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**From:** Bill Falkenau <wantageclerk@btconnect.com>  
**To:** <planning@whitehorsedc.gov.uk>  
**Date:** 18/10/2013 12:33  
**Subject:** Wantage Town Council comments on planning applications

Please consider the Town Council's comments on the following planning applications:

**P13/V1764/O** – 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 Easter Link Road (WELR). All matters reserved accept means of access to the development and the WELR. Land at Crab Hill, Land North of A417 and East of A338 Wantage for Lands Improvement.

Strongly object. This is an over development of the available land. The density of dwellings in some areas is far too high. It is noted that there is a proposal to provide a link road to the east of Mably Way connecting to the A417. It is clear that the accumulation of all the developments linking to Mably Way will put far too much traffic pressure on Denchworth Road, Wantage. The Camel Crossroads will not be able to cope with the number of vehicles using it. There is a need for it to be bypassed. Any new development should not proceed without a westward link road from Mably Way to the A417 in Challow being provided. No further developments should proceed until both link roads, east and west, are constructed. Also, even before these developments have proceeded there are traffic problems on the A338 at Marcham/Frilford crossroads, and on the A417 at Rowstock. Proposed improvements to these junctions should also proceed before any more developments commence. Support should also be given to improving bus services that link to employment and shopping areas in order to reduce the use of cars.

Approval of this development is premature in advance of there being an expansion to care facilities and schools. Both of these resources are currently operating at full capacity. New primary schools will be needed and these should be constructed prior to any dwellings being occupied. The provision of additional secondary school places remains unresolved. Proposals currently rely on places being provided on the Airfield development where construction has not even commenced.

There are concerns about the suitability of drainage arrangements and the possible detrimental impact on the Letcombe Brook. Sally Wallington, the Letcombe Brook Project Officer, should be involved at every stage of the planning process.

The proposal not to allow vehicular access to/from the Charlton Heights Estate, is supported. Links should be by footpath or cycleway, with a 15 metre open space buffer/lung being provided between any new development and existing properties. Access for construction vehicles should be via a new road and not through any of the existing estate roads. Cycle routes should be promoted linking development to shops and employment sites giving good connectivity so that vehicles are taken off the road network.

The provision of affordable housing is welcomed, but this should be for local people. Obstacles that appear to be preventing young people from

purchasing affordable housing should be removed (at the recent public meeting with the Planning Minister a young person with funds to purchase an affordable dwelling was unable to do so because of restrictions placed by developers and housing associations). There is a need for a good mix of design, size and style of dwellings giving purchasers a choice, and this should possibly include bungalows. The pepper pot approach to social housing should be adopted. The concentration of social housing within one development is unacceptable, as demonstrated by the St. Mary's development in Wantage. It may be appropriate to seek a lower proportion than 40% of affordable housing in order to provide the appropriate mix of dwellings for the development. There should be a planning condition or some form of restriction to prevent the situation that occurred at St. Mary's where a housing association purchased all the housing intended for the open market. Development within Wantage should be commensurate with the amount of local employment available. Currently there is insufficient employment within Wantage to support its population. Residential development is more appropriate closer to employment centres.

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P13/V2017/HH. Retrospective application for erection of an 1800mm high close boarded fence. 20 Hampden Road, OX12 7DP for Miss K Blatchley.

Object. Fencing is out of keeping with the open aspect of the housing estate and detracts from its appearance.

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P13/V1817/HH. 2-storey side, front and first floor extensions. 8 Palmers, OX12 7HB for Ms P Hasler.

Support, subject to there being no objections from neighbours.

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P13/V2013/HH. Removal of existing corrugated flat roof of garage and associated parapet wall and construction of pitched roof timbers over garage to match existing roof over utility and study extension. 29 Westfield Way, Charlton Heights, OX12 7EW for Mr Malcolm Collins.

No objection.

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P13/V2052/HH. Front ground floor extension to end of terraced town house, employing original building materials for the construction of extended entrance hall and ground floor WC. 35 Fyfield Close, OX12 8HN for Mr G Mort.

No objection.

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P13/V1916/HH. Erection of a two storey rear extension. 7 Springfield Road, OX12 8ES for Miss A Bala.

No objection.

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P13/V2040/LB. Partial removal and rebuilding of the roof and chimney structure to Unit 5. 21 Church Street, OX12 8BL for Mr and Mrs P Newton.

No objection, subject to the Conservation Officer approving the works.

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Bill Falkenau  
Clerk to Wantage Town Council  
Council Offices