

**Planning Committee**  
**17 January 2018**

**Addendum Report**

## **Item 7 – P17/V2898/FUL – Land North of Mably Way, Grove**

### **Updates:**

### **Additional consultation responses:**

#### **Contaminated Land Officer**

The contaminated land officer has confirmed that there are no objections from a contamination point of view, in response to the re-consultation on the amended site location plan.

#### **Wantage Town Council**

Wantage Town Council has confirmed their response to the re-consultation on the amended site location plan:

“We note the amended site plan. Our earlier comments still apply - although we do not object to an additional access in this location, we have concerns about certain aspects of the scheme. We consider that the footpath to the west of the access should be extended along all of this stretch of road to meet with the existing pathway near to the Denchworth road roundabout. With the increased volume of traffic on this road and the number of access points, we consider the access should be a left turn in and left turn out only. We also consider there is scope for an additional traffic light crossing point to the west of the access for safer pedestrian movement at this end of Mably Way, to link in with the Old Canal route footpath.”

#### **Neighbour representations**

Ten additional representations have been received that raise the following material planning considerations as concerns, all of which are contained and addressed within the committee report:

- Additional congestion on Mably Way and existing junctions which is already extremely busy;
- Major safety concerns - accident waiting to happen;
- Traffic speed and volume along Mably Way has increased significantly over the years;
- Extremely difficult to enter and exit both the health centre and Mably Grove with the volume of traffic;
- Traffic calming measures are an absolute must;
- Location of the junction is inappropriate, it should be located closer to the Denchworth Road end;
- Other access types have not been considered; e.g. roundabout; access through Heath Centre;
- Safe pedestrian access needs to be improved;
- Loss of land as public open green space;
- Question need for another gym/leisure centre;
- Were other locations considered for a leisure centre?
- Impact of proposal on amenity of residents e.g. noise, lighting;
- Inadequate consultation and publicity;

- Incorrect process to consider a junction first without the leisure centre;

### **Officer Response:**

#### **Footpath/cyclepath link to the west**

Paragraph 5.9 of the committee report explains that a footpath/cyclepath extending from the access junction westwards to the Denchworth Road roundabout has been requested by Oxfordshire County Council and a number of local groups and residents.

Since writing the report it has been clarified that a footpath/cycleway link across the entire frontage of the leisure centre site will be provided by the Grove Airfield development at an early trigger point of only 500 occupations. This is shown on the plan attached as Appendix One. In light of this officers consider that requiring such a length of footpath/cycleway link as part of the leisure centre development is a duplication and is unreasonable. However, if the leisure centre is built before the Grove Airfield trigger point, then officers consider it is reasonable to require the provision of a shorter link into the west side of the leisure centre site until the trigger point is reached. The detail of this would be controlled through the suggested condition 5. This issue will be covered in the officer presentation.

### **Item 8 – P17/V0918/HH – Red Copse, Foxcombe Road, Boars Hill, Oxford**

#### **Updates:**

One additional submission has been received raising concerns over the accuracy of the amount of land that has been raised.

### **Item 9 – P17/V1055/FUL – Red Copse, Foxcombe Road, Boars Hill, Oxford**

#### **Updates:**

One additional submission has been received raising objections on the following grounds

- The swimming pool building will cause overlooking and disturbance
- The engineering works do harm the green belt
- Existing hedgerows have been lost

#### **Note:**

Some neighbours have raised the issue of potential discrepancy with property boundaries. Members are aware this is not a planning consideration.

## Appendix One

Extract from plan in Grove Airfield S106 legal agreement requiring a 3 metre wide footpath/cyclepath to be constructed at 500 occupations on the Grove airfield site (annotated as number 21).

