Appendix 5

SUPPLEMENTARY PLANNING GUIDANCE: GROVE TECHNOLOGY PARK

Summary of Representations	Observations and Recommendations of the Deputy Director (Planning & Community Strategy)
Oxfordshire County Council At para 5.1 refer to a Strategic Transport Strategy, rather than an Integrated Transport and Land use Strategy and in the last sentence after '*including'* add '*public transport and'.*	Agreed. The correct title should be included in the text and contributions towards public transport may be appropriate. **Recommendation: Delete from para 5.1 'Integrated Transport and Land use Strategy' and including 'Strategic Transport Strategy' and in the last sentence of para 5.1 after 'including' add 'public transport and'.**
Thames Water Comments were originally made as though this was a new allocation and Thames water asked for associated statements regarding the limitations of capacity to be included in the SPG. However, once they were informed that the site is an existing allocation and is already partly developed those comments were withdrawn and a general statement regarding the capacity of water supply and waste water facilities was suggested.	The statement suggested by Thames Water is acceptable and should be included in the SPG as set out below. **Recommendation: Include as a new para 4.2 'Developers will be required to demonstrate that there is adequate capacity for waste water and water supply both on and off the site to serve the development and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing infrastructure. Any developer should make early contact with Thames Water'.**
Grove Parish Council In para 3.2 after '*strategic housing site'* insert a full stop. Then delete the rest of the sentence up to the next comma. Then make a new sentence from here starting '*It is…'*	The statement is not needed and can be deleted. **Recommendation: In para 3.2 delete part of sentence after 'strategic housing site' up to the next comma.**
Add the following to para 5.2 '*The Technology Park Roar should be upgraded and improved and should continue through the Park to the Northern Relief Road. This will allow more residents living in the northern half of the development and those living in the north east side of Grove an opportunity to travel to the employment site without having to travel to the development and/or the existing village.* *If the Technology Park is extended in the future then provision should be made for a Grove Perimeter Road. This will allow large commercial vehicles to avoid going through the village or clogging the single route.*	The SPG already refers to the upgrading of the existing access road. Access arrangements to the Technology Park from the new and existing housing have already been fully considered by the Council and endorsed by the Inspector at the Local Plan Inquiry. These will ensure sustainable access via walking and cycling from the new and existing housing to the Technology Park and the separation of cars and lorries visiting the Technology Park from that traffic. Neither current nor future access arrangements require commercial traffic to pass through the village. **Recommendation: No Change**
Environment Agency Support the need for site investigations prior to development. However these reports should be should be submitted with any application to the Council. We require these investigations to be agreed by the EA prior to determination in line with PPS23 Annex 2. Therefore EA objects to the sentence indicating that reports are required 'prior to development', and suggest it be changed to 'prior to determination of planning permission'.	Agreed. Revise SPG to match the requirements of EA. **Recommendation: At para 4.1, line three replace 'development' with 'determination of any planning application'.**
Also the Environment Agency supports the statement regarding foul sewage disposal in accordance with Circular 03/99 and request that they are consulted on any information submitted in accordance with foul water	Noted. The requirement to consult should be included in the SPG. **Recommendation: At the end of para 4.1 insert 'The**

SUPPLEMENTARY PLANNING GUIDANCE: GROVE TECHNOLOGY PARK

Summary of Representations	Observations and Recommendations of the Deputy Director (Planning & Community Strategy)
drainage and the above contamination assessments.	**Environment Agency will be consulted in relation to drainage and potential contamination.'**