

Wantage Neighbourhood Plan



Design SWOT Analysis

Strengths	Weaknesses
<ul style="list-style-type: none"> • Diversity of styles and ages • Harmonious mix of homes throughout the town • Harmonious dimensions of the Market Place • Materials – mainly red brick with “string” course, Tile/slate roofs & generous eaves • Bay windows or dormer windows are common • Most building in the conservation areas are well maintained • Letcombe Brook and Humber Ditch enhance nearby developments • Good use of local green spaces on some estates as children play areas • Few “eyesore” buildings • Manor Park and Betjeman Millennium Park 	<ul style="list-style-type: none"> • Lack of diversity of shops (numerous charity shops, cafes and estate agents) • Nationwide branding of chains detracts from local styles • Lack of residential parking when there is a heavy reliance on cars as a means of transport means significant amount of on street parking • Lack of bin storage means that refuse bins can be an "eyesore" • Weak design on Limborough Road shopping area • Several un-adopted roads • Problems with parking areas separate from homes in some areas • Poor design of Sainsbury's car park near Letcombe Brook • Shortage of public open space especially to the east of the town • Some local green spaces stipulate no ball games therefore are not useful for children • Poor road maintenance • No coach parking

Opportunities	Threats
<ul style="list-style-type: none"> • Chance to develop a vision for Wantage as a Neighbourhood comprising integrated sub-neighbourhoods/ communities • Chance to encourage use of sustainable & environmentally-friendly designs and materials (e.g. solar panels, ground sources heat, waste-recycling, facilities shared with Grove etc.) • All new developments to include accessible and enclosed public open space • All new open space to be places in Trust for the community and to include provision of finance for sustained management in perpetuity • Planning consent conditions to include mandatory 'environmentally sustainable compliance' and 'financial provision for sustained management/maintenance • Opportunity to meet local housing needs: <ul style="list-style-type: none"> • Homes with granny flats • Bungalows • Homes with space for home working • Homes for young couples/professionals • Opportunity to separate cars, cyclists and pedestrians • Create a coach park • Opportunities to provide sufficient residential parking with sustainable drainage • Opportunity to create the future heritage of the town • Opportunity to regenerate the Canal in Wantage 	<ul style="list-style-type: none"> • No overall vision of the town as a "science based service centre" • Potential for flooding if run-off, Letcombe Brook, Humber Ditch and other ditches not managed • Not enough diversity in shops to encourage tourism • On-street parking • Traffic congestion • Permission granted for developments which create ghetto effects • Lack of finance for maintenance of community assets