

NOTE FOR INSPECTOR

RE: PROPOSED MODIFICATION FOR A NEW POLICY REGARDING A COMPREHENSIVE DEVELOPMENT FRAMEWORK FOR GROVE

22 AUGUST 2018

1. Following discussions with Oxfordshire County Council regarding the importance for comprehensively planning development around Grove, as outlined in the Statement of Common Ground between the parties (**SCG20.2**), the Council are proposing a modification to the Part 2 plan to include provision for the Council to prepare a Comprehensive Development Framework for Grove in the form of a Supplementary Planning Document.
2. The Comprehensive Development Framework will include the proposed site allocation at North West Grove. This site is proposed to deliver 400 dwellings up to 2031, with potential capacity to deliver more beyond the plan period. Given the complex nature of planned growth at Grove, with two strategic allocations adjacent to the site (Grove Airfield to the south and Monks Farm to the east), it is important that this site is planned for comprehensively to ensure it integrates well with other planned growth and the existing settlement.
3. The Council's proposed modification is for a new policy, Core Policy 15c, which will be added to the Plan after Figure 2.6. The proposed modification is as follows (including moving paragraphs 2.98-2.100 to be alongside the new supporting text and core policy as shown below):

~~2.98 The Part 1 plan allocates a number of sites at Wantage and Grove and these are expected to be delivered through the plan period up to 2031. These include the site at Grove Airfield, which was allocated in the Local Plan 2011 and the policy (H5) for this site continues to be saved (Core Policy 15a and Appendix E).~~

~~2.99 It is important that the new development planned for Wantage and Grove delivers infrastructure (such as new services, facilities and roads) alongside the delivery of new housing. To assist with infrastructure delivery in this area, an additional development site is allocated in the Part 2 plan at North-West of Grove on land between the Monks Farm and Grove Airfield sites.~~

~~2.100 The allocation of the North-West of Grove Site will assist with delivering the North Grove Link Road (NGLR) that will form an important connection between Grove Airfield and the A338, along with contributing to a range of other services and facilities. Allocating this site will also ensure the masterplanning for this site can be considered alongside planning for the Monks Farm and Grove Airfield sites, ensuring they are fully integrated. It is, however, expected that~~

housing development on the North-West of Grove site will not come forward until towards the end of the plan period and much closer to 2031.

THE PART 1 PLAN ALLOCATES A NUMBER OF SITES AT WANTAGE AND GROVE AND THESE ARE EXPECTED TO BE DELIVERED THROUGH THE PLAN PERIOD UP TO 2031. THESE INCLUDE THE SITE AT GROVE AIRFIELD, WHICH WAS ALLOCATED IN THE LOCAL PLAN 2011 AND THE POLICY (H5) FOR THIS SITE CONTINUES TO BE SAVED (CORE POLICY 15A AND APPENDIX E).

IT IS IMPORTANT THAT THE NEW DEVELOPMENT PLANNED FOR WANTAGE AND GROVE DELIVERS INFRASTRUCTURE (SUCH AS NEW SERVICES, FACILITIES AND ROADS) ALONGSIDE THE DELIVERY OF NEW HOUSING. TO ASSIST WITH INFRASTRUCTURE DELIVERY IN THIS AREA, AN ADDITIONAL DEVELOPMENT SITE IS ALLOCATED IN THE PART 2 PLAN AT NORTH-WEST OF GROVE ON LAND BETWEEN THE MONKS FARM AND GROVE AIRFIELD SITES.

THE ALLOCATION OF THE NORTH-WEST OF GROVE SITE WILL ASSIST WITH DELIVERING THE NORTH GROVE LINK ROAD (NGLR) THAT WILL FORM AN IMPORTANT CONNECTION BETWEEN GROVE AIRFIELD AND THE A338, ALONG WITH CONTRIBUTING TO A RANGE OF OTHER SERVICES AND FACILITIES. ALLOCATING THIS SITE WILL ALSO ENSURE THE MASTERPLANNING FOR THIS SITE CAN BE CONSIDERED ALONGSIDE PLANNING FOR THE MONKS FARM AND GROVE AIRFIELD SITES, ENSURING THEY ARE FULLY INTEGRATED. IT IS, HOWEVER, EXPECTED THAT HOUSING DEVELOPMENT ON THE NORTH-WEST OF GROVE SITE WILL NOT COME FORWARD UNTIL TOWARDS THE END OF THE PLAN PERIOD AND MUCH CLOSER TO 2031. IT IS THEREFORE IMPORTANT TO CONSIDER THE LONG-TERM DEVELOPMENT POTENTIAL FOR GROVE AND PLAN EFFECTIVELY FOR ITS DELIVERY.

DEVELOPMENT OF NORTH-WEST GROVE WILL BE CONSIDERED WITHIN A COMPREHENSIVE DEVELOPMENT FRAMEWORK APPROACH IN ACCORDANCE WITH CORE POLICY 15C: GROVE COMPREHENSIVE DEVELOPMENT FRAMEWORK THAT WILL BE ADOPTED AS A SUPPLEMENTARY PLANNING DOCUMENT (SPD).

THROUGH ENGAGEMENT WITH A WIDE RANGE OF STAKEHOLDERS, INCLUDING GROVE PARISH COUNCIL AND OXFORDSHIRE COUNTY COUNCIL, THE SPD WILL PROVIDE A FRAMEWORK TO GUIDE DEVELOPMENT TO MAXIMISE ITS POTENTIAL TO DELIVER IN A SUSTAINABLE AND COHESIVE MANNER IN THE LONGER TERM, HAVING REGARD TO EXISTING COMMITMENTS, AND THE FOLLOWING:

- CONSIDERING THE DEVELOPMENT POTENTIAL OF THE SITE TO THE NORTH WEST OF GROVE SO THAT IT ENDURES BEYOND THE PLAN PERIOD, AND PROVIDE GUIDANCE ON WHAT FURTHER EVIDENCE IS REQUIRED AT THE APPLICATION STAGE;
- INFRASTRUCTURE REQUIREMENTS SHOULD BE CONSIDERED FROM THE OUTSET;
- ENSURING SUSTAINABLE CONNECTIONS ARE PROVIDED WITH BOTH EXISTING AND PLANNED DEVELOPMENT AT GROVE;
- OPPORTUNITIES FOR IMPROVED LINKS WITH OTHER SETTLEMENTS IN THE AREA;
- ENSURING AN APPROPRIATE NOISE BUFFER IS IDENTIFIED WITH THE RAILWAY LINE. THE BUFFER SHOULD NOT CONTRIBUTE TOWARDS RECREATIONAL REQUIREMENTS OF EXISTING OR FUTURE RESIDENTS;
- CREATE A NEW LANDSCAPE STRUCTURE WHICH CONTAINS THE NEW DEVELOPMENT; AND
- ACHIEVE A NET GAIN IN BIODIVERSITY AND CONTRIBUTE TOWARDS THE CURRENT DEFICIT IN GREEN INFRASTRUCTURE

CORE POLICY 15C: GROVE COMPREHENSIVE DEVELOPMENT FRAMEWORK

ALL NEW DEVELOPMENT IN GROVE WILL BE GUIDED BY A COMPREHENSIVE DEVELOPMENT FRAMEWORK FOR THE SETTLEMENT, INCLUDING NORTH-WEST OF GROVE WHICH WILL COME FORWARD IN ACCORDANCE WITH CORE POLICIES 15A AND 15C AND THE SITE DEVELOPMENT TEMPLATE SET OUT IN APPENDIX A.

THE COUNCIL WILL WORK WITH OXFORDSHIRE COUNTY COUNCIL, GROVE PARISH COUNCIL, AND OTHER RELEVANT STAKEHOLDERS TO PREPARE A COMPREHENSIVE DEVELOPMENT FRAMEWORK FOR GROVE THAT WILL BE PUBLISHED AS A SUPPLEMENTARY PLANNING DOCUMENT THAT WILL ENSURE PROPOSALS ARE CONSIDERED HOLISTICALLY ACROSS THE LOCAL SERVICE CENTRE, INCLUDING:

I. UNDERSTANDING THE CUMULATIVE INFRASTRUCTURE REQUIREMENTS FOR GROVE, TAKING ACCOUNT OF EXISTING AND FUTURE NEEDS;

II. EXPLORING OPPORTUNITIES TO MAXIMISE SUSTAINABLE LINKAGES BETWEEN THE EXISTING SETTLEMENT, AND THE ADJACENT STRATEGIC SITE ALLOCATIONS; AND

III. UNDERSTANDING HOW FUTURE GROWTH SHOULD MAXIMISE OPPORTUNITIES FOR ENHANCED PUBLIC TRANSPORT CONNECTIONS, INCLUDING A FUTURE RAILWAY STATION AT GROVE;