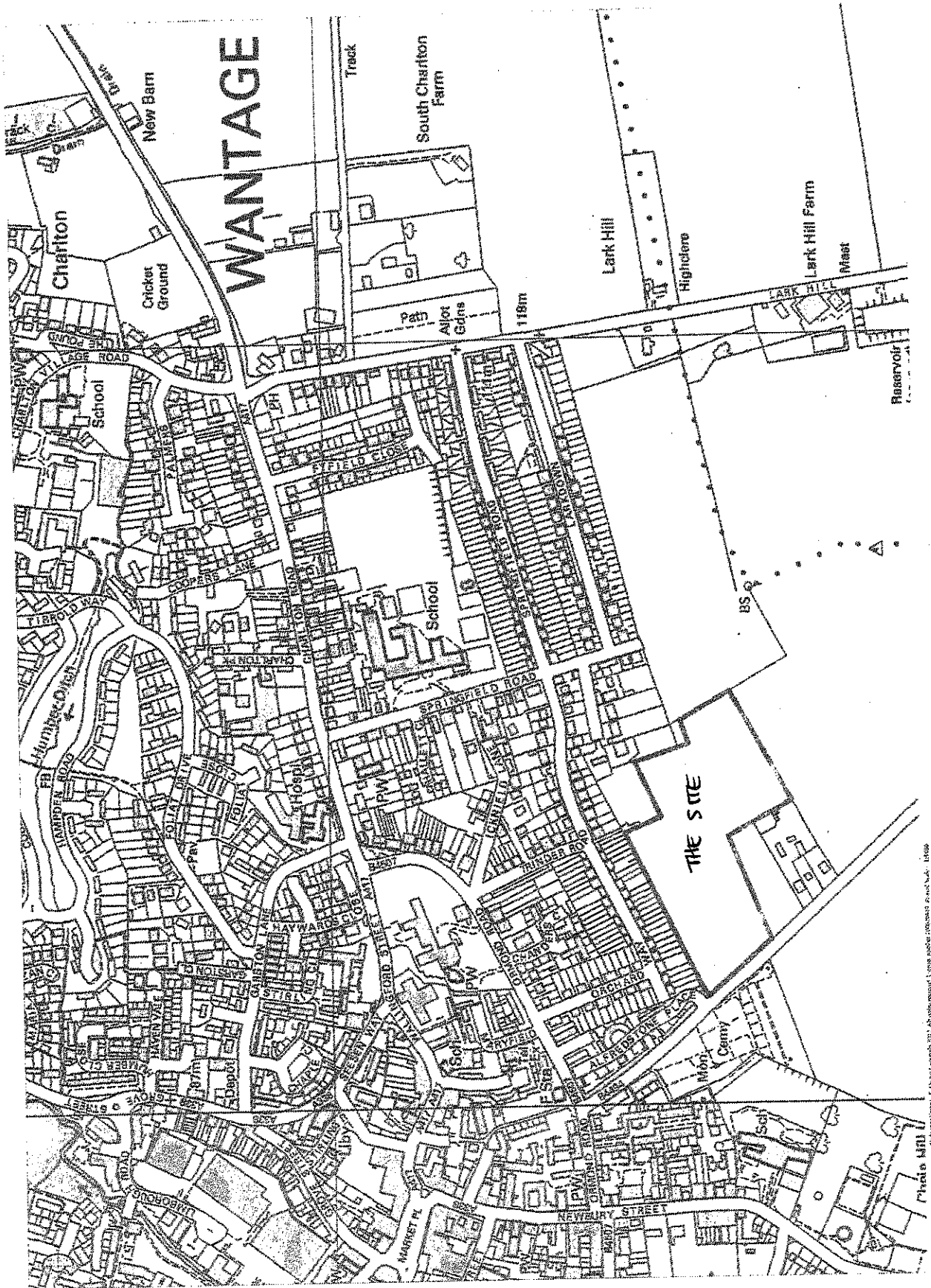


P12/V2316/0 APPENDIX 1 1 of 6
Land East of Chain Hill, Wantage

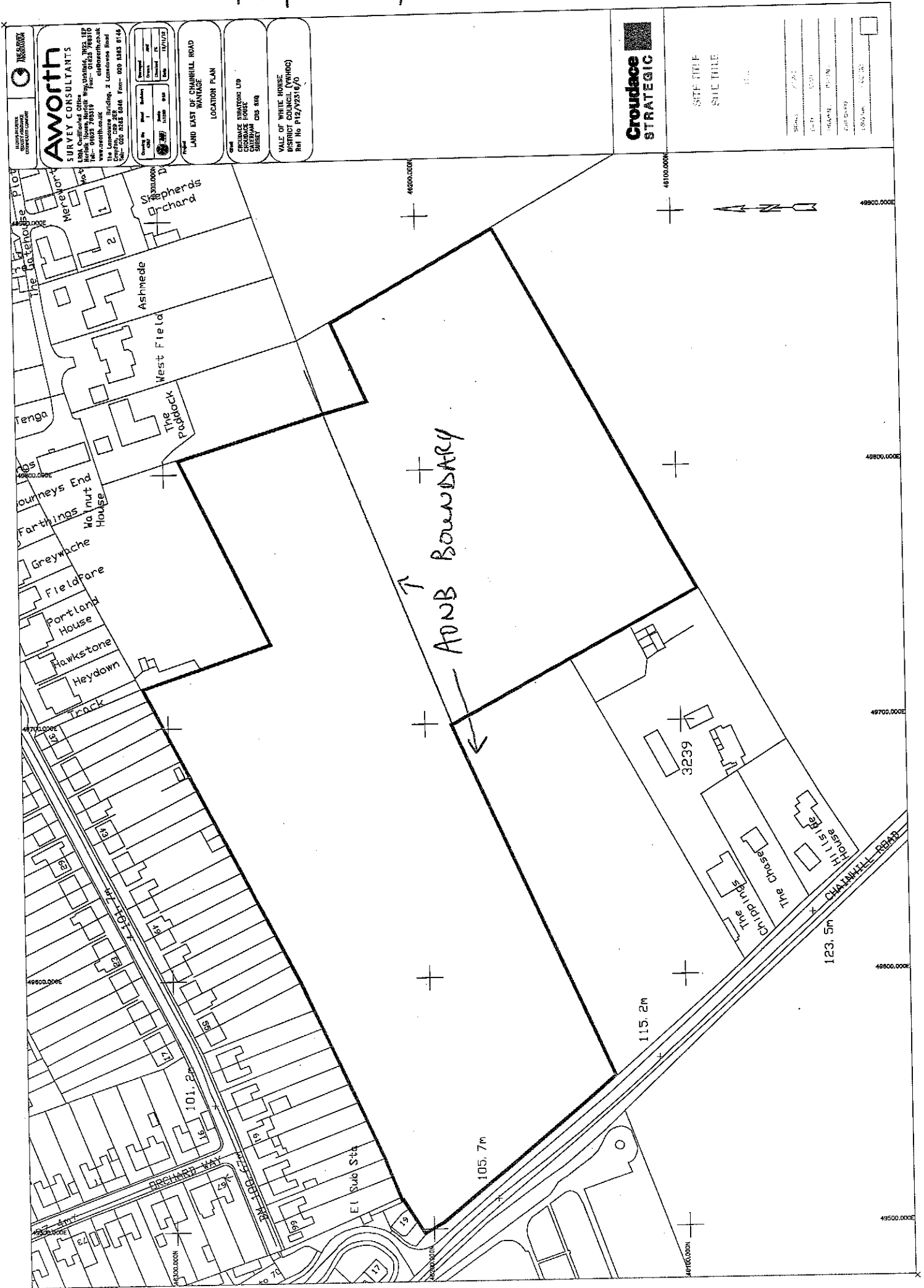
SITE LOCATION PLAN



Land East of Chainhill Road

Promap

Promap

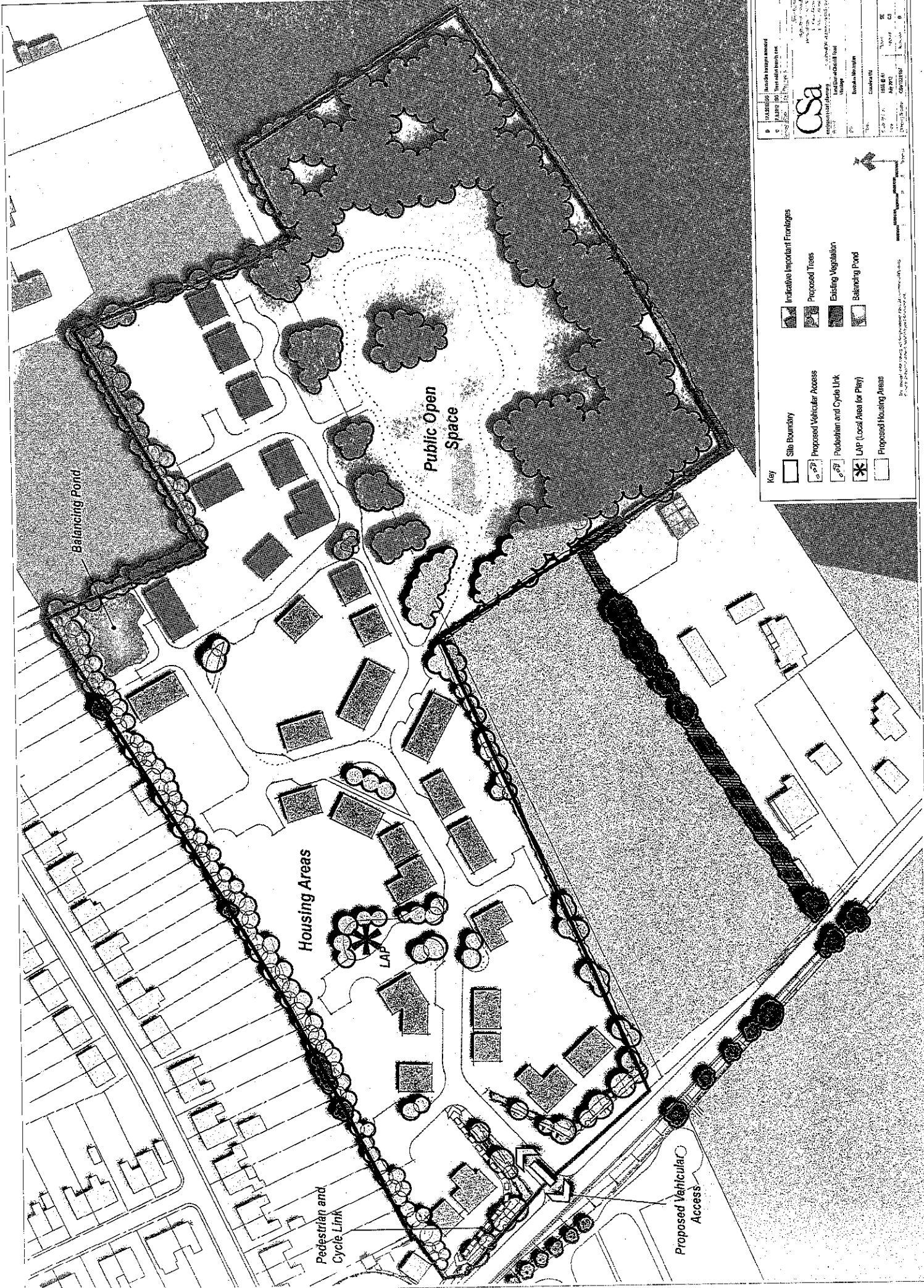


Avornth
 SURVEY CONSULTANTS
 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

Croudace STRATEGIC
 SHEPHERD
 SHEPHERD

**LAND EAST OF CHAMPELL ROAD
 WARRINGE**
 LOCATION PLAN
 CROUDACE STRATEGIC LTD
 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

Croudace STRATEGIC
 SHEPHERD
 SHEPHERD



CSa
 CONSULTANTS
 10000 10th Street, Suite 100
 Richmond, BC V6V 2G9
 Tel: 604-273-8888
 Fax: 604-273-8889
 Email: info@csa.ca
 Website: www.csa.ca

Project: [Blank]
 Date: [Blank]
 Scale: [Blank]

Key

- Site Boundary
- Proposed Vehicular Access
- Pedestrian and Cycle Link
- LAP (Local Area for Play)
- Proposed Housing Areas
- Indicative Important Frontages
- Proposed Trees
- Existing Vegetation
- Balancing Pond

North Arrow

LEGEND

- Existing vegetation retained
- Proposed woodchip planting
- Proposed hedge/strip buffer
- Proposed native hedge/row
- Proposed ornamental hedge/row
- Extra heavy watered lawn
- Standard tree
- Ornamental shrub & groundcover planting
- Wet ribwort & snubnose planting
- High/strawberry vegetation
- Meadow - long grass
- Lawn recreational copathes
- Already sited trees/grass
- Pollution and cycle tank

23/03/14 52 Kings Road, London SW14 8AP
 23/03/14 52 Kings Road, London SW14 8AP
 Revision Date: 5/03/2014

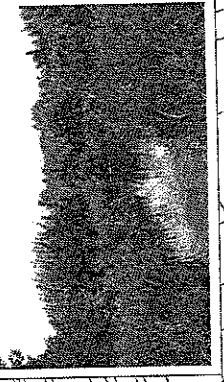
SA
 environmental planning & architecture
 Westgate
 Lane East of Cheshill Road
 Wokingham

Client: Landscape Strategy
 Project: Createa Strategy
 Date: 11/03/14
 Drawn: August 2012
 Drawing Number: CS/12/11/10

3 **Balancing Pond**

Objectives


- Retain air-off water on site and allow it to infiltrate naturally by creating a balancing pond
- Create an aquatic ecosystem to provide habitats for wildlife, insects and invertebrates by installing marginal zones, riparian planted with native aquatic and marginal plants at four levels and lakes.
- Provide an attractive landscape feature.
- Possible native species could include Dogwood, Elder and White and Black Willow, with Marginal species could include Marsh Marigold, Soft Rush and Water Mint.



2 **Landscape Buffer**

Objectives


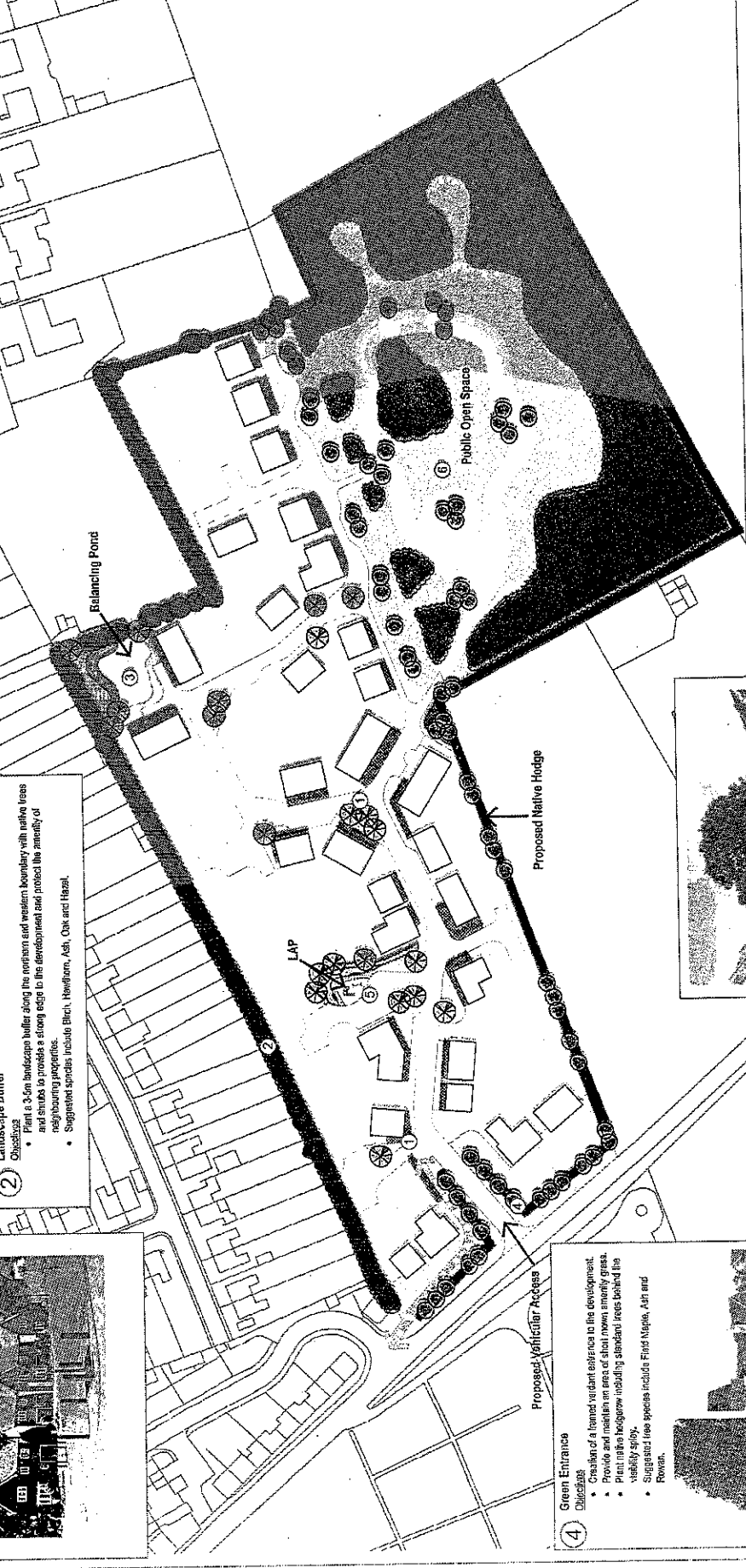
- Plant a 3.0m landscape buffer along the northern and western boundary with native trees and shrubs to provide a strong edge to the development and protect the amenity of neighbouring properties.
- Suggested species include Birch, Hawthorn, Ash, Oak and Hazel.



1 **New Trees & Ornamental Planting**

Objectives

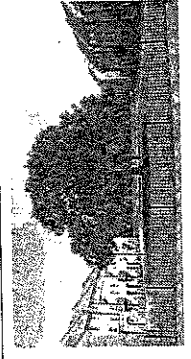
- Plant new street trees to provide structure and to create focal points within the development.
- Create pockets of ornamental planting along dwelling frontages to enhance and soften the urban form.
- Suggested tree species include Lombardy, Ash and Oak.

5 **Local Area of Play**

Objectives

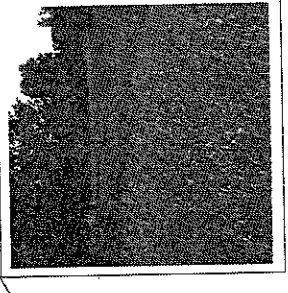
- Create a designated area for young children's play, enclosed by native shrubs and trees.
- A path will provide access to existing areas.
- Create equipment with a natural appearance, to blend effortlessly into the surrounding planting.
- Provide equipment which is interesting and safe, with the appropriate safety surfacing.



6 **Public Open Space**

Objectives


- Creation of an informal green space defined by proposed woodland edge.
- New woodland planting within the AONB to screen views and enhance biodiversity.
- Informal groups of native specimen trees to provide structure and interest.
- Long grass/meadow margins to create ecotone-grazing.
- Possible species could include Birch, Ash, Oak, Birch Rowan and Hawthorn.



4 **Green Entrance**

Objectives

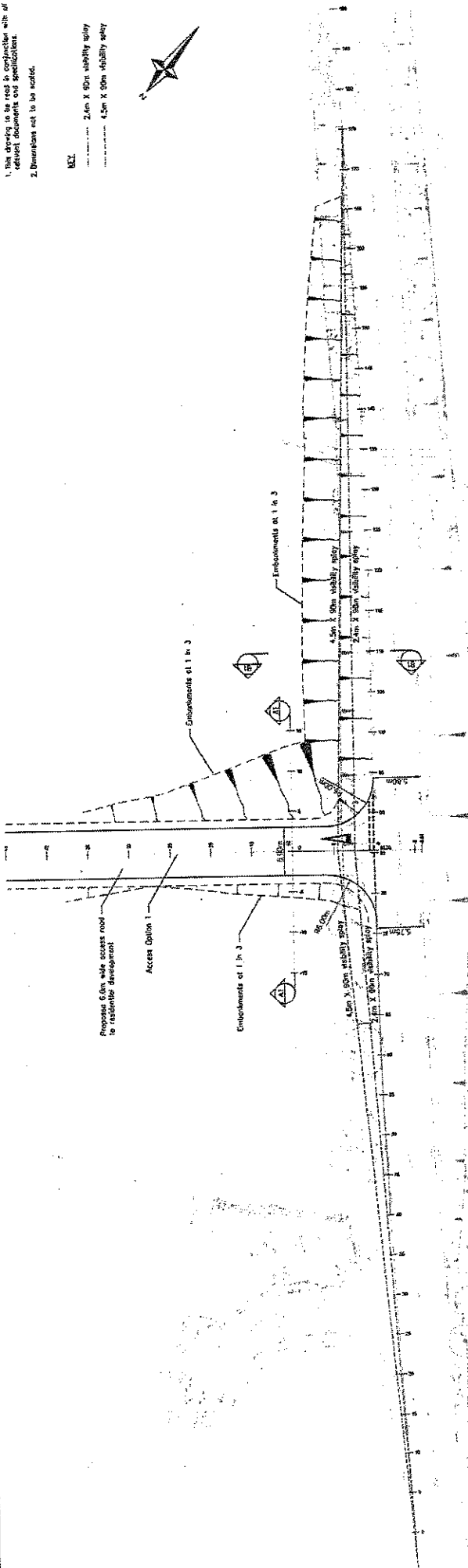
- Creation of a framed variant entrance to the development.
- Provide and maintain areas of short mown or wild grass.
- Plant native hedgerow including standard trees behind the visibility strip.
- Suggested tree species include: Field Maple, Ash and Rowan.



- NOTES**
1. This drawing is to be read in conjunction with all relevant documents and specifications.
 2. Dimensions not to be scaled.

SCALE

- 2.4m x 90m visibility spray
- 4.5m x 90m visibility spray



BLM 1229 @ A1

Existing ground level
Proposed ground level

SECTION B1-A1
HORIZ. 1:200 VERT. 1:200

Chainage (m)	98 A.O.D.	
	Existing Level	Proposed Level
	0	0
10	10	10
20	20	20
30	30	30
40	40	40
50	50	50
60	60	60
70	70	70
80	80	80
90	90	90
100	100	100

SECTION A1-A1

Existing ground level
Proposed ground level

SECTION A1-A1
HORIZ. 1:200 VERT. 1:200

Chainage (m)	98 A.O.D.	
	Existing Level	Proposed Level
	0	0
10	10	10
20	20	20
30	30	30
40	40	40
50	50	50
60	60	60
70	70	70
80	80	80
90	90	90
100	100	100

SECTION B1-B1

Existing ground level
Proposed ground level

SECTION B1-B1
HORIZ. 1:200 VERT. 1:200

Chainage (m)	98 A.O.D.	
	Existing Level	Proposed Level
	0	0
10	10	10
20	20	20
30	30	30
40	40	40
50	50	50
60	60	60
70	70	70
80	80	80
90	90	90
100	100	100

SECTION A1-A1

Existing ground level
Proposed ground level

SECTION A1-A1
HORIZ. 1:200 VERT. 1:200

Chainage (m)	98 A.O.D.	
	Existing Level	Proposed Level
	0	0
10	10	10
20	20	20
30	30	30
40	40	40
50	50	50
60	60	60
70	70	70
80	80	80
90	90	90
100	100	100

ACCESS SECTION 1
HORIZ. 1:200 VERT. 1:200

Chainage (m)	98 A.O.D.	
	Existing Level	Proposed Level
	0	0
10	10	10
20	20	20
30	30	30
40	40	40
50	50	50
60	60	60
70	70	70
80	80	80
90	90	90
100	100	100

Client:	Glانville Commercial Hub 62 Farnhill Road, Dunfermline Dunfermline, Fife KY11 7AD Tel: 01392 810000 Fax: 01392 810000 www.glانville.com
Contractor:	Crowdace Residential Development Channahill Road, Wainwright
Access Junction:	Access Junction
Project Engineer:	Mr. Paul
Project Designer:	Mr. Paul
Scale:	1:1000
Drawing No.:	Figure 2

NOTES


- 1. This drawing is to be read in conjunction with all relevant documents and specifications.
- 2. Dimensions are not to be scaled.

KEY

- Uncontrolled crossing comprising dropped kerbs and tactile paving
- Pedestrian guardrailing

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Rev	Description	Date	Chkd
 Glanville Cornerstone House 62 Foxhall Road, Didcot Oxon, OX11 7AD Tel: 01235 615530 Fax: 01235 817789 ps@glanville.co.uk www.glanville.co.uk			
Client: Crowdace			
Project: Residential Development Chainhill Road, Wantage			
Title: Proposed Uncontrolled Pedestrian Crossing			
Project Engineer: M. Ford		Scale: 1:500 @ A3	
Project Director: P. Whitehead		Date: August 2012	
Status:			
Drawing No. Figure 13			Rev

APPLICATION WEB COMMENTS FORM*Information available for public inspection and available on our website***Location :** Land east of Chainhill Road Wantage**Proposal :** Outline application for residential development (up to 85 dwellings), access onto Chainhill Road, internal estate roads, parking, landscaping and open space.**Application Reference :** P12/V2316/O - 1.

Please complete

Your name :	Wantage Town Council
Your address :	CIVIC HALL PORTWAY WANTAGE OX12 9BX
Date :	24 December 2012
Response :	Refused

Use the space below for your comments

Please note the comments of Wantage Town Council:

Object. The development is inappropriate in this location. Given the slope of the terrain it is unlikely that a safe vehicular access onto Chain Hill could be created. The development would cause additional traffic load in the already overloaded junctions in Ormond Road.

There are concerns about the suitability of pedestrian access to the Town Centre. Alfredston Place is a private development and not available as a public thoroughfare. The proposals suggest the creation of a pavement on the east side of Chain Hill opposite the Cemetery. The highway in this vicinity is already very narrow and any further narrowing would inhibit traffic movement. The footway would be intrusive

on residents of properties immediately adjacent to it.

The provision of 40% social/affordable housing is too high in this location given the extremely high proportion of social housing in the St. Mary's development close by.
