**Introduction**

**WALLINGFORD**

Wallingford is a town steeped in history. From the medieval bridge over the Thames to the grassy banks of its ancient fortifications, it proclaims a colourful past. It’s a town of surprises with the bustle of the Market Place and the tranquillity of the quiet back streets - a place to explore.

It was the river that first attracted settlers to the area and in the Bronze and Iron Ages the rich soils encouraged farming communities. The Romans in turn left traces of occupation - burials, roads, coins and pottery, but it was left to the Anglo-Saxons to build the first town under the rule of King Alfred. Since its founding, Wallingford has at different times been the home of William the Conqueror and Queen Matilda. The castle was bound on three sides by earthen walls and on the fourth by the river.

As times changed during the 16th century, the need for strong castles declined. The walls came down and the town was free to expand. The town has since undergone various other stages of expansion, perhaps most notably when the railway came in 1866. Through all these varying stages of expansion, the town has grown away from the heart to the west, north and south, and to this day, the east of the town is still bounded by the River Thames.

**WALLINGFORD & SURROUNDING AREA**

**Town Centre & Residential Areas**
The site is located on the north western boundary of the town of Wallingford in South Oxfordshire. It is accessible from Wantage Road via Queens Avenue as well as by a farm entrance off Calvin Thomas Way.

The site is bounded to the northeast and to the east by residential properties and to the south by further agricultural fields, sports pitches, allotments and light industrial development.

The landscape surrounding the site is formed of arable land with hedgerows, fences and small groups of trees forming field boundaries. Along the skyline, small wooded areas break an undulating skyline and provide attractive views from the site over the surrounding countryside.

At present the site is operated as a farm with the fields being cropped. The soil quality is mostly a mixture of high quality (Grade 2) and good quality (Grade 3a).

The site boundaries to the north east and east are fenced residential properties with views from the upper storeys over the site.

Along the western boundary of the site, the land forms an embankment along Calvin Thomas Way to the north, while to the south the land falls below the road and the road embankment falls into the site.

Trees on the site are limited to the road embankment to the west and the existing trees around the cottage located in the centre of the site.

Existing access to the farm is provided at present from Calvin Thomas Way, Wantage Road & Queens Avenue. Other existing pedestrian access connects the site to Queens Avenue and Wantage Road in the north, to Fir Tree Avenue to the east and to Calvin Thomas Way to the west.
Historic Development of Wallingford

- A historic Roman grid-iron town centre to the west of the Thames
- Small hamlets in the surrounding landscape
- Roman roads and tracks connecting the settlements
- The landscape crossed by drains and ditches leading from the river

- A small pocket of infill development south of Wantage Road
- Continued farming of the land around Wallingford
- The network of drains maintained for farming purposes

- Very little development during the inter-war years
- Expansion of the residential area to the west after the 2nd World War
- The area unaffected by large-scale industrial activity
- The construction of the A4074 bypass to the east

- Continued residential expansion within undeveloped areas to the west of the town
- Pockets of development in the area between the new bypass and the river

- Areas of undeveloped land in-filled to the west of the town centre
- Continued growth of Brightwell-cum-Sotwell towards Wallingford
- The construction of the A4130 between Sotwell and Wallingford
- Slade End Barns demolished but track and path retained

- The potential development of the Slade End Farm site, up to the boundary formed by the bypass to the west of Wallingford; site not yet allocated for development
Slade End Farm, Wallingford

Slade End Farm (Site B): Connection & Context

[Map of Slade End Farm and its surroundings with labels for nearby locations such as St. John's Primary School, Hithercroft Industrial Estate, Wallingford Community Hospital, Fir Tree School, Town Centre / Shopping, Employment Area, and others.]

Legend:
- Red: Pedestrian Routes to Services from Slade End Farm
- Black: Public Footpaths
- Green: Site Pedestrian / Cycle Access Points

1. St. John's Primary School
2. Hithercroft Industrial Estate
3. Wallingford Community Hospital
4. Town Centre / Shopping
5. Fir Tree School
6. Londis Supermarket
7. Wallingford Secondary School
8. St. Nicholas Infant School
9. Employment Area

10. Post Office
11. Pharmacy
12. Church
13. Public House
14. Allotments
15. Hithercroft Sports Centre
Site Location & Context

Site B lies on the north-western edge of Wallingford, and to the south of properties along Wantage Road. To its west runs the town bypass, and to the south are positioned an area of allotments and also the Hithercroft Sports Club. The eastern boundary of the site runs along the rear gardens of properties along Fir Tree Avenue and Chiltern Crescent. The site occupies an area of approximately 29.8 hectares (73.6 acres).
This diagram highlights the principal connections leading to and from Site B. Whilst Wantage Road and Hithercroft Road both lead towards the town centre, there are additional pedestrian routes leading eastwards from the corners of the site, and offering the quickest routes into the centre of Wallingford for those on foot. A well-used footpath runs along the northern part of Site B, offering an attractive and direct route for pedestrians to Brightwell-cum-Sotwell, although this requires crossing of the bypass.

The site offers excellent opportunities for new development that responds to the path of the sun. New buildings and open spaces could be designed to maximise solar gain, assisted by the slope of the site - higher to the north, lower to the south. This slope influences surface water drainage patterns, and also enhances the best views from the site, which are in a southerly / south-westerly direction.

Site B is directly adjacent to a variety of existing uses: residential properties to the north and the east, agricultural land beyond the bypass to the west, allotments and sports facilities to the south (and the Hithercroft industrial / employment uses a short distance away to the south-east). Fir Tree School is located a short distance from the eastern boundary of the site.
These diagrams convey the primary decisions and proposals that have directly shaped the emerging masterplan for Site B. A north-south route through the site would serve pedestrians and cyclists, and be designed as a ‘green corridor’ with extensive planting. An extent of this link would also provide a route for vehicles - including a potential bus route through the site. It is anticipated that large areas of open space would form part of the ‘green infrastructure’ of the site - the framework of landscaping within which new development would sit.

This work is preliminary only, and represents first thoughts as to how a viable, sensitive and sustainable development of Site B might take shape. If in the future the site were to be allocated by SODC for housing development, the analysis and design principles would be revisited, and alternative options explored.
Slade End Farm, Wallingford

PUBLIC EXHIBITION - OCTOBER 2010

John Thompson & Partners - Projects

Pauls Malt, Wallingford

Mixed-tenure residential development

The redevelopment of Pauls Malt arose from the regeneration of a brownfield industrial site close to the centre of Wallingford. The current use has ceased and the site was allocated for housing provision. Through extensive local neighbourhood planning and district council consultation along with an open planning consultation event, we prepared a scheme providing 149 dwellings on the residential part of the site with an overall density of 41 dwellings per hectare.

The scheme offers a mix of housing type, size and tenure across the site, based around a series of squares, mews courts and a new village green integrating with the local cycle and pedestrian network. Part of the site was taken up by the Cholsey and Wallingford Railway Preservation Society with an area allocated for a potential commuter link between Cholsey and Wallingford.

The Village at Caterham, Surrey

Mixed-use Development on Brownfield Land

John Thompson & Partners’ award-winning mixed-use project for Linden Homes is one of the first examples of a private developer using consensus-led masterplanning to create a new sustainable community.

Over 1000 local people were involved in the initial vision-building exercise held on the site, a former army barracks with several Grade II listed buildings. The scheme as built is an economically-integrated, mixed-use neighbourhood that includes residential accommodation, a supermarket, offices, a veterinary hospital, a doctor’s surgery, an indoor skatepark and BMX centre, as well as new landscaping and open space.

Of the 366 new homes created, 28% are affordable units provided by The Guinness Trust and distributed within each phase of the development alongside those for private sale. A Community Development Trust is managing leisure and business facilities on the site and using its assets to create jobs for local people.

Queen Elizabeth Park, Guildford

High density, mixed-use residential development

John Thompson & Partners’ award-winning mixed-use development on the former Queen Elizabeth Barracks in Guildford has been carried out on behalf of Lang and Linden Homes.

The project began with a community planning exercise that gave local residents and other stakeholders an opportunity to participate in the delivery of the Government’s Sustainable Communities Agenda and to ensure the future retention and on-going sustainability of an important collection of built heritage and established landscape within the village of Cholsey.

HCA has awarded this redevelopment project to Linden Homes who have appointed John Thompson and Partners to be responsible for the provision of infrastructure and masterplanning. Thomas Homes will be responsible for the conversion and refurbishment of existing buildings, whilst The Guinness Trust will manage the affordable housing.

The scheme is based upon the development becoming integrated into the wider community by the creation of a varied mixed-use community with a diverse range of home types. Integration is critical to the success of the project and would be facilitated by a community planning event to understand the issues faced by the local community and also to engage and involve them in the development proposals.

As well as new homes, there would be up to 15 live-work units together with a new village hall, community, sports, social and business unit facilities. An EcoHomes prediction has been completed and Cholsey Park will achieve an ‘Excellent’ standard.

Fair Mile Hospital, South Oxfordshire

Mixed-Use/Mixed-Tenure Residential Development on Brownfield Land

The proposed redevelopment of the former Fair Mile Hospital is one of the most exciting redevelopment possibilities currently available in the south of England. It presents the opportunity to participate in the delivery of the Government’s Sustainable Communities Agenda and to ensure the future retention and on-going sustainability of an important collection of built heritage and established landscape within the village of Cholsey.

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The Project Team

PRUPIM

Real Estate Investment and owner of Site B

John Thompson & Partners

Architects and Masterplanners

RMPL

Roger Miles Planning Ltd

Planning Consultants

PLACEx

Place Design and Planning

Landscape Architects

Odyssey Consulting

Highways, Transport and Infrastructure Consultants

Meeting Place

Meeting Place Communications

Consultation and Engagement

Halcrow Yolles

Sustainability Consultants
Infrastructure proposals

SEWAGE

- Connection to the existing public sewer network may include an upgrade to the existing Fir Tree Foul Pumping Station.
- It may be necessary to install a new dedicated rising main to take foul sewage to Cholsey Sewage Treatment Works.
- A small new pumping station may be required in the north western corner of the site to deal with differences in level.

WATER SUPPLY

- A trunk water main runs close to the north western corner of the site.
- Thames Water has advised that some local network improvement may be required in order to bring these water supplies directly into the site.
- The supply of drinking water to development on the site is feasible and achievable, with no impact on services to existing dwellings.

FLOODING & SURFACE WATER DRAINAGE

- The site is located outside the flood plain.
- Surface water run-off from dwellings, roads and other hard surfaces will be controlled to be no greater than the existing run off rate from the farm land. This will ensure that the volume of water falling onto the land during a period of heavy rain does not surge into the surrounding water courses to cause potential capacity problems.
- Rain water will be held by means of sustainable drainage techniques, comprising a series of interconnecting ponds or swales to capture the water on site, thereby allowing controlled discharge to the surrounding water courses.
Landscape, Ecology and Open Space

Green Infrastructure

Green infrastructure is defined as the physical environment within and between our cities, towns and villages. It comprises all environmental resources, and thus a green infrastructure approach to masterplanning also contributes towards a sustainable resource management. It promotes biodiversity and recreation, encouraging community interaction and a healthy lifestyle. The following components of the Slade End Farm masterplan will contribute to the wider Green Infrastructure of South Oxfordshire.

- Mature trees and hedgerows
- Boundary planting
- Wildlife corridors
- Swales and ponds
- Orchard and allotments
- Footpaths and cycleways
- Amenity open space and play areas

Landscape Proposals

Attractive, high-quality landscaping is essential both to respect the site and to create an appealing environment for residents and visitors. A key opportunity is the inclusion of techniques to reinforce the existing and maturing site screening along the bypass and to deal with practical issues such as rainwater run-off. In this way the landscape can be used to create an attractive environment for the new residential neighbourhood.

Sustainable drainage systems (SuDS) will be used, exploiting the natural slope of the land to hold water on site in a network of swales (open drainage channels with grass and planting) and ponds. These will be designed to slow down run-off and also to allow water to percolate into the ground, rather than run on the surface. Even hard-paved areas can be porous, made of materials that allow water to percolate down through the substrate. Soakaways would be based on known infiltration rates, preventing overloading of the drainage system. In some locations, for amenity and ecological reasons, a built-in impervious living could be used to create more permanent water features which add to the character of the new neighbourhood and encourage bio-diversity. The combination of all these techniques would mean that even when there are heavy rain storms the run-off rate from the site would be no more that it is at present.

Local parks and informal open space

Areas of open space will be distributed throughout the residential areas to ensure that all residents have access to attractive and seasonally changing spaces in which to walk, socialise and relax. There could be areas with seating and picnic tables. Trees and shrubs would be primarily native but with some more exotic species to add diversity and to lengthen the flowering and fruiting season, thus providing food for a wide range of birds and insects.

Ecology and Environment

The illustrative masterplan for the site has been designed to offer a comprehensive, integrated approach to the new development. The built form and the green infrastructure together create a sustainable and welcoming neighbourhood based on traditional place-making and good design in accordance with South Oxfordshire District Council’s Design Guidance.

A variety of techniques would be used to provide an appropriate green buffer to the bypass and to help minimise the perceived effect of coalescence with Brightwell-cum-Sotwell. There would be a mixture of mounding, planting, acoustic protection, SuDS, productive land and play areas along the western boundary. As well as individual gardens, a network of local green spaces would be created to reflect the rural ambience of the area. As a result the rural settings of Brightwell and Wallingford are maintained and bio-diversity would be significantly enhanced.

Community Orchard

A community orchard is a place where local and other varieties of top fruit are grown by, and for, local people. They provide fruit to share, places to enjoy and show how well we can live with nature. The community orchard can become the equivalent of the local woodland—a communal asset for the whole parish. It can help improve our diet, offer healthy activity and enliven a curriculum.

Allotments

To supplement the provision of growing areas that currently exist on the site and to create an appealing environment for residents and their friends, that they are safe and well supervised. This would be taken to minimise conflict between different age groups and users.

Cross sections exploring landscape relationship to bypass

Sports and playing pitches

Formal sports would be catered for through the provision of sports pitches, storage and changing facilities. Similarly, informal kick about space and opportunities for older children and youths would be accommodated, and guided by the local planning authority.

Structural landscape

The vegetation that is currently growing along the boundaries would be retained and supplemented with additional native hedgerow and woodland edge species. This will provide a strong green framework within which the development will be set. The existing mature trees around Fir Tree cottage near the centre of the site will also be retained and will help to provide a buffer between the existing and the new properties. New tree and shrub planting will enhance the residential street scene, providing shade and seasonal interest.
**Extra Care Accommodation**

**Homes for the elderly**

ExtraCare communities provide bespoke accommodation for over 55s who may wish to downsize from their current accommodation into purpose built 1 and 2 bed units. These can be adapted to meet the needs of the occupants and the level of care provided can be tailored to the needs on the occupier.

The key to the success of the ExtraCare schemes is the management structure. One of the best operators is ExtraCare Charitable Trust. They use the model of having one third of the occupants of the village requiring no care, one third requiring some level of care and the remaining third requiring a high level of care. This ensures that the communities maintain a level of vibrancy and do not have the perception or atmosphere of a typical home for the elderly.

The ExtraCare Charitable Trust was formed in 1988 and currently operates 30 supported housing schemes and retirement villages. Their approach is founded on the charitable principle that age, health or financial means shouldn’t be a barrier to achieving an enjoyable quality of life in later years. They view an active lifestyle, which promotes independence and well-being, as the key to achieving this. They work in partnership with like-minded local authorities, regeneration bodies, charitable trusts and developers to enable more people to benefit from the later lifestyle they deserve.

**A New Primary School?**

- Wallingford needs new primary school places, the local schools are largely full and Oxfordshire County Council is considering how best it can increase capacity.

- A mixed use development at Slade End Farm, can help address this issue. We have set aside a (2ha) site within the development which has the capacity to house a 420 place primary school, nursery, playgrounds and sports pitches.

- We want to build an exemplary local school at the heart of the area which can serve our development and the wider community, providing access to shared facilities such as the school hall, sports provision and possibly computer and library facilities.

- If there were around 750 homes at Slade End farm this would probably require a 1 form entry (210 pupil) school, which Prupim would commit to build, and work with the Councils and local schools in setting the school up. The school could be scaled up to serve the wider area if, as is likely, more places are required in Wallingford due to the increasing numbers of children.

- If there were 480 homes, this would not generate demand for a school in itself but, combined with the increase in pupils in the wider area, there would probably be need for a new school or expansion of existing schools. Prupim could make land available for this within the development, or make a financial contribution to expanding other schools in Wallingford.

- Prupim is committed to consulting with and working with Oxfordshire County Council education department and local schools in progressing the development.
Integrated Movement Plan

Movement

The movement strategy being developed encourages people to make appropriate choices for getting about, with alternatives to the use of the new residents’ private cars being made available. Although the suggestion that people could be less dependent on their cars is met with cynicism, the design concept encourages ‘modal shift’, towards walking and cycling and public transport. The percentage of people in Wallingford who get about on foot is already significantly higher than the national average.

If it is easy to get about by foot or by bicycle, then people may choose to do so, therefore options must be provided to give future residents a realistic choice. Reinforcement of existing routes for pedestrians and cyclists is essential to ensure connectivity with the rest of the town. Improved facilities for bicycle and motorcycle parking in the town centre would further encourage existing and new residents to leave their cars at home. The inclusion of a car club as part of the new neighbourhood is another means by which the impact of private vehicles could be limited.

In addition, the introduction of a new bus route through the site would not only encourage the new residents to use it, but would also offer existing Wallingford residents a significant new route. Running along Hithercroft Road, this route would provide links to the employment areas and sports facilities, reducing congestion on Hithercroft Road, and pressure on parking spaces at both these destinations.

A proposal has been agreed in principle with Oxfordshire CC and the local bus operator to introduce a bus loop to connect the site with the town centre and other strategic locations, thereby facilitating movement around the town and reducing reliance on private cars.

A pedestrian/cycle route from the site through the neighbouring Hithercroft Sports Club would ensure good access to the south of the site and beyond. This is particularly important if employment prospects within the Hithercroft Business park are enhanced by the decision to locate a new residential neighbourhood nearby.

It is proposed that the access to the new development for private cars would be from a new junction on the existing bypass, at the southern end of the site. This arrangement has been discussed and agreed with the Highway Authority and has been designed so as not to delay existing traffic using the bypass. It would be used by the new bus which would also use an additional access point adjacent to the Wantage Road roundabout where there is an existing farm gateway.

This would allow 2 to 5 buses per hour to run through the site and turn onto Wantage road towards Didcot (and vice versa). As well as buses, this access would also be for pedestrian and cycle use as well as emergency vehicles only. There is no proposal to use this access to serve any of the new properties, even those in the northern part of the development.
New Housing in South Oxfordshire

2009: South Oxfordshire District Council said: “Our vision and objectives seek to...build on Wallingford’s particular strengths.

These strengths include:

- its location by the River Thames and proximity to the Chilterns and North Wessex Downs
- well preserved historic features including a compact medieval central area encircled by Saxon banks and ditches, the castle gardens and meadows and Wallingford Bridge
- a good range of facilities in terms of schools, health and recreation
- a range of employment opportunities and links with the concentration of environmental science organisations at nearby Crowmarsh Gifford
- a number of independent shops and restaurants
- a range of housing
- a bypass taking through traffic out of the town
- hosting events which draw people to the town including markets, festivals and an annual regatta
- a number of active and successful voluntary groups.

However some issues in the town need addressing:

- the retail function of the town centre is declining
- the former Waitrose store remains vacant
- the potential of the town to attract visitors is not fully exploited
- some facilities, for example the secondary school, are at capacity
- in spite of recent new building, the need for affordable housing remains high
- the overall rating of the Hithercroft Industrial Estate, the towns main employment area, was average
- the Open Space and Recreation Facility Assessment showed there were areas for improvements
- there are air quality problems caused by queuing traffic
- a higher percentage of over 65s than the average for the district, county, and South East.

Our preferred strategy for Wallingford is to:

- strengthen the town centre through a retail-led, mixed-use development on the former Waitrose site
- support housing and employment uses above shops
- support the role of the market place as a focal hub
- improve the attraction of Wallingford for visitors, with particular emphasis on the River Thames
- Improve accessibility, pedestrian links and air quality
- support schemes which enhance the quality of the town’s environment.
- provide further employment growth of about 2ha.
- support schemes which improve the stock and environment of existing employment areas.
- provide an urban extension of up to 850 dwellings at option B or option E (figures now under review)
- provide facilities and services to support new development.
- provide and improve services and facilities for the young and old.”

2010: Core Strategy

South Oxfordshire District Council is producing a Core Strategy which will provide a framework for development in the District in the period to 2027.

Whilst Wallingford is a popular and historic market town, a number of issues have been identified which need to be addressed through the Core Strategy:

- Additional housing is needed in Wallingford to:
  - Contribute towards the overall housing requirement for the District;
  - Support the declining retail function of the town centre;
  - Meet local affordable housing needs; and
  - Address the need for accommodation for the over 65’s.

Five alternative sites on the edge of Wallingford have been considered through the Core Strategy process. These include Site B, the Slade End Farm site, which has been promoted on behalf of PRUPIM.

In June 2010, a Draft Submission Core Strategy was produced by District Council Officers for consideration by Members. This document identified the Slade End Farm site as the preferred site for a new greenfield neighbourhood in Wallingford. However, this document was withdrawn prior to consideration at Committee.

Following a period of uncertainty related to changing national and regional planning policy, SODC has now resolved to progress their Core Strategy and the Slade End Farm site remains one of the preferred strategic sites.

There does however remain an issue as to the number of new homes to be provided in Wallingford and the District Council is currently consulting on a reduced level of new housing for Wallingford provision as part of a new neighbourhood, with development on windfall sites making up the balance.

The Slade End Farm team has monitored these developments carefully. Promoters of other sites in Wallingford have now coming forward with planning applications, notably at ‘Site E Winterbrook’ and, since we believe Slade End Farm represents the best location for an expansion of the town, we are now working on the submission of a planning application for our site.
20 Questions and Answers

1. When is the Scheme likely to go ahead?

As the site is wholly owned by PruPiM there are no obstacles to delay development once planning permission has been granted.

2. The schools are already at capacity. What will you do concerning a new school?

We have allocated an area of land for the provision of a new school within the site boundary. However, whether a new school is built on this site will depend on the number of new houses to be built. If the number of new houses does not warrant an entire new school a contribution will be paid to Oxfordshire County Council to fund education for the children.

3. How many jobs will be created?

We anticipate that about 100 jobs will be created, excluding construction workers.

4. How tall are the buildings?

There will be a range of 1-3 storey buildings. Those situated near the north and east boundaries of the site will be bungalows. The majority of the homes will be 2 storeys with 3 storey apartment buildings and a 3 storey extra care facility.

5. How will public transport be improved?

Our plans allow for a bus link through the site which will connect Wantage Road with Hithercroft Road and we are looking to amend the current 130 route. No home within the development will be more than 400 metres from a bus stop.

6. How will the site be integrated with the town?

There was a concern that Slade End Farm residents may look toward Didcot rather than Wallingford. This is not what we want to see. Our plans include proposing a new primary school, road improvements, improved bus, pedestrian and cycle links to adjacent areas and extra care housing as part of the overall project.

7. How will you maintain the character of Wallingford?

Wallingford is a great place to live and we want the proposed new homes at Slade End Farm to be part of the community. We will be proposing a range of housing types that reflect and complement the best aspects of Wallingford's built heritage. We anticipate that these will adopt traditional forms and employ traditional construction materials – built to high-performance 21st century standards.

8. How close will the houses come to my back garden?

The new homes nearest the existing properties will be bungalows to minimise the impact on neighbours while maintaining a sense of community. We are following South Oxfordshire guidance on garden size.

9. Would it be better to split the new homes for Wallingford over more than one site?

There has been discussion about a small amount of development on a number of different sites around Wallingford. However, this is unlikely to result in the infrastructure improvements which can be gained from a single site project. Slade End Farm is a deliverable site and, dependent on the number of homes, it is proposed to include a new primary school, road improvements, improved bus, pedestrian and cycle links to adjacent areas and extra care housing as part of the overall project.

10. Will you maintain the separation between Wallingford and Brightwell-cum-Sotwell?

Yes. We do not propose to develop the part of the site closest to Brightwell-cum-Sotwell and instead keep the land as open space possibly with productive uses such as a community orchard.

11. How will the increase in sewage capacity be accounted for?

The development will include improvements to the sewage infrastructure ensuring that there will be no additional strain put on the existing system.

12. Is the site at risk of flooding?

The site is not in a flood risk area and considerable work has been carried out to ensure that rain water run-off from the site would not exceed existing rates. A series of carefully designed swales and ponds have been planned throughout the site to enable this.

13. What will be the impact on the neighbouring allotments?

The allotments are not on the land owned by PruPiM and would not exceed existing rates. A series of carefully designed swales and ponds have been planned in throughout the site to enable this.

14. What will be the mix of social housing?

We are therefore proposing a mix of property types including some smaller 1 and 2 bed properties. Inclusion of the micro enterprise zone will also open up opportunities for locally run businesses to start up and expand.

15. Can we enhance local sports facilities?

The extra care element of our scheme will enable local elderly people to downsize, whilst still remaining in the local area and retaining their independence but with access to the necessary level of care they may need later on in life.

16. Will it lower the value of my house?

This is very unlikely. Indeed with improved public transport and a new school experience shows that it may well lead to greater demand for nearby properties and an increase in house values.

17. “We need to keep young people in the area”

Following comments from some residents and the business community we appreciate it is important that the site includes provision for first time buyers so that the skilled and talented youngsters in Wallingford have the chance to remain in the area.

18. Will there be health facilities on site?

We anticipate that about 100 jobs will be created, excluding construction workers.

19. How much disruption will there be during construction?

This will be kept to a minimum. The site will be built in phases with infrastructure improvements occurring simultaneously with the home building. The access for construction traffic will be off the bypass.

20. Will you keep us informed?

Yes. This exhibition is part of our continuing commitment to do so and these questions reflect and respond to many of the issues that have been raised at previous events. We promised we’d keep you informed of our proposals as they develop and we are staying true to that promise. We have carried out considerable consultation to create a scheme which does its best to answer local housing need while reflecting the thoughts and ideas of the existing community.
Sustainability

1 A Sustainable Development for Wallingford
   Fundamental to the concept of the scheme at Slade End Farm is sustainable thinking to deliver a development that has minimal environmental impact during construction and operation while maximising the benefits to the new community and its surrounding neighbourhoods.

   The houses in the scheme are being designed to achieve a Code for Sustainable Homes rating of level 3. The other buildings will achieve a BREEAM ‘Excellent’ rating. BREEAM and the Code are voluntary environmental assessments that guide the design towards a good environmental and sustainable performance across a range of criteria. They are standard assessment methods that have been adopted by many authorities across the country and are supported by the Department of Communities and Local Government (DCLG).

   By achieving ‘Excellent’ and Level 3 ratings, the designs will attain high performance standards in energy consumption and the use of renewable technologies; water efficiency; pollution minimisation; the selection of materials with low environmental impacts; the provision of ecological enhancement and green space; and many other key criteria.

   The key design features in this scheme that have been included to maximise the sustainability benefit that can be achieved are described below:

2 Energy & climate change
   Minimising carbon emissions is fundamental in avoiding climate change as a whole, and is integral to reducing energy consumption and bills. The scheme includes measures to reduce the demand for energy through efficiency and conservation, and measures to generate energy on site from renewable resources.

   Energy efficiency measures include high levels of insulation and good thermal performance with designs that limit draughts and air leakage. Lighting installed will use only low energy lamps. Communal and external areas will use automatic switching for motion, daylight and time.

   Renewable electricity will be generated from photovoltaic arrays integrated into the roof of each house. The apartment blocks will use gas-fired combined heat and power (CHP) to deliver low carbon hot water, heating and electricity.

3 Water use, conservation and avoiding flood risk
   Reducing water consumption and avoiding flood risk are vital issues for new developments. Conserving this valuable resource through efficiency and using rainwater to substitute drinking-quality water; while ensuring that eventual disposal to the drains is controlled and delayed, are the key principles of water management adopted for this scheme.

   All the water appliances to be installed – taps, showers, WC cisterns, and baths – will use low-flow technologies and restrictor valves. WC cisterns will have a ‘dual flush’ facility, taps and showers will use air-entraining technology.

   All houses will be fitted with a water butt to store rainwater for garden irrigation and other non-potable functions. Drainage across the site will adopt sustainable drainage systems (SuDS) to attenuate rainfall within the site.

4 Transport, congestion & alternative travel
   A key priority for the Wallingford area is to encourage people out of cars and to use public transport, cycling and walking to get about. Each house will include space for the storage of bicycles, and there will be new cycle lanes linking to key destinations to promote cycling as a regular travel mode.

   The provision for public transport will be enhanced with extended bus routes through the site, new bus stops and real-time information displays.

5 Sustainable material choices
   The selection of materials to form the various elements of each building has been an integral consideration for this scheme. Using the BRE publication: the Green Guide to Specification, key elements have incorporated materials that have a low impact on the environment and society during their manufacture and lifespan.

6 Waste minimisation & recycling
   Segregation of the different waste streams for re-use and recycling is an important issue for Wallingford. There will be space in the kitchen of each house for separate bins to collect recyclable waste, and external space for the storage of segregated waste prior to collection. As a result, it is hoped that a high degree of recycling will be achieved by residents, and no waste bags or bins will be left on the street. The local authority waste contractor will operate the waste collection service.

7 Natural habitat protection & enhancement
   The landscape scheme for the site is substantial, and has been developed to offer benefits both to residents and wildlife. The scheme includes expanses of green space and recreation areas, wildlife corridors linking ecological oases, and a wildlife pond. By planting a mixture of amenity plants like grasses, and more ‘chaotic’ planting for birds, a diverse natural ecosystem can be encouraged. As the site is occupied, the landscape and biodiversity will be carefully managed to enhance biodiversity and amenity into the future.

8 Minimising pollution
   The boilers used for heating will be a high efficiency gas-fired condensing type with very low nitrogen oxide (NOx) emissions. Insulation used in all buildings will be selected from products that have very low global warming potential and zero ozone depletion potential during their manufacture.

   During construction, close control of any gas and liquid emissions will minimise any risk of pollution. Plans to manage surface water drainage at this critical stage with exposed earth and diesel stored on site are vitally important. They will be created to ensure that full protection to the environment and to neighbours, is achieved. This is done using a variety of measures such as ‘mobile spill kits’, water-tight bunds under fuel bowser and generators, and careful control of local drainage routes.

9 Construction process
   The site is to be registered on the Considerate Constructors Scheme (CCS), seeking to achieve a high score when it is independently auditing during construction. The CCS was set up to improve the public face of construction sites, and deals with various nuisance, noise, behaviour and communication issues relating to a building site and the immediately surrounding community. When construction is underway, a 24 hour helpline will be clearly signed at the site entrance to be used to alert the contractor to any complaints or issues that occur.

   Much waste material will be re-used or recycled, and careful storage of materials awaiting installation will ensure that there is no wastage of un-used materials.

10 Community integration & involvement
   Every new house and apartment will be given a Home User Guide that describes how it works in terms of the heating system, windows and lighting design. The materials used will be listed in case of extensions and upgrades in the future. The Guide will also describe the public transport provision, the location of the nearest amenities, and a range of contact details for key services.

   Public participation and community involvement are important aspects of any development proposal to meet sustainability goals, and public acceptance and contribution to the design of a development scheme is encouraged by various policies. There have already been opportunities for the community to air their views about this scheme. Prupim is committed to continuing this process should the project proceed.
Emerging Masterplan - Proposed Layout in Context
Housing types, Layout and Density

**OPTION A**

**Low Density Sample Layout**
- Site Area = 1.61 ha
- 48 no. Dwellings @ 24.8 dw/ha
- 16 no. 5Bed Houses
- 10 no. 4Bed Houses
- 4 no. 3Bed Houses
- (omission of FOOG's = 39.8 dw/ha)

**OPTION B**

**Medium Density Sample Layout**
- Site Area = 1.61 ha
- 68 no. Dwellings @ 42.2 dw/ha
- 45 no. Houses
- 18 no. Apartments
- 5 no. FOOG's

Section A-A: through Wantage Road and northern boundary of site, looking south-east
Section B-B: through Extra Care development and eastern boundary of site, looking north-east
Section C-C: through centre of site looking north-east through proposed development

Artist's impressions of typical streets and spaces
Character of Wallingford

“We need to think what we could do to make sure Wallingford remains different. We don’t want to turn into another Henley or Marlow - they simply compete with each other. We need to build on what’s here already, think what could make the town unique, and make sure it gets better – not worse!”

Wallingford is special and much of the enjoyment of living there comes from the character of its narrow streets and many alleyways. The proposal for 850 new homes is seen by many Wallingford is special and much of the enjoyment of living there better – not worse!”

We have analysed the contributions made at the public events on 12th and 28th July and summarized them as a series of key themes, highlighted by quotes from attendees.

Quality of the environment

“We need green corridors, and enhancement of biodiversity.”

Many participants were concerned about the loss of agricultural land, the effect on flora and fauna, the loss of views for those living around the site and the noise and dust associated with large-scale construction sites. The Brightwell cum Sothwell community is extremely concerned about coalescence with Wallingford and how the new development may affect the rural character of the village, in particular the impact of potential light pollution.

In the hands-on planning groups participants began to consider landscape and layout options to encourage strong pedestrian and cycle connections to Wallingford, create a high quality environment, enhance bio-diversity and include a green buffer to maintain separation from Brightwell. People fear a strain on schools, community services, the town’s utilities and in particular the effect on the sewage and drainage infrastructure. However, there was awareness that the development should act as a catalyst for community participation to address wider issues in Wallingford such as the functioning of the town centre, getting about and access to facilities and employment.

Traffic and vehicular access

“The challenge is getting people into town without their cars!”

There is concern about the impact of the new development on traffic and parking in Wallingford, in particular along the Wantage Road. But there was also a recognition that the situation is not ideal now and that transport and movement patterns will need to adjust in the future in any case. Any new development must promote more sustainable modes of travel and include bus, footpaths and cycle routes within the site, into the town centre and to other destinations including Cholsey. There was an aspiration to re-open the Wallingford-Cholsey rail link and thus create a viable access route to Reading and London.

Benefits Wallingford

“Some growth may be useful, and maybe some more houses is an opportunity to make the town more lively, but this must be done in a way that’s sympathetic, and with common sense.”

There was concern that new residents at Site B may simply get in their cars and drive to Didcot, and that possible benefits to the vitality of Wallingford town will be missed. Wallingford should build on its strengths and not try to compete directly with Didcot but rather to complement it. A better variety of shops and perhaps a second supermarket is desired in the town centre, especially by young people. Residential growth is an opportunity to revitalise and regenerate the town centre which must not be missed. The development should act as a catalyst for community participation to address wider issues in Wallingford such as the functioning of the town centre, getting about and access to facilities and employment.

Planning process

“No one has really thought through how these 850 new homes will affect the community in practical terms.”

SODC’s Core Strategy identified two alternative locations for the growth of Wallingford; Site B and Site E. Many participants felt that this approach had inflamed emotions and caused a divide in the community. The need for Wallingford to accommodate 850 new homes and the process which invited landowners to compete for the allocation was questioned by some. Others, however, acknowledged that Wallingford would benefit from growth to improve the viability and vitality of the town centre and that appropriate development could provide benefits for the whole town.

“I think Wallingford needs some new building because the town is dying, but it has to be done sensitively.”
Emerging Masterplan - Option A, 600 Dwellings + 150 Extra Care homes

**Movement**
1. Main vehicle access to Site B from new junction on by-pass
2. Secondary access — buses, pedestrians and cyclists only, no cars
3. North/south pedestrian and cycle link from Wantage Road to Hithercroft, incorporating sustainable drainage system (SuDS)
4. Proper pedestrian and cycle access to Hithercroft sports club and employment area
5. Footpath to Brightwell-cum-Sotwell retained on existing alignment and widened to include cycle route diverted from Wantage Road
6. Enhanced pedestrian and cycle routes to Town Centre
7. Bus stops for re-routed 130 and new local bus circuit incorporating Wantage Road, Hithercroft, secondary school and Town Centre

**Green spaces**
8. Community orchard
9. Green buffer to by-pass; mounding, planting, acoustic protection, SuDS, play areas, biodiversity
10. SuDS locations for storm water attenuation
11. New allotments
12. Green square incorporating existing mature trees
13. Local green spaces
14. Special consideration for houses on Queen’s Avenue that have short rear gardens
15. Green spaces along sensitive edges to existing properties

**Accommodation**
16. c.150 affordable and private Extra-care homes for the elderly; 1-3 storeys containing social and sports facilities also available to wider public
17. Apartments around square; 3 storeys with public uses at ground floor
18. Apartment buildings on key corners 2-3 storeys
19. Residential accommodation consisting of short terraces, semi-detached and detached houses; 2 storeys
20. Single storey houses along sensitive edges to existing properties

**Public facilities**
21. New centre: social facilities e.g. crèche, café, convenience store, car club, home delivery drop off, management office, business meeting space and flexible zone to encourage local enterprise (MEZE)
22. New primary school, close to sports facilities and new centre
23. Expanded sports provisions with use shared between Hithercroft and new primary school
24. Improvement to facilities in allotments
25. New pumping station for development, avoids any extra load on existing facility on Fir Tree Avenue

Refer to site cross sections on separate board
Emerging Masterplan - Option B, 380 Dwellings + 100 Extra Care homes

Movement
1. Main vehicle access to Site B from new junction on by-pass
2. Secondary access – buses, pedestrians and cyclists only, no cars
3. North/south pedestrian and cycle link from Wantage Road to Hithercroft, incorporating sustainable drainage system (SuDS)
4. Proper pedestrian and cycle access to Hithercroft sports club and employment area
5. Footpath to Brightwell-cum-Sotwell retained on existing alignment and widened to include cycle route diverted from Wantage Road
6. Enhanced pedestrian and cycle routes to Town Centre
7. Stops for re-routed 130 bus

Green spaces
8. Community orchard
9. Green buffer to by-pass; mounding, planting, acoustic protection, SuDS, play areas, biodiversity
10. SuDS locations for storm water attenuation
11. New allotments
12. Green square incorporating existing mature trees
13. Local green spaces
14. Special consideration for houses on Queen’s Avenue that have short rear gardens
15. Green spaces along sensitive edges to existing properties

Accommodation
16. c.100 affordable and private Extra-care homes for the elderly; 1-3 storeys containing social and sports facilities also available to wider public
17. Apartments overlooking square; 3 storeys with public uses at ground floor
18. Residential accommodation consisting primarily of semi-detached and detached houses; 2 storeys
19. Single storey houses along sensitive edges to existing properties

Public facilities
20. Social facilities on green square e.g. crèche, café, convenience store,
21. Sports facilities with possible shared use with Hithercroft
22. Improvement to facilities in allotments
23. New pumping station for development, avoids any extra load on existing facility on Fir Tree Avenue