

APPLICATION WEB COMMENTS FORM***Information available for public inspection and available on our website***

Location : Land at Crab Hill Land North of A417 and East of A338 Wantage

Proposal : Outline application for residential development of up to 1500 dwellings including new employment space (use class B1), a neighbourhood centre/community hub (use classes A1, A2, A3, A4, A5, B1, C2, D1 and D2), new primary school, central park, ancillary areas (including allotments and sports pitches) with access off the A338 Grove Road and three accesses off the A417 Reading Road. Provision of a strategic link road between the A417 and the A338 Road to be known as the Wantage Eastern Link Road (WELR). All matters reserved except means of access to the development and the WELR.

Additional information received as amplified by agent's covering letter dated 30th October 2013 and agent's e-mail dated 10th December 2013.

Application Reference : P13/V1764/O - 1

Please complete

Your name :	Grove Parish Council
Your address :	GROVE PARISH COUNCIL, OLD MILL HALL SCHOOL LANE GROVE WANTAGE OX12 7LB
Date :	22 January 2014
Response :	Refused

Use the space below for your comments

We repeat our previous objections:

The current sewerage system is not fit for purpose with the onset of additional houses.

Thames Water states that the recent upgrades to the sewage works provide sufficient capacity. The Council believes that this statement is with regards to this application and does not take into consideration all of the other developments that are proposed in the locality. Thames Water should be asked to provide a statement on the capacity of the works to ensure that all developments can be accommodated.

There is no apparent integration with the existing community of Charlton apart from footpaths and cycleways.

Wantage currently has a shortfall in parking provision for existing shoppers.

There are currently insufficient medical and dental facilities in Grove and Wantage for existing residents.

Insufficient or no employment prospects for new residents within the locality.

Insufficient provision for leisure facilities.

Current road network will become grid locked at peak times, as new and existing residents will have to drive to work. New residents will have to work out of the area as no new employment sites are planned.

Provision of the new primary school needs to be earlier in the development to accommodate the ever-increasing population.

Concern over traffic that uses the A417 as this will now go along Mably Way causing issues with the health centre access and also cause problems on the Denchworth Road past the proposed Stockham Farm development. Have traffic surveys allowed for increased traffic from Stockham Farm houses and the health centre access should be changed to left turn in and out only if the Wantage Eastern Link Road (WELR) is built.

Concerns over pollution entering the Letcombe Brook and the need for a specific monitoring system.

Volume 3: para 11.3.15 states that Water Voles have not been studied. The Parish Council urge the developers to revisit this area because Mink had previously eaten the Water Voles, which are now returning to the locality.

Volume 7: Construction Environmental Management Plan (CEMP) refers to adopting silt traps. The geology of the site requires a mechanism to stop clay going into local watercourses.

Mably Way should not be used for construction traffic due to increased traffic from the Airfield site and Stockham Farm developments.

What impact will the new town West of Swindon have on the A420 and A417 through Grove and Wantage?

With the onset of the electrification of the London to Bristol railway, Network Rail have suggested that the A338 bridge by the Volunteer public house will have to be closed and upgrade for anything up to 18 months. Has the CEMP taken this into consideration?

The A417 considered, as a route to employment sites at Harwell and Milton Park has no footpaths/cycleways, is unlit and is therefore considered

inadequate and dangerous.

A crossing at the A338 roundabout on the Northern side of the A338 should provide cycle access to the Mably Way Health Centre. There is a crossing shown on the new WELR at the roundabout but how are new residents to get across to the health centre. This, and a cycle path to the health centre, should be provided.

Over reliance on the Grove Airfield Development to deliver the infrastructure required when the Airfield development has not yet even been considered.

Adds to the specific need for Grove Railway Station to be re-opened.