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**P12V1240**  
**FUL**

**APPENDIX**  
**2**

**Client:**  
 DANIDARA LTD

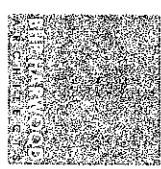
**Job:**  
 Land adjoining  
 Stockham Farm  
 Wantage

**Drawing Title:**  
 Proposed  
 Site  
 Plan

**Scale:**  
 1:1250 @ A1  
**Date:**  
 April 2012  
**Drawn by:**  
 SKJ  
**Checked by:**  
 SFJ  
**Drawing No.:**  
 2.489.201  
**Revision:**  
 L

**PLANNING**

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**Planning Vale - Grove Parish Council comments regarding P12/V1250/O and P12/V1240/FUL**

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**From:** "Clerk to Grove Parish Council"  
**To:** <planning@whitehorsedc.gov.uk>  
**Date:** 25/07/2012 13:15  
**Subject:** Grove Parish Council comments regarding P12/V1250/O and P12/V1240/FUL

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To whom it may concern

Can you please forward this email to every member of the Development Control/Planning Committee of the District Council for their information

Grove Parish Council would like to share it's comments and views regarding the two applications for Stockham Farm, Grove and that it's comments are considered when these plans are determined.

**P12/V1250/O - LAND AT STOCKHAM FARM, DENCHWORTH ROAD, GROVE**

Outline application for the erection of a single storey Class D1 child day care centre, with new vehicle access provided off Denchworth Road. New landscaping, play space, pedestrian connections, on-site car and cycle parking and the protection of the existing route of the Wilts and Berks Canal.

Grove Parish Council believe that this application should be refused for the following reasons:

- Number of car parking spaces for numbers of staff is deemed inadequate.
- Access to the site of Denchworth Road and on to Denchworth Road is deemed not suitable due to the number of proposed staff and parents, as this is the same access point for another development in the locality.

**P12/V1240/FUL - LAND AT STOCKHAM FARM, DENCHWORTH ROAD, GROVE**

Residential development to provide 200 new homes across private and affordable tenures, with public open space and play areas, the protection of the existing route of the Wilts and Berks Canal and the provision of land to allow for a realigned route, on-site car and cycle parking and improvements to site access and egress.

Grove Parish Council believe that this application should be refused for the following reasons:

- Although car parking was deemed adequate for residents, it was deemed inadequate for the number of visitors this development could attract.
- The loss of land due to development is to be mitigated by improvements to the land adjacent to this site. This mitigation needs to be in a legally binding agreement on future use.
- Strongly object to the positioning of three storey houses adjacent to existing dwellings.
- The number of houses to be built on this site, coupled with other developments in the locality is deemed far too many with no supporting infrastructure.
- With a minimum of 400 additional vehicles on the already congested roads/recognised pedestrian school route, this area will become even more congested. More thought needs to be given to access onto the site with possible access direct from the roundabout or Downsview Road.
- Existing infrastructure such as primary schools are already at a near maximum. If this development is built before the Airfield Development, where will primary school children go to school? It is deemed that this development is therefore not sustainable.
- Current cycle routes are on the opposite side of the Denchworth Road from this development, which would mean that cyclists would have to dismount when exiting this development and cross an even busier and more congested road.
- Footpaths from this development should be linked and connected to existing footpaths around the site to take pedestrians to the Stockham area of Wantage and King Alfred's School (West site)

The Parish Council looks forward to your response.

kind regards

**Graham Mundy**

GM Mundy  
Clerk to Grove Parish Council  
(

**EAST CHALLOW PARISH COUNCIL**

Clerk to East Challow Parish Council  
27 Hedge Hill Road  
East Challow  
Wantage OX12 9SD

2nd July 2012

Planning  
Vale of White Horse District Council  
Abbey House  
Abbey Close  
Abingdon OX14 3JE

For the attention of Mr David Rothery

Dear Sirs,

Planning Applications Ref. P12/V1240/FUL: Stockham Farm, 200 new dwellings  
P12/V1250/O: Stockham Farm, child day care centre

The above planning applications were considered by East Challow Parish Council at a special meeting held on 27<sup>th</sup> June 2012.

Commenting as a neighbouring parish, a major concern is the effect these developments will have in further eroding the 'green gap' of agricultural and grazing land between East Challow and Grove. Already reduced to a relatively narrow band, Council feels strongly that this gap should be maintained and safeguarded against any further encroachment. For landscape, biodiversity and recreational reasons this network of fields and paths is regarded as being of very great value to both communities and it is hoped that modifications can be made to these proposals to reduce their potentially negative environmental impact.

Concerns were also raised about the implications for road traffic of having two new site entrances in close proximity exiting onto Denchworth Road, already a very busy route. In addition a well-used public right of way meets Denchworth Road close to the Denchworth Road/Mably Way roundabout thus potentially increasing safety concerns in a situation of increased traffic intensity.

Yours faithfully,

Kathy Warden (Ms)  
Clerk to East Challow Parish Council