilities etc. We would like the other, larger, site to remain in South Oxfordshire in order to retain our local workforce. This includes head office and administrative staff as well as those employed in our Knowledge Management and Publishing activities, many of whom are also scientists but who are not actively engaged in practical or laboratory work. After looking at several other sites in the area,

our current plan is to remain onsite at Nosworthy Way, adjacent to a development-enabling care village. This allows us to minimise the size of the enabling development as no new land needs to be purchased and virtually the whole new development of care village and office can be built within the brownfield area.

3.3 Requirements of new building for Corporate Centre and Publishing

For new premises CABI would be seeking well designed, purpose built facilities to address their present and future work activities. Key considerations to be taken into account for the design brief include:

- Energy efficiency and reduced impact on resources with sustainable architecture
- Alternative energy sources such as: solar panels, rainwater harvesting, ventilation turbines, motorised windows for night time cooling, Photovoltaic systems, ground source heating and biomass heating.
- Sustainable design and specification including use of renewable and locally sourced material, grey water recycling and car park drainage, maximum natural lighting, ventilation and recyclability.
- Robust and easy to maintain in terms of fabric materials used, overall construction, services and grounds to provide longevity to the premises.
- Integration of technology systems for example telecoms, core data, building management systems, security (door access/CCTV/intruder detection) and alarms

The aim of the design is to provide premises fit for business, being efficient, energy saving and environmentally friendly, attractive and pleasant to work in.

3.4 Business benefits of relocation

In summary, CABI has a pressing need to develop its UK properties. Both are significantly sub-standard. CABI does not have the resources to replace existing buildings without realising development potential of the land at the same time. With reference to the Wallingford site we believe that we can propose an enabling development which makes good use of the land, is sensitive to the location and setting, meets a significant and growing national and local need for high-quality care and accommodation for older people.

Impacts from relocation to a purpose-built facility include:

- Reduction in direct costs of premises maintenance and energy efficiency savings, in time commitments for the Facilities department in maintaining operations of diverse, aged premises
- More flexibility in responding to changing technologies and business needs from the premises
- More efficient and pleasant working environment for staff

Appendix B

CABI wishes to remain in South Oxfordshire but believes that its current activities can best be carried out from the existing site. We believe this strategy to be consistent with the aims of the SODC Corporate Strategy 2012 - 2016, which aims to support business growth in the district, to create high value employment opportunities and to create an appropriately skilled workforce and local jobs.

3.5 Structure of Redevelopment proposal

It is intended that CABI will effectively barter the land required for the care village to a developer in return for the provision of the new Head Office building. The developer will be required to fund the construction of the initially and on completion will deliver the Office to CABI in exchange for the land. The old office will then be demolished and the care village constructed in its place. On delivery of the new Office, the developer will seek to recover VAT incurred on construction from CABI. In view of continuing uncertainties about CABI's VAT status, CABI is currently applying for changes in its Headquarters Agreement with the UK Government to ensure that this VAT will be fully recoverable.

4.0 Future strategic and financial plans

4.1 CABI's long term strategic goal is to become the best known source of expertise to raise living standards through improved and sustainable agricultural and environmental practices. We believe CABI is uniquely placed to achieve this as an international not-for-profit organisation owned by, currently, over 47 member countries, the majority of whom are developing countries. This gives us a special mandate to resolve many of the most critical problems of those living in poverty. For CABI to be seen as the leading player in environmentally sustainable solutions to pests, diseases and other agricultural problems, CABI must be operating from efficient, environmentally-sustainable premises themselves and it is therefore vital that redevelopment of the current properties is carried out as soon as possible.

4.2 CABI's budget for 2012 and Plan to 2014 was signed off by its Board in December 2011 and formally approved by its Executive Council in February 2012.

The main assumptions in the plan are as follows:

- Net revenue is planned to increase by 6% per annum from 2012-14. This is principally due to continued strong top-line growth in ID which averages from 9% across the plan period. The key driver is Plantwise where the net revenue almost triples over the life of the plan. For Publishing, a significantly more cautious approach has been taken to the growth assumptions, at 1 to 2% on average where the continuing general economic uncertainty and the Eurozone crisis in particular is expected to have an adverse impact on revenues.
- The net operating surplus is budgeted to grow to £678k in 2012. This is after making provision for increasing the pension deficit contribution by £100k (to £700k). For 2013 and 2014, planned growth is 8% and 11% respectively. The increase is generated from ID where we expect to reach break even for the first time in 2012. This is the result of strong growth and continued careful cost management. This is a major strategic milestone for CABI and would represent a significant achievement especially as losses in ID stretch back many years (the deficit in 2006 was £0.9m). The growth is driven both by Plantwise and by measures to reduce overhead costs in the Directorate. For Publishing, profitability remains at a high level over the plan period (£3.7m in 2012 to £3.5m in 2014) with over 30% net profit margin.

- Central costs increase in 2011 largely due to an additional pension deficit contribution of £300k (see below).
- A triennial revaluation of the UK defined benefit pension scheme (now closed and capped) is being carried out with effect from 31.12.11. The final results will not be known until mid 2012 but the size of the deficit is expected to reduce slightly from the figure of £28m at the 2008 valuation. CABI has agreed a pension deficit payment plan with the UK Pensions Regulator and has been meeting, or exceeding, the additional deficit payments into the plan since 2010.
- Whilst generating small positive operating surpluses, and broadly maintaining cash balances, total comprehensive income will continue to show a deficit due to the IAS19 adjustments for the write-off of the pension fund deficit.

4.3 For the purposes of the plan, it is assumed that the redevelopment of the Wallingford site will involve construction of a new building first, before proceeds are received on realisation of the old site. It is assumed that after £200k of initial cost in 2012, the main costs of building will be spread over 2012 and 2013, at which point the existing site can be sold. It is assumed that proceeds from the existing site of £8m will be fully required for investment in the new building.

4.4 Summary Results

Net revenue £'000	Actual 2010	Forecast 2011	Budget 2012	Plan 2013	Plan 2014
Publishing	11,202	11,110	11,289	11,382	11,574
ID	9,006	10,844	11,956	13,247	14,495
Plantwise	761	1,755	3,412	4,191	4,993
eliminate double count	(674)	(1,356)	(2,784)	(3,468)	(4,161)
Corporate	1,271	1,217	1,140	1,157	1,191
Net Revenue	21,565	23,570	25,014	26,509	28,092

Appendix B

Operating Surplus

£'000	Actual 2010	Forecast 2011	Budget 2012	Plan 2013	Plan 2014
Publishing	4,035	4,098	3,679	3,543	3,515
ID	(739)	(235)	5	396	847
Plantwise	(135)	196	482	634	871
eliminate double count	(258)	(437)	(917)	(1,100)	(1,320)
Corporate	(1,432)	(1,470)	(1,817)	(1,892)	(2,002)
Central Costs	(953)	(1,490)	(753)	(848)	(1,098)
Operating Surplus/(deficit)	518	662	678	733	814
Total comprehensive income	(316)	(917)	(226)	(628)	(447)
£'000	Actual 2010	Forecast 2011	Budget 2012	Plan 2013	Plan 2014
Cash balances	2,477	5,189	4,316	4,479	4,802

4.5 The financial plan demonstrates that CABI can essentially fund its ongoing operations without significantly using borrowing facilities. Financing construction of a new building could require facilities of up to £4m, for a period of up to 2 years, 2012-2013, during construction, although we will seek to use funding from developers.

5.0 Risks and Opportunities

The major known risks and opportunities to achievement of the budget and plans have been identified as follows:

- There is a risk of a reduction in our core Publishing business most especially in CAB Abstracts. To date we have not suffered significant losses and current indications are that 2012 subscriptions will still hold up well. However, there is a high level of dependency on the CAB Abstracts product to generate revenue and profit, as well as the academic/ public sector markets into which we sell. Public sector spending cuts and the threat of new competitors using new web-based technologies are clearly a threat. We are working to develop new products and operate in new markets and territories but currently the amount of revenue generated from these new areas is unlikely to be sufficient to compensate for any major reduction in revenue on our core products. Over the medium term there currently looks to be more risk than opportunity in this area.
- With 52% of our Publishing income denominated in US\$, and a growing proportion in Euros (12% in 2010), fluctuations in exchange rates remain a major risk factor for CABI. In view of the current economic and currency uncertainty we have already covered over 65% of our expected net receipts of dollars for 2012 at better than the budget rate of \$1.65, so there is little net risk in the budget in terms of transaction gains and losses. We do of course remain vulnerable to book gains or losses on year end balances in currencies which can impact reported profits. Beyond 2012, we are at risk from any significant weakening of the dollar against the pound.
- The success of the Plantwise programme is a central assumption in the plan. The level of certainty on funding has increased significantly from this time last year with major commitments from DFID and SDC. There are also proposals in progress with other major donors like the EU. Funding is therefore relatively secure in 2012 and 2013 with only a relatively modest gap in 2014. Once funding is secured, clearly the challenge for the Programme is to then deliver on donor expectations. Although, no commercial funding of the Knowledge Bank has been assumed in the plan, gaining a sustained revenue stream from this investment is going to be important in the longer term.
- Much of the ID growth is based on projects which are already secured and therefore the risk to 2012 revenue is relatively low. Other sources of funding are relatively secure in the short-term. There remains just £0.6m of speculative income in 2012.
- In the budget we have assumed that the Wallingford property development is self-financing and any VAT issues are resolved. Therefore in the base plan no cash or P&L impact has been included.

Appendix 1

Description of CABI and its History

1. CAB International (formerly the Commonwealth Agricultural Bureau International, now known as CABI) can trace its origins back to 1910. It began as an entomological research institution, then developed into a Commonwealth body before becoming a truly international organization in agricultural information, pest identification and biological control. It has been providing essential information, research and support to farmers and those associated with agriculture and the environment, principally in some of the poorest countries in the world, ever since.

It is now a not-for-profit science-based development and information organization established by a United Nations treaty level agreement in 1986 between 40 member countries. As of today, there are 47 member countries with applications in progress for 2 new members. Our members include some of the most developed countries in the world, as well as many where poverty and hunger are serious problems. Each member country has an equal role in the organization's governance, policies and strategic direction in addition to enjoying a number of privileges and services relating to our scientific expertise, products and resources. These include disease identification, capacity building and information products.

2. CABI's mission is to improve people's lives worldwide by providing information and applying scientific expertise to solve problems in agriculture and the environment. We work for and with universities, national research and extension institutions, development agencies, the private sector, governments, charities and foundations, farmers and non-governmental organizations. We help address the challenges of food security by helping farmers grow more and lose less. We do this by:

- alleviating poverty and improving livelihoods by increasing crop productivity and quality
- combating invasive plants, diseases and insects
- improving access to agricultural and environmental scientific knowledge
- providing information and communication strategies that support farmers, extension workers and governments

2. CABI operates as a commercially efficient organization so as to be financially self-sustaining whilst delivering benefits to its members through not-for-profit development projects. Revenue is received from its publishing activities, as well as funding bodies and member countries.

4. CABI currently has three principal business units:

International Development

Our staff research, and find solutions and implement projects to address agricultural and environmental problems. We use science, information and communication tools to solve the issues which affect people's lives. We focus our work on five key themes:

- i) commodities
- ii) invasive species
- iii) knowledge for development
- iv) knowledge management
- v) microbial services

1.5.2 Publishing

We publish key scientific information in agriculture, animal health, the environment and public health. CAB Abstracts is the world-leading bibliographic database covering agriculture and the environment. We also publish multimedia compendia, books, e-books and full text electronic resources aiming to further science and its practical application to improve lives.

Plantwise

During 2009 CABI developed proposals to create a new concept in global plant health management. It anticipates playing a lead role in developing a global plant database information system building on its expertise and experience in running the Plant Clinic systems. In conjunction with other leading global organisations such as the UN FAO (Food & Agriculture Organisation) this has developed into a third major business unit for CABI.

Such a development is vital in the face of growing concerns about food security at a time of a rapidly growing human population, threats from various impacts of climate change, and concerns about pests, invasive species, biofuels and GM-modified crops. To have credibility in leading such a crucial development in agricultural and environmental science it is vital that CABI houses such a centre in modern, environmentally-efficient premises.

CABI employs around 400 staff and operates from a number of centres worldwide in China, India, Kenya, Malaysia, Pakistan, Switzerland, Trinidad, the UK and the USA. The 2 largest sites are in the UK, at Wallingford in Oxfordshire and Egham in Surrey.

Around 140 staff are based at CABI's Head Office in Wallingford, working in Publishing, Knowledge Management, Sales and Marketing, Finance, HR and IT. Our Publishing Team specialises in the publication of world renowned scientific resources, including the CAB Abstracts and Global Health databases, abstract journals, internet resources and Compendia, as well as a growing range of scientific books and reference works. Our Knowledge Management Team is focused on helping people to learn from research, share knowledge and best practices concerned with agriculture and food, thereby empowering and informing their choices.

At Egham, we hold one of the world's largest collections of micro-organisms, with over 28,000 living specimens in deep frozen storage. We have around 70 staff there who are involved in offering agricultural, environmental and microbial services to academic institutions, researchers and other businesses worldwide. In addition they are researching into the unique properties of our collection, with a view to using micro-organisms to find new medicines, food products, biopesticides and biofuels.

Appendix 2

Wallingford Property

The Wallingford premises of CABI comprise a main central office administration building, small maintenance workshop, small storage and shower block and a separate warehouse and distribution centre building. The site was originally a boarding school constructed in about 1967, which CABI acquired in 1986 after the school had closed. The majority of buildings date from the original construction. The main building was formed by combining the original school residential, communal and classroom blocks and converting these to provide office accommodation with some additional purpose built fills and extensions. The building is laid out over between one and four floors and the office specification is basic with solid floors, suspended ceilings and some perimeter trunking. There is a goods lift in the four storey section at the western end of the building which serves up to the third floor. The warehouse was also a later addition constructed by CABI.

Current use

CABI uses the premises as its corporate Head Office and as the main centre for its Publishing, Sales, Marketing, Finance, HR and IT functions. In the offices of approximately 41,000ft² in area there are presently approximately 140 CABI staff working, a reduction on the original complement due to changes in work practices over the years. As a result there are unoccupied office areas which are offered out for rental to small business concerns on short leases. Currently there are nine tenants utilising approximately 4,500 ft² of space with a further 4,500 ft² vacant.

Condition of Buildings

The original buildings from the mid 1960s have been constructed to a basic standard. Typical design life for buildings of this type would be expected to be 40 to 50 years with regular maintenance. They were refurbished by CABI during extension and conversion in the 1980s and additions made would be expected to have a design life of 25 to 30 years. The resulting main structure of the core working areas has led to a relatively constant flow of remedial works. Although CABI has during its occupation endeavoured to provide regular, ongoing reactive facilities maintenance to keep it serviceable, the nature of the buildings has led to increasing maintenance costs and dilapidations. Some necessary refurbishments have been conducted as resources allowed, and more details on the key elements of the buildings are given below:

- **Fabric;** external walls are in relatively good order for their age. There are some areas where re-pointing of the brickwork is required but no obvious significant issues.
- **Roofing;** as the main buildings are flat, felted roofs they require frequent maintenance. The main building roof area was replaced in 2001-2 and due to last in the region of 20 years. In recent years many areas where joints and other seals have suffered wear and tear have led to increasing needs for regular maintenance and repair. In addition to the problems with integrity, the existing flat roof construction is relatively poor in insulation and therefore top floor offices become more uncomfortable and difficult to maintain adequate temperature control. The roof, over the archive stores and that of the bungalow outbuilding are original and increasingly poor in condition. These are being considered within the maintenance programme in coming years, unless there is a failure which requires immediate attention.
- **Glazing;** the main atrium walkway over reception was installed in 1986 and is showing significant

signs of wear and tear. Some of the double glazed panels have lost their vacuum seal and have evident condensation in the air gap. In many areas glazing seals have perished or moved and so frequent reactive maintenance is required to prevent leaks. The reflective coating has also come off some panels impacting on heat gains and losses as well as the negative visual impact. The majority of windows throughout are metal framed and these frames generally remain serviceable, although there are many areas where repainting/recoating of the frames is required. Of more importance are opening mechanisms, catches, springs etc which are continually susceptible to being broken during use and now increasingly difficult to maintain or replace. The main issue however is that the vast majority of the windows are very poorly insulated. In some areas there is significant risk of overheating from solar gain, so there is a requirement for further additional reflective coating or shading. Relatively inefficient local air conditioning units and systems have had to be introduced in some areas where working conditions in summer would otherwise be outside legally acceptable temperature ranges. Most windows are also single glazed and the metal frames provide cold bridges for significant heat loss in winter.

- **Internal decoration and finishes;** occasional redecorations have been completed internally in discrete areas as opportunities arose, but overall the premises would benefit from a complete redecoration throughout. Most office and corridor ceiling tiles are also in need of attention, either repair or replacement following damage over the successive upgrades to telecoms and IT cabling. Although some refurbishments of key areas have been completed in recent years, for example the staff restaurant area, the 4 storey tower and central office toilet suites, there are a number of outstanding areas for attention. Those presently noted for attention include for example the main reception area, remaining toilet suites by reception, those toilets by the restaurant and in the lift tower.
- Flooring is variable in condition and the majority has been replaced since the mid 1980s with some areas re-carpeted following incidents or reorganisations. This has not been well co-ordinated and so there is poor continuity through the building. In many areas, for example corridors and other key communal use areas such as the training room, carpets are overly worn and it is recognised these have to be addressed within the standard maintenance programme in coming years. Another significant item for attention is the tiled floor of the Restaurant kitchen which requires some replacement tiles and re-grouting throughout.
- Other structural items such as external lighting are in working order but are a regular problem and therefore subject to routine maintenance within the existing facilities programme. The existing units are also high power, low efficiency ones which consume more energy than best available alternatives today.
- **Services;** during the conversion and extension of the premises in the 1980s for CABI's occupation and use the main building services were extensively serviced and overhauled with some additions for the new areas. Key plant and pipe work from the original construction in the 1960s was however retained and not replaced and is therefore increasingly subject to age deterioration. In areas where extensions were made to fill in and join existing buildings many underground services were built over and external vertical services internalised. For these poor access has been installed, creating an ongoing problem for the essential regular inspection and remedial works required. Maintenance in recent years has almost entirely concentrated on keeping key building services in an operational condition and it is recognised there is increasing risk of failure and need for replacement in many key services, for example:

Appendix 2

- **Foul and surface water drain pipe work;** the original installation was of pitch fibre and over time it has become obvious that this is not as durable as other forms of pipe work. The pipe work becomes porous, attracting tree or shrub roots causing further damage and generally deteriorates from within by blistering, causing obstructions, distorting and eventually closing up or collapsing. Although a considerable proportion of the site network has been repaired in recent years much of the old pipe work remains. These pipes are in increasingly poor condition and therefore also at an eventual risk of collapse. Frequent routine clearance and inspection is carried out to ensure flow is maintained but it is becoming increasingly difficult to do this effectively as pipes deteriorate. Due to the poor access in some areas it has proved necessary to use the more costly repair option of reshaping and relining pipes rather than replacement. Some allowance for regular, remedial works is made within the annual maintenance programme, but not for the entire remaining network to be replaced.
- **Foul water pump house;** the original installation was replaced in 1999 and has remained serviceable since. Life expectancy is about 20 years but maintenance needs are frequent and costly as the system is constantly functioning and occasionally under pressure from larger volumes of water coming through than anticipated in the design. This is mainly due to the poor condition of the remaining older foul and surface drainage pipe work, its increasing porosity, and the resultant ingress of ground water, particularly during winter.
- **Boiler plant;** the older boiler was fitted during conversion in 1986. Although normal working life is stated to be around 30 years and it is in good working order and serviceable presently, it shall not remain so indefinitely. Compared to modern boiler plant it is much less efficient and so there are savings on fuel and reductions in carbon output to be considered. A replacement of the boiler plant is considered a priority both from benefits on maintenance and fuel consumption
- **Heating system layout and controls;** the existing installation was well designed for the original layout but does not provide much flexibility for changes. It is organised to run as a whole building system and therefore is not the most practical for either localised maintenance or for example closing an area off when unoccupied. Further separation/division of the network and addition of localised time and temperature zone controls and isolation would be of benefit. In addition the majority of radiators are not fitted with thermostatic valves and it would be a major undertaking to have these installed. There are no records of the system being completely flushed out and a chemical inhibitor installed so in view of its age this may also be impacting on its efficiency. There is also evidence of corrosion in parts of the galvanised steel pipework which needs regular monitoring to address any leaks occurring. The control panel systems are also limited in monitoring performance of the heating system and providing fine control, and therefore improving both comfort and energy consumption, compared with modern building management systems.
- **Lighting system and controls;** the lighting throughout is fluorescent, running on analogue ballasts and manually controlled by local switches. These fittings are likely to be past or approaching the end of their useful life and have been technologically superseded by more modern lighting sources, in particular high output fluorescent lamps and high frequency switchgear. The system would also benefit from lighting detection controls and suitable sensor switching for the offices. To replace all these installations would be a major investment
- **Fuel tank;** as there is no mains gas supply for the heating plant then a gas oil system is required and the existing storage tank installed in 1965 has not been cleaned out internally since installation. It has had minimal external maintenance only and the whole installation is due for some significant attention, not only the tank but supply pipe work and valves and the bund.
- **Water tank;** this is another original installation but is a low maintenance item. Although the tank would benefit from some external refurbishment it is reported to be generally sound and in very clean condition.
- **Grounds;** the premises are set in quite extensive grounds including the main area and two meadows leading to the river bank which are rented out to the neighbouring farmer for summer grazing. The main grounds around the premises were quite extensively landscaped at the beginning of occupation and have been reasonably maintained, providing mature beds of shrubs and trees. The main field area is used to provide small pitches and is bounded by a perimeter conservation area. At the eastern boundary are the tennis courts which remain from the school days. Apart from resurfacing of two courts in 1993 and replacement of one line of fencing by staff, maintenance of these has been negligible. They are now in need of significant attention if they are to be retained as a useable amenity.
- **Car parks and roadways;** two car parks were constructed in 1986 and some of the roadway refurbished. A further car park was constructed in 1993 and resurfacing work and other minor repairs were carried out at this time. The speed ramps along the entrance road are subject to considerable wear and tear from heavy goods vehicles for the warehouse and are now due for another repair. Otherwise the main road surfaces are in reasonable condition but are in need of the road markings being re-done. The area that does need attention is the actual car parking spaces which are not tarmaced and have settled over the years. This has created dips where puddles form and causes problems from the underlying mud during the winter months. As these areas are relatively large it shall be a considerable amount of investment to resurface these.

Adaptability of Buildings

The buildings were originally designed as an educational facility for the mid 1960s and were then extended and converted by CABl in the mid 1980s to office accommodation. The resulting complex is large for its present needs and is limited in its adaptability for modern, technology-based, office occupation.

The office specification is basic and of a functional standard. The general configuration is cellular which does allow some effective subdivision for smaller working groups. However this does not suit most modern, large scale technology-based office functions such as the publishing activities of CABl. These tend to be based in large open plan spaces designed with considerable capacity and flexibility for the installation of integrated technology services including telecoms and IT.

Appendix 2

Maintenance Costs

	2006	2007	2008	2009	2010	2011
Revenue						
Building Maintenance	£31,000	£12,000	£19,000	£54,000	£37,000	£48,000
Equipment Maintenance	£13,000	£25,000	£25,000	£21,000	£17,000	21,000
Cleaning (incl. waste disposal)	£43,000	£42,000	£49,000	£49,000	£52,000	£56,000
Minor Capital	£4,000	£2,000	£5,000	£2,000	£3,000	£2,000
Total	£91,000	£81,000	£98,000	£126,000	£109,000	£127,000

The above figures show the key areas of basic structural maintenance of the building fabric and grounds, equipment maintenance, cleaning and waste disposal services, and minor capital needs. These costs have been rising steadily and are projected to increase more dramatically if further deterioration in the fabric of the property is to be prevented. To date there has been little scope for longer term strategic improvements to services and facilities. The age of key plant and services makes maintenance more difficult to manage as experienced contractors and spares are not always readily available. As building plant and equipment items reach the end of their serviceable life there is also the need for investment in replacement of these on an ongoing basis.

Fuel/Power Costs

	2006	2007	2008	2009	2010	2011
Electricity	£35,000	£42,000	£50,000	£58,000	£35,000	£39,500
Oil	£16,000	£17,000	£30,000	£27,000	£28,000	£28,000
Gas	£7,000	£5,000	£8,000	£7,000	£9,500	£7,500
Water	£4,000	£4,000	£7,000	£9,000	£10,500	£10,000
Total	£62,000	£68,000	£95,000	£101,000	£83,000	£85,000

The above figures show the collated costs for the fuel and power needs of the premises as a whole. The consumption of utilities has been investigated by an assessor for the Carbon Trust, and the assessment reported that:

- “The buildings are of pre-fabricated construction, are not well insulated and daylight is minimal, hence all the lighting in the buildings remain on.”
- When benchmarking CABI energy consumption with typical naturally ventilated offices they concluded: “It can be seen that electricity and fossil fuel (performance) looks poor for your Company”
- On the heating system and office comfort they reported that “the building is poorly insulated and cold (large section is glazed)”.
- Lighting was noted as “the current observed unnecessary use of lighting during the day, due to the lack of daylight and the use of inefficient lighting fittings.”

The latter being a priority action for further investigation a follow up survey by a lighting design consultant was commissioned. This reported that after calculations of savings to cost for replacement of the entire lighting system “the payback period for any change would not be commercially viable. Therefore we would recommend that these fittings only be considered for any future overall refurbishment plan”.

Although typical for its period of construction the premises and its services are not considered efficient by modern office building standards. Following an assessment of the energy performance a number of issues with the premises are being highlighted for attention which would require significant investment. Preliminary recommendations include the following:

i) Recommendations with a short payback – of less than 3 years

Recommendation	Potential Impact
Consider replacing heating boiler plant with high efficiency type	High
Consider solar control measures such as the application of reflective coating or shading devices to windows	Medium
Improve insulation on hot water system	Low

ii) Recommendations with a medium payback – of between 3 and 7 years

Recommendation	Potential Impact
Consider installing secondary glazing as some windows have high U-values	High
Add local time control to heating system	Medium
It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements	Low

iii) Recommendations with a long payback – of more than 7 years

Recommendation	Potential Impact
Consider replacing heating boiler plant with high efficiency condensing type	High
Carry out a pressure test, identify and treat air leakages found.	High
Some glazing is poorly insulated. Replace/improve glazing and/or frames	High
It is recommended that the chiller systems be investigated to gain an understanding of efficiency and possible improvements	Low
Consider installing building mounted wind turbines	Low

Appendix 2

Accessibility for Staff/Customers

The premises have direct access from the main bypass road and good public transport links to Oxford and Reading. Car parking at the site is extensive and there are allocated spaces for those with special needs. General access is good at the main Reception entrance and all key facilities; restaurant, conference room etc are based on the ground floor including toilet facilities for those with mobility impairments in the ground floor of the lift tower. These are adequate for the occasional needs of visitors and any current temporary needs of staff.

If CABI were to remain in the current buildings, improvements to facilities would be required in order to cater for long term special needs of staff, as presently there are inadequate provisions. For example, the upgrading of the goods lift for personnel use would be required for those with mobility needs; for those with hearing impairment the installation of visual means of alarm e.g. fire; and other workplace adjustments would be required.