



SAVE THE GREEN GAP

P15/S3228/O

27th January 2015

mindthegreengap.org

Grainger has submitted amended plans.

Based on ...

Forestry Officer

Drainage Engineer

County Transport

Landscape Architect

Urban Design Officer

Ecology response

Not based not ...

450 + policy based comments from residents

East Hagbourne Parish Council comments

Ed Vaizey MP comments

DIDCOT TOWN COUNCIL comments

**As the Applicant has not addressed
DTC's previous comments,
DTC's objection must still stand.**

Core Strategy: CS1 & CSR1

Green Infrastructure: CSDID4

Transport: [CSM1, CSM2, T1, CSI1]

Since we met last

Core Strategy: CS1 & CSR1

Turns out (FoI) SODC Officers agreed with Grainger at pre application stage, that the site is in Didcot so no 5 year housing land supply.

Reasoning for decision is fundamentally unsound.

Reasoning for not informing DTC, EHPC, residents is totally unclear.

**The Officer could (will?!) use this
secret agreement to invalidate all
your objections!**

Without you even knowing it.

Green Infrastructure: CSDID4

The Green Necklace is now... Didcot Garden Town



	Sites	No. of homes
1.	Vauxhall Barracks	400
2.	North East Didcot	2100
3.	Ladygrove East	700
4.	Milton Heights	450
5.	West of Harwell	200
6.	North of Harwell Campus	550
7.	East of Harwell Campus	850
8.	Valley Park and North West Valley Park	5100
9.	East of Sutton Courtenay	200
10.	Great Western Park	3500
11.	Didcot A	400
12.	Didcot Gateway	300
13.	Didcot Orchard Centre Phase 2	300
Total		15,050



The public and the government were sold a “vision” by SODC: Didcot Garden Town

Yet SODC has told us it is not bound by the vision.

And the government is definitely not bound by any obligation to deliver funding.

We are staring at a lose, lose, lose scenario.

If we lose The Green Gap to speculators. We lose public trust in Garden Town. We lose government support and £12.5m funding for Northern Perimeter Road.

Transport: [CSM1, CSM2, T1, CSI1]

Confirmed that bus will be going in April, gone by June.

Confirmed that walk Isochrones identify site is unsustainable.

Confirmed that there is no scheme for Jubilee Way roundabout it is otherwise totally unfunded.

Confirmed by OCC that the Grainger underestimated traffic generation from site by 60%.

Confirmed whilst OCC required provision for Southern Perimeter Road @ Valley Park, they made no provision at the other end @ New Road.

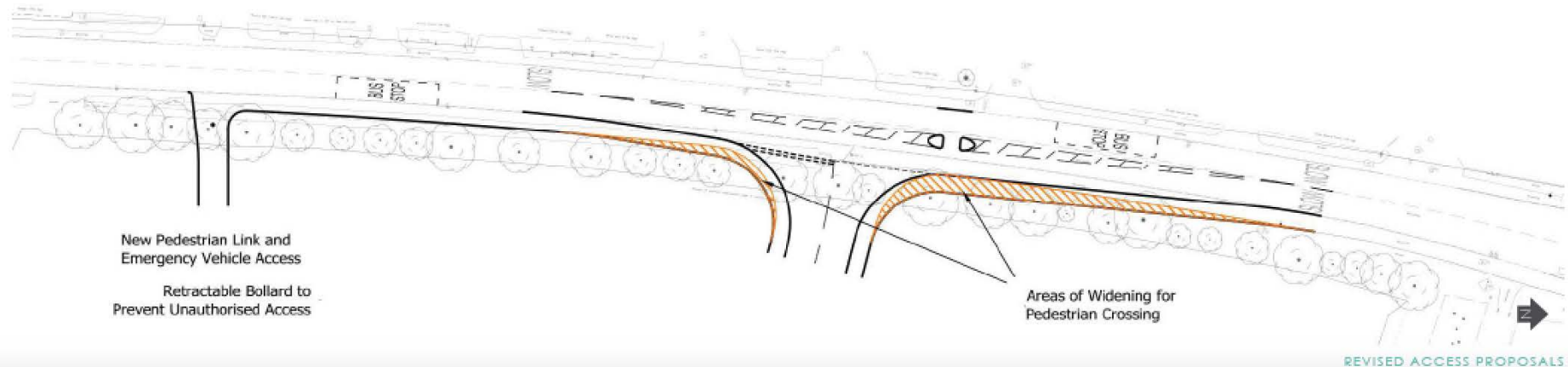
There's more!

**With these revisions Grainger has
achieved something quite
remarkable...**

They've made it even worse.

Access:

(Not a Reserved Matter.) It is ill thought through, sketchy, urbanising, harmful to environment and dangerous.



Good Design:

To meet “the layout should be revised to increase the usability of the open space in order to comply with - Policy D1 Good design and local distinctiveness.”



In order to retain 170 units and provide requested open space, “greenery” is stolen from living area and clustered to the North. However its real purpose is to mitigate flooding. There is limited open space utility for residents. On what planet is this good design?

Policy D1:

The principles of good design and the protection and reinforcement of local distinctiveness should be taken into account in all new development through:

- (i) the provision of a clear structure of spaces;
- (ii) respecting existing settlement patterns;
- (iii) providing for a choice of routes and transport modes to, from and within the development;
- (iv) providing a development that users find easy to understand through the use of landmarks, vistas and focal points;
- (v) providing landscape structure as a framework for new development;
- (vi) respecting the character of the existing landscape;
- (vii) respecting distinctive settlement types and their character;
- (viii) providing good quality site and building design and appropriate materials; and
- (ix) providing well-designed external areas.

The application fails at each and every test.

And to top it all...

Ask for 175. Get given 650.

Officer Comment: “a positive feature the scheme should also allow for potential connections to any development that may come forward in the future to the south or east.”



This must not stand.

It is not in the Plan. It is not needed. It is not any good.

All this is totally transparent.

However, we are deeply worried about undemocratic secret deals.

And we are concerned that it is surrounded by a fog of confidentiality.

We hope we can rely on DTC as well sanity to prevail.

Thank you



FOR MORE INFORMATION

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