



HAWKSMEAD LTD

Larkpoint Ltd
in conjunction with
Hawksmead Ltd

Oakham North

**Proposed
Retirement
Community**

**Consultation
Report**

November 2009

Oakham North

Consultation by Hawksmead Ltd



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1. Introduction

- 1.1. This report has been prepared by Larkpoint Ltd in conjunction with Hawksmead Ltd. It is a summary of public consultation feedback on a proposal to include a Retirement Community as part of a large mixed use sustainable urban extension on land at Oakham, Rutland.
- 1.2. Hawksmead held a series of public exhibitions between April 2008 and February 2009 at which they displayed their proposals for the development of Oakham North. Members of the public, councillors and interest parties were invited to engage in discussion and give their views on the proposals. The consensus was strongly in favour of the development. Comments received have been used to refine the design of the scheme in order to address issues and priorities raised by the community.
- 1.3. A public consultation event on the proposed Retirement Community was held as part of the Rutland Over Sixty Engagement Group event at The Rutland Volunteer Centre in Oakham on 3rd September 2009. Members of staff from Larkpoint and Hawksmead were present to discuss the proposal and its aims with visitors. A consultation leaflet was prepared that included a response form on which people could comment upon the proposal. The leaflet was available at the event and afterwards at the Library, Museum and Council Offices in Oakham. The response form could be completed on the day or submitted afterwards by post or via email up until 24th September 2009.

2. Public Response to the Consultation

- 2.1. Larkpoint is very encouraged by the level of interest shown in the proposals. Approximately 50 people attended the consultation event and the feedback was positive. Although only 6 completed response forms were received, it is significant that all of these supported the concept and that no adverse comments were received at any point during the consultation. Generally, it can be assumed that respondents will be more likely to object to a proposal rather than to express their support.
- 2.2. The consultation leaflet asked 5 questions. These were phrased to encourage comments rather than a straight 'yes' or 'no' (a copy of the leaflet and response form is appended).

The proposed retirement community:

- All respondents said this was a good idea; one said it was 'excellent'
- Several people commented that the proposal would be good for Oakham, its economy and its residents
- The comments support the view that there is a need for a retirement community in Oakham, and that this need will increase in future.

Provision of close access to communal facilities:

- This is seen as important by all respondents
- Where appropriate, facilities should aim to cater for the different needs of young and older people – a quieter pub for the over-60s was suggested.

A secure environment for residents, yet integrated with the rest of Oakham North:

- Every response was in favour of this approach

Provision of care staff and support for residents, if required:

- This idea was well received by respondents; there were comments that this would provide 'security', 'reassurance' and 'peace of mind'
- Several people commented that this would have the additional benefit of providing employment in the area

Use of low carbon building techniques and renewable energy technology:

- All respondents strongly supported this approach
- Several comments emphasised the importance of improving energy efficiency in buildings
- Whilst supporting the principle of renewable energy, one respondent requested no wind turbines
- Some comments expressed a concern for protecting the local environment and for the welfare of future generations.

3. Conclusion

- 3.1. Larkpoint's consultation on the concept of a Retirement Community builds on the wider consultations carried out in 2008 and 2009 by Hawksmead on its proposals for a sustainable urban extension at Oakham North. It confirms that there is strong local support for a Retirement Community to be an integral part of the Hawksmead development. Specific proposals, such as for flexible care support and energy-efficient buildings, were well received by respondents.