

**Re. Crab Hill, Wantage. Planning Application P13/V1764/O.**

West Hendred Parish Council objects to this planning application on the following points;

1. Location – The building of 1,500 homes abutting a considerable length of the North Wessex Downs AONB will result in a permanent and negative change to the AONB. The proposed site is on prime agricultural land that should only be considered for development if there are no other suitable sites in the district. This is not the case as there are large brown fields, such as Grove airfield and the Didcot Power station available.
2. Sustainability – The proposed development is not supported by a growth of population or jobs within Wantage. Due to the lack of any considerable planned job growth in Wantage, virtually all new residents will have to commute 10 miles or more for employment. This proposed development does not add sustainability to Wantage but makes it less sustainable.
3. Transport - Wantage is a rural market town with a very limited local transport infrastructure. Oxford County Council Transport Plans are inadequate to support this and other proposed developments in Wantage. The local Trunk roads are already at capacity at peak times. The result of the increased traffic, from all the proposed developments in Wantage and Grove, will cause unsustainable stress on the local transport network.
4. Design – The proposed plan for Crab Hill is for a major urban development, attached to a rural market town. The proposed development does not even try to integrate with the local town or blend in with the environment. Main issues being
  - 4.1. the high housing density;
  - 4.2. no connection to the existing community of Charlton by road (only by footpath);
  - 4.3. the only road access to the site is via the new bypass;
  - 4.4. no provision for elderly residents wanting to live in bungalows;
  - 4.5. not complying with the current DoT guidelines for Cycle Infrastructure.
5. Timing – This is a major strategic residential development which should only be considered once the district's Local Plan has been approved and the Strategic Housing Market Assessment has been completed.

By approving the proposed Crab Hill development the district council will demonstrate a lack of a strategic approach to spatial planning in that it doesn't support sustainable growth and strong local economies.