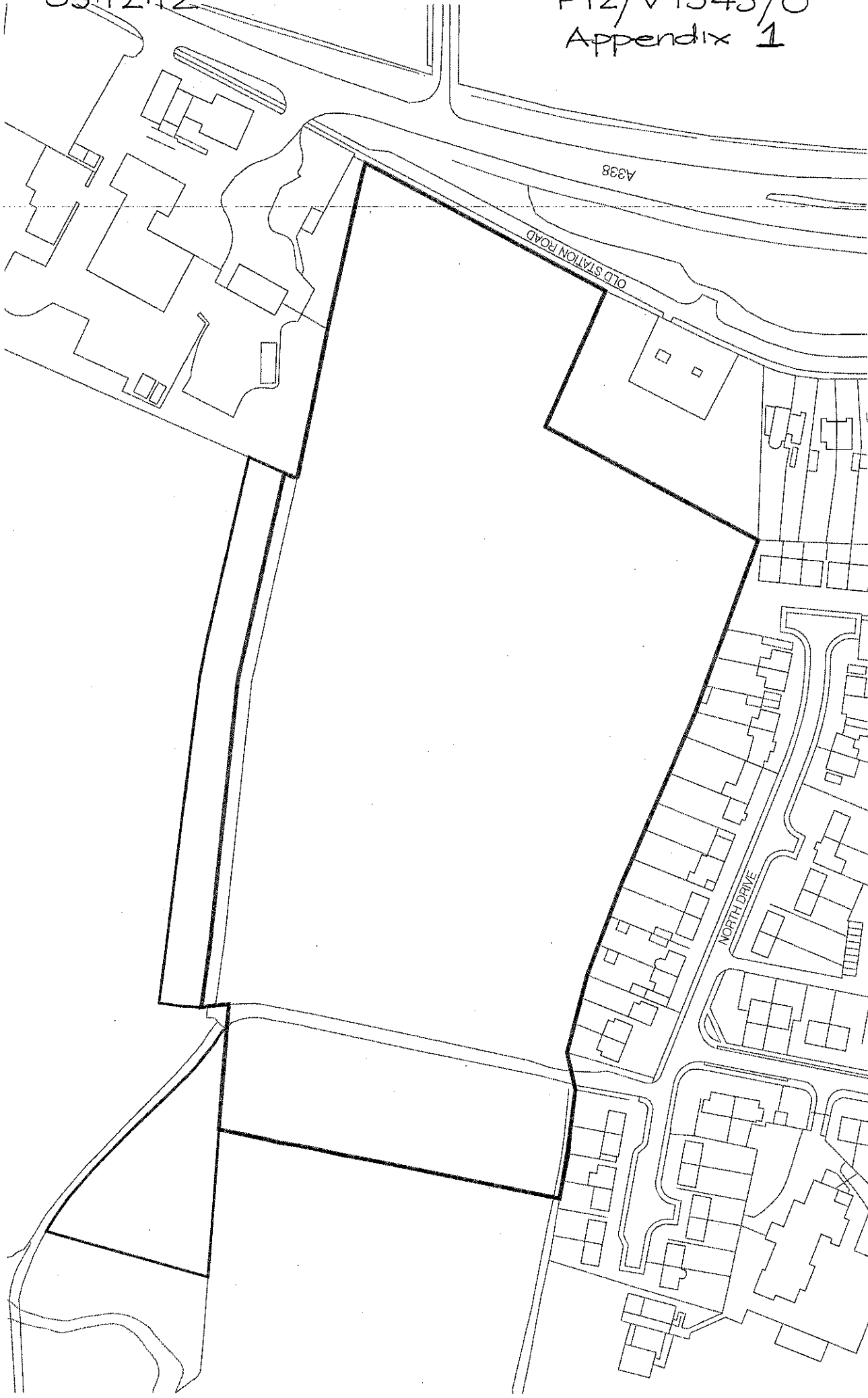
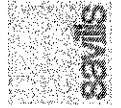


committee
05.12.12

Old Station Rd

P12/V1545/O
Appendix 1



Red line plan

drawing no.	UB02	job no.	OXPL25417
rev	1	date	21 June 2012
scale	1:1,000 @ A3	drawn by	UK
checked by	AS	copyright	© Savills (UK) Ltd.



Land at North Grove
on behalf of Gallagher Estates and Gleeson Strategic Limited

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05.12.12
committee

P12/V1545/O
Appendix 3

APPLICATION WEB COMMENTS FORM

Information available for public inspection and available on our website

Location : Land West of Old Station Road Grove Oxon

Proposal : Outline application for residential development of up to 133 dwellings with associated access.

Application Reference : P12/V1545/O - 45

Please complete

Your name :	Grove Parish Council
Your address :	OLD MILL HALL 1 SCHOOL LANE GROVE WANTAGE OX12 7LB
Date :	10 September 2012

Use the space below for your comments

Object for the following reasons:

This development should NOT be considered separately as it is part of the proposed larger Monks Farm allocation in the new Draft Local Plan. This application is too soon and should be rejected until the Local Plan is approved. If the Monks Farm allocation is then accepted as part of the Local Plan then that would be the time to submit an application.

Isolated development from the remainder of the Village

Paragraph 8.17.10 of the Inspectors report dated February 2006 in the Vale of White Horse Local Plan 2011, relating to Monks Farm site, states of this area It is also relevant to note that the objection site is slightly further away from the higher order services available in Wantage town centre and that direct access to the existing shops, schools and community/health facilities in Grove, whilst convenient on foot and by cycle, is unlikely to be possible by road without the demolition of existing houses in the areas to the north of Oxford Lane to provide new road access. In my view, this may well act as a deterrent to future social and economic linkages and inhibit efforts to integrate any new community with the existing one We fully agree with this and suggest that this alone is enough to reject this application at this time.

Access onto the A338 is not practicable in the current form especially if as