

**SUPPLEMENTARY PLANNING GUIDANCE: WHITE HORSE BUSINESS PARK**

<b>Summary of Representations</b>	<b>Observations and Recommendations of the Deputy Director (Planning &amp; Community Strategy)</b>
<p><b>Oxfordshire County Council</b> There is nothing about sustainable transport to this site in this section. Suggest adding 'In the interests of sustainable transport, secured/covered cycle parking will be provided on the site. Financial contributions may be required to subsidised public transport'.</p> <p><b>Thames Water</b> Comments were originally made as though this was a new allocation and Thames water asked for associated statements regarding the limitations of capacity to be included in the SPG.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once they were informed that the site is an existing allocation and is already partly developed those comments were withdrawn and a general statement regarding the capacity of water supply and waste water facilities was suggested.</p> <p><b>Worters (London) Ltd</b></p> <p>a) The reference to Krupps Ltd in para 2.2 is incorrect as they no longer occupy the open storage area which is now used by Biwater Ltd who refurbish/hire portable buildings.</p> <p>b) The reference to landscaping in para 2.3 should be deleted as there are no outstanding conditions relating to landscaping.</p> <p>c) In para 2.4 the reference to available land should refer to the one remaining site of 0.11 hectares.</p> <p>d) The reference to a lack of public sewers should be deleted as the site benefits from a connection to a public sewer at the junction of Ware Rd and Faringdon Rd.</p> <p>e) All references to open storage should be deleted as there</p>	<p>Although there is only a small amount of land available on this site it is possible that changes of use or intensification of development could lead to such provisions being required. <b>Recommendation: Include new para 2.8 'In the interests of sustainable transport, secured/covered cycle parking may be required on the site. Financial contributions may also be required to subsidised public transport'.</b></p> <p>The statement suggested by Thames Water is acceptable and should be included in the SPG as set out below. <b>Recommendation: Include at the end of para 2.4 'Developers will be required to demonstrate that there is adequate waste water and water supply capacity 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'</b></p> <p>Para 2.2 should be updated to reflect the latest situation. <b>Recommendation: Amend para 2.2 of SPG by deleting 'Krupp Ltd who use it for the storage of mobile cranes' and including 'Biwater Ltd who refurbish/hire portable buildings'.</b></p> <p>Intensification of development may lead to a need for landscaping but para 2.3 is not phrased appropriately. <b>Recommendation: Amend first sentence of para 2.3 by deleting 'however only part of the scheme' and then reword the remainder of the sentence to read 'and has been partly implemented'. Also, amend para 2.3 by deleting the third sentence and adding a new last sentence 'Any further development within the Park, including intensification and redevelopment, will need to include a landscaping scheme which will need to be implemented in the first planting season after development commences'.</b></p> <p>The SPG should refer to the most up to date situation. <b>Recommendation: Rewrite sentence two of para 2.4 to read 'In this respect there is one area of land without planning permission available for business purposes within the site amounting to 0.11 ha.'</b></p> <p>References to drainage arrangements should be updated. <b>Recommendation: In sentence three of para 2.4 adding 'on' before 'the site' and then adding 'although the site is connected to a public sewer at the junction of Ware Rd and Faringdon Rd.'. Then delete 'and' to start a new sentence with 'Therefore arrangements' and then insert 'within the site' after 'private drainage facilities'.</b></p> <p>Paragraph 2.5 is no longer appropriate due to developments permitted on the area of open storage but a revised paragraph dealing with a need to screen any future open storage proposals on the site should be included. Also, a consequential change will be required to paragraph 2.1 <b>Recommendation: In para 2.1 revise second part of last</b></p>

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<p>is no such land available for development.</p> <p><b>Environment Agency</b> Support the statement that developers should contact EA at the earliest opportunity to discuss the need for site investigations. We advise that these are submitted with any applications made, and they will have to be approved prior to determination. EA are happy to discuss draft copies of any contamination reports prior to planning applications being made in accord with PPS23 Annex 2.</p>	<p>sentence to read 'and was carried forward into the Council's draft Local Plan to 2011'. Then add a new sentence in para 2.2 'The remainder of the storage area has been extinguished by recent planning consents' and delete para 2.5.</p> <p>Noted</p>