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<b>APPLICATION NO.</b>	<a href="#">P16/S0642/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	25.2.2016
<b>PARISH</b>	HARPSDEN
<b>WARD MEMBERS</b>	Will Hall Paul Harrison
<b>APPLICANT</b>	Culden Faw Ltd
<b>SITE</b>	Land at Sheephouse Farm, Reading Road, near Henley-on-Thames, RG9 4HF
<b>PROPOSAL</b>	Demolition of existing buildings, alterations to existing vehicular access to Reading Road, construction of new buildings for use by Bremont Watch Company, new access drive, car parking and landscaping (as clarified by additional highways information and as amended to reduce bollard lighting and to alter design of west elevation)
<b>AMENDMENTS</b>	Yes – as outlined above
<b>GRID REFERENCE</b>	476970/181025
<b>OFFICER</b>	Tom Wyatt

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**1.0 INTRODUCTION**

- 1.1 This application is referred to Committee as the Officers' recommendations conflict with the views of the Parish Council.
- 1.2 The application site (which is shown on the OS extract **attached** as Appendix A) comprises agricultural land adjacent to the A4155, which links the south of Henley with Reading. The site is approximately 300 metres to the south of the built up edge of Henley and forms a significant part of the open space on the east side of the A4155 between the southern extent of the built up area of Henley and the northern edge of the built up area of Lower Shiplake. Much of the remaining part of this open space between these two settlements comprises land in recreational use including the playing fields to the north and the polo centre to the south.

**2.0 PROPOSAL**

- 2.1 The application seeks planning permission for a new purpose built development to be used by Bremont watch company. The company was formed in 2002 and currently occupies an existing building to the north of Henley just over the border in Buckinghamshire. However, due to its success the company has outgrown the existing premises and needs additional space for further expansion.
- 2.2 The buildings would comprise a floor space of approximately 1800m<sup>2</sup> and would replace existing vacant agricultural/equestrian structures totally approximately 330m<sup>2</sup>. The proposal is for two distinct, but linked, single span buildings to allow separate administration and watch assembly. The buildings are of a bespoke design with low slung curved and mon-pitched green roofs and extensive vertical timber cladding, gabbions and glazing for the walls.
- 2.3 The buildings would be sited in the same location as the existing derelict buildings with the main outlook from the buildings being to the south east. An existing access to the south, formerly serving a farm shop, would be utilised and a new internal access road would be constructed running parallel with the A4155 to serve the parking areas, which

would cater for 58 spaces, including two disabled spaces. A new pedestrian access would be provided onto the A4155 and new pavements are proposed alongside the A4155 to provide links to a new northbound bus stop and the existing southbound bus stop.

- 2.4 The wider application site to the east and south and would be extensively landscaped with new planting, water features and much of the land would revert to grazing pasture.
- 2.5 A copy of the plans accompanying the application is **attached** as Appendix B. Other documentation associated with the application can be viewed on the council's website, [www.southoxon.gov.uk](http://www.southoxon.gov.uk).

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 Harpsden Parish Council – Objects as the Henley and Harpsden Neighbourhood Plan provided for commercial development at the former Wyevale garden centre. The site ought to remain undeveloped. Also safety concerns about arrangements for traffic and pedestrian access.

Henley-on-Thames Town Council – Recommends approval despite the site not being allocated for development within the Henley and Harpsden Neighbourhood Plan.

Shiplake Parish Council – Objects as land not designated for commercial development in the Henley and Harpsden Neighbourhood Plan.

Highway Authority – No objections following the receipt of further information regarding refuse collection vehicle swept path analysis. The Senior Transport Planner also comments that the pedestrian and highway access concerns raised by Harpsden Parish Council, are considered to be adequately detailed within the submitted supplementary Highway Statement dated April 2016.

Environment Agency - The proposed plans show no built development within Flood Zones 2 and 3 and therefore there is no unacceptable flood risk to or from the proposed development.

The Henley Society – Objects as the proposal would result in the incursion of industrial use into the surrounding countryside.

County Archaeologist - The site is located in an area of archaeological potential and it is possible that prehistoric deposits could survive on the site. A programme of archaeological investigation will be required as a condition.

Minerals and Waste Team (OCC) - The affected mineral deposits are outside the mineral strategic resource areas that are proposed to be safeguarded under policy M8 of emerging new Core Strategy. Therefore, no objections are raised.

Drainage Engineer (South Oxfordshire - Monson) - No objections subject to agreement of drainage details.

Environmental Protection Team - No objection provided that the recommendations made within the acoustic assessment are included as part development.

Contaminated Land Officer – Further details should be agreed through condition to ensure that any land contamination is identified and any risk to the development is

mitigated.

Leisure & Economic Development – Recommends approval as the company are a fast growing business and a major employer in the area. There is limited availability of suitable sites for the business in the area.

Countryside Officer - Subject to an appropriate mitigation strategy being agreed for the loss of the existing bat roosting sites the proposals should not result in any unacceptable impacts on protected species.

Forestry Officer - The trees growing internally and shown for removal are of limited arboricultural quality and should not be considered as a constraint to development. The submitted landscape planting information is achievable and will add to the existing screening, and the proposed new internal planting is sufficient to mitigate for the tree loss required for the development.

Urban Design Officer – Support for the proposal in urban design terms but would recommend that minor changes are made to the west, side elevation and the reduction in the number of bollards proposed. N.B. The amended plans have addressed these matters.

Third party representations;

5 letters of support:

- The development will enhance the area
- The development would continue the success of the business
- The proposal would clear up a derelict site

1 letter stating no objections but stating the importance of the landscape bunds and controls over operating hours

2 letters of objection:

- The development is on agricultural land and is an important area of countryside that separates Henley and Shiplake
- The site is outside of the scope of the Henley and Harpsden Neighbourhood Plan
- Access arrangements are dangerous

#### 4.0 **RELEVANT PLANNING HISTORY**

##### 4.1 [P11/E2116](#) - Approved (06/06/2012)

Construction of replacement polo stables, tack, hay and feed storage and associated permanent workers' accommodation and landscaping. (As clarified by Kernon Countryside Consultants Policy Update dated 16 April 2012).

##### [P11/E1155](#) - Approved (17/10/2011)

Material change of use of agricultural land to polo training arena and balancing pond with associated landscaping (As clarified by Drawing No: 10051-040 accompanying e-mail from Water Environment to Machin Bates dated 7 October 2011 and subsequently by Drawing Nos: 100D and D1221 Revision B and associated information accompanying agent's e-mail dated 13 October 2011).

##### [P11/E0209](#) - Approved (10/05/2011)

Material change of use of agricultural land to polo field and demolition of existing farm shop. (As amended by Drawing Nos: 1105 Revision A, 1120 Revision A, 1150 Revision

A, 1151 and SKE-02 Revision A accompanying agent's letter dated 28 March 2011 and the associated response from Land Use Consultants and further clarified by letter from agent dated 21 April 2010 and ecological report dated May 2011)

[P81/S0435](#) - Approved (22/03/1982)

Erection of buildings and facilities for pig breeding and rearing including landscaping scheme. Extraction of hard core from adjoining area for use in concrete areas.  
Regrade land after extraction.

**5.0 POLICY & GUIDANCE**

**5.1 South Oxfordshire Core Strategy (SOCS) policies**

CS1 - Presumption in favour of sustainable development  
CSB1 - Conservation and improvement of biodiversity  
CSEM1 - Supporting a successful economy  
CSEM2 - The amount and distribution of employment  
CSEM4 - Supporting economic development  
CSEN1 - Landscape protection  
CSHEN1 - The Strategy for Henley-on-Thames  
CSI1 - Infrastructure provision  
CSM1 - Transport  
CSM2 - Transport Assessments and Travel Plans  
CSQ2 - Sustainable design and construction  
CSQ3 - Design  
CSR2 - Employment in rural areas  
CSS1 - The Overall Strategy

**5.2 South Oxfordshire Local Plan 2011 (SOLP) policies;**

C3 - Special character of the River Thames  
C4 - Landscape setting of settlements  
C6 - Maintain & enhance biodiversity  
C8 - Adverse affect on protected species  
C9 - Loss of landscape features  
CON13 - Archaeological investigation recording & publication  
D1 - Principles of good design  
D2 - Safe and secure parking for vehicles and cycles  
D6 - Community safety  
D7 - Access for all  
D10 - Waste Management  
D12 - Public art  
E5 - Business, industrial, warehousing and storage proposals  
EP1 - Adverse affect on people and environment  
EP2 - Adverse affect by noise or vibration  
EP3 - Adverse affect by external lighting  
EP4 - Impact on water resources  
EP6 - Sustainable drainage  
EP7 - Impact on ground water resources  
EP8 - Contaminated land  
G2 - Protect district from adverse development  
G3 - Development well served by facilities and transport  
G4 - Protection of Countryside  
T1 - Safe, convenient and adequate highway network for all users  
T2 - Unloading, turning and parking for all highway users  
T7 - Protection and improvement to footpath and highway network

**5.3 Henley and Harpsden Neighbourhood Plan (HHNP) policies;**

T1 – Impact on development on transport network  
T2 – Cycling routes  
E1 – Supporting Henley's economy  
E2 – Former Wyevale garden centre  
EN1 – Biodiversity  
DQS1 – Local character

5.4 South Oxfordshire Design Guide 2008

National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

6.0 **PLANNING CONSIDERATIONS**

6.1 The main planning issues in relation to this application are:

1. The principle of the development
2. Loss of agricultural land
3. Impact on the character and appearance of the site and surrounding area
4. Impact on the amenity of neighbouring occupiers
5. Highway considerations
6. Impact on trees and ecology
7. Impact on archaeology
8. Other material considerations

The Principle of the Development

6.2 The application site is located within the open countryside outside of the built up confines of the nearest settlements of Henley, Harpsden and Shiplake. The land is currently in agricultural use, and despite the presence of agricultural structures on the land that would be redeveloped as part of this proposal the land is not classified as previously developed land having regard to the definition outlined within the NPPG, which specifically excludes agricultural land and buildings from this definition. As such the proposed development would involve the development of a greenfield site within the open countryside.

6.3 Policy G4 of the SOLP states that 'the need to protect the countryside for its own sake is an important consideration when assessing proposals for development.' Specifically in relation to employment generating uses, Policy E5 of the SOLP states that proposals for business uses will not be permitted which conflict with the policies in the plan that protect the countryside. Policy CSEM4 of the SOCS supports economic development and includes provisions that such development will be permitted on allocated employment sites or on suitable sites within the built up area of settlements. The HHNP recognises the importance of employment to the local area and included in its vision for the economy is the following statement, 'To create a sustainable economy, providing varied employment opportunities for Henley and Harpsden's resident population.' Para. 6.38 of the HHNP explains that the employment strategy for the area is on intensification and partial redistribution of employment land. The Reading Road industrial area is protected for employment and new employment development is allocated at the former Wyevale garden area, which is also located in an area of countryside to the south of the town albeit that it is classified as previously developed land. The employment strategy also included retention of employment opportunities at existing employment sites at Highlands Farm and Empstead Works.

6.4 Policy CSEM2 of the SOCS identifies a need for an additional 13.5ha of employment

land up to 2027 (not including land at Didcot). The policy does not require any allocation of employment land in Henley and as explained at Para. 6.20 of the SOCS this is due to there being scope to intensify uses on existing sites. However, it is clear that there will be a loss of opportunities for employment through the allocated housing sites at Highland Farm, the Wilkins Removals site at Deanfield Road and Empstead Works. I am also mindful of the loss of employment sites brought about through such legislative provisions as Class O of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. This has already brought about the loss of office accommodation to residential at 43 Station Road in Henley and also the Smith Centre, which comprises over 3000m<sup>2</sup> of office space. The loss of these employment sites on their own represents a significant loss of office accommodation within the town.

- 6.5 The council has a strategic objective to build the local economy and this is enshrined within the Corporate Plan. Government guidance contained within the NPPF places a strong emphasis on building the local economy and states at Para. 19 that 'The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.' The NPPF further advises at Para. 21 that 'Investment in business should not be over-burdened by the combined requirements of planning policy expectations.'
- 6.6 Whilst development plan policies are permissive towards new economic development within the district's settlements, and towards allocated sites within the HHNP, they are silent in relation to the provision of economic development within the countryside. However, having regard to the need to protect the countryside for its own sake and promoting the most sustainable forms of development it is necessary to consider whether there is scope for Bremont to relocate within the built up area of the town or within a site allocated for employment such as the former Wyevale garden centre or Highlands Farm.
- 6.7 Bremont are a fast growing watch making business that is located on the northern side of Henley but within Buckinghamshire. The business currently occupies a purpose built unit on land within the same ownership as the current application site. It is clear from visiting this site that the business requires additional space in order to expand and consolidate some of its processes which take place elsewhere within the country. In terms of purely space requirements it may be possible for Bremont to relocate to an alternative existing employment site within the town (such as Newtown Road) or the allocated site at the former Wyevale garden centre for example. The applicant has explained why such locations would not be practical or viable for the business. These reasons include that these alternative sites are not owned by the applicant, who is in unique position to develop the site in partnership with Bremont. If Bremont relocated to land not owned by the applicant they would need to purchase the land and self-fund the construction of the development. In these circumstances it is unlikely that the development would be viable, particularly having regard to the quality of the proposed development. In addition, Bremont needs a very clean working environment due to the nature of the watch making process, which would be harder to achieve on an industrial site in the presence of other businesses. Furthermore, Bremont has built up a reputation for high quality exclusive watches aimed at the high end of the market. The company has boutique stores in London, New York and Hong Kong. For these reasons it is understandable that the company does not wish to occupy premises within an industrial area with limited control over the appearance of the surroundings.
- 6.8 The application site, through its attractive setting and partnership with the land owner,

would enable the company to provide a development of very high quality that would reflect the current reputation of the business and its future aspirations. With such a business its marketing strategy is very important and the proposed development through its location and design would facilitate this. The application site is located adjacent to the recently developed polo facilities to the south, and association with this facility would evidently be of benefit to the business.

- 6.9 Bremont are an important local business and local employer and the company and the town of Henley-on-Thames are a good fit in terms of their international reputation. In the context of the objective to build the local economy and support sustainable economic growth I consider that the retention of the business within the Henley area should be given significant weight. I am satisfied that the site represents an optimum location for the business to allow its expansion and that there are justifiable reasons why other existing or allocated employment sites would not be very suitable for the needs of the business. In this regard I consider that the development would meet the economic dimension of sustainable development as set out within Para. 14 of the NPPF. The social and environmental roles of sustainable development are considered further below.

#### Loss of agricultural land

- 6.10 Para. 112 of the NPPF states that ‘where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.’ Having regard to the regional agricultural land classification for London and the South East produced by Natural England it is apparent that the site comprises Grade 2 land, which along with Grade 1 and 3a is defined as the best and most versatile agricultural land.
- 6.11 Whilst the loss of this land from agricultural production is regrettable I do not consider that this would outweigh the economic benefits of the proposal. Furthermore, the application site represents a relatively small parcel of agricultural land with the adjoining land already having been changed to recreational uses. In this respect the use of the land for intensive farming operations would be impractical and inefficient. It is also apparent that the development would occupy a relatively small area of the application site and that livestock grazing would continue on the land.

#### Impact on the character and appearance of the site and surrounding area

- 6.12 The site does not form part of a nationally or locally designated landscape. Nevertheless, ensuring that the development respects the landscape character of the site and its surroundings is an important planning consideration. Policy CSEN1 of the SOCS seeks to ensure that the district’s distinct landscape character and key features will be protected against inappropriate development and where possible enhanced, and that measures will be sought to integrate development into the landscape character of the area. The Policy also seeks to ensure that the landscapes and waterscapes of the River Thames corridor are maintained and where possible enhanced.
- 6.13 Having regard to the South Oxfordshire Landscape Assessment (SOLA), the application site is within the floodplain pasture landscape type and the landscape strategy is one of conservation with the SOLA advising that large scale development will be inappropriate in the open countryside and along river corridors. However, this strategy needs to be viewed in the context of the location and type of development being proposed.
- 6.14 The area proposed for the new development is currently occupied by derelict

agricultural structures and associated earthworks as well as a managed and unsympathetic evergreen vegetation. These features of the site are not in keeping with the floodplain pasture landscape and their removal should be welcomed. The proposed development would replace these structures with a unique building designed to suit the particular functional requirements of Bremont but also specifically to respond to the landscape character and setting of the application site and its surroundings. The buildings have been designed to nestle into the landscape through their low height and layout. The form of the buildings with gently sloping green roofs would also help the development to assimilate into its surroundings. The immediate vicinity of the building would be complemented by shallow sloping bunding and a woodland belt to the north, additional planting on the roadside boundary to the west, water features, small copses and individual parkland trees.

- 6.15 It is evident that considerable efforts have been made to develop a high quality landscaping scheme for the site and that the layout and design of the buildings would work in harmony with the landscaping around the site. In my view the development would result in a visual enhancement of the site through the removal of existing inappropriate features and providing a landscape structure that would be sympathetic to the floodplain pasture landscape character of the site and its surroundings. The site is well screened at present from public vantage points due to the boundary screening alongside the A4155. This screening would be enhanced by the proposed planting and earth works, which would also help to anchor the development into the landscape when viewed from the railway line approximately 250 metres to the east. There are no public rights of way running close to the site and therefore public views of the development from casual observers in the countryside are likely to be extremely limited.
- 6.16 Whilst the site does form part of the countryside, the surrounding landscape has already been substantially shaped by man's hand. There are extensive polo fields and modern associated buildings within the open landscape immediately to the south of the site, there are existing residential buildings, associated gardens, and traditional agricultural buildings to the north with playing fields beyond. Beyond the playing fields on the same floodplain corridor are the large scale buildings forming the southern edge of Henley. Therefore, the proposal would not be an incongruous form of development but would be viewed in context with the surrounding development and recreational land uses particularly by observers travelling quickly along either the railway line or the A4155. In my view the development would have a very limited impact on the erosion of the open space between Henley and Shiplake and overall I consider that the scheme would result in a visual and landscape enhancement of the site compared to its existing appearance.

Impact on the amenity of neighbouring occupiers

- 6.17 The site lies in the countryside and is well away from dense areas of population, however, there are a small number of residential properties adjoining the site to the north and east. The proposed building would be approximately 95 metres away from the garden area of the closest of the adjoining properties, Sheephouse Farmhouse with the proposed car parking area being somewhat closer at approximately 65 metres away. The area between the buildings and car park and Sheephouse Farmhouse would be contoured with a shallow bund and extensive planting and this would effectively screen the development from the neighbouring property and the private drive serving it from the A4155.
- 6.18 The proposed development would comprise of separate office and watch making spaces and the nature of the business is unlikely to give rise to any noise or other environmental disturbance. The components used for the watch making are small and



not delivered to the site in large quantities. As such, deliveries to the site are very unlikely to be via large commercial vehicles such as HGVs. In any case the access to the site is to the south and space for deliveries is to the west of the building. Therefore, the only activities to the north of the building would be in respect of staff and visitor parking. I do not consider that such activities would give rise to any significant disturbance to neighbouring amenity and as such I do not consider that it is necessary to limit the operating hours of the business.

#### Highway considerations

- 6.19 The access to the site off the A4155 would be via an existing access to the south of the site and thereby via a new drive to the building. This access meets the technical requirements to provide safe access and egress onto the local highway network. The Highway Authority has commented that the site is not particularly sustainable in transport terms due to its location. However, the proposal seeks to improve the sustainability credentials of the site by providing new footways along the A4155 to link to new and existing bus stops and allow for safe and continuous pedestrian access from the site into Henley.
- 6.20 Due to the site's location it is likely that the majority of transport movements would be via private car, however, cycle parking will be provided and the improvements to pedestrian access would mean that employees and visitors would be able to access the site safely and conveniently by alternative means of transport, such as bus, walking and cycling. The site compares more favourably in sustainable transport terms to the former Wyevale garden centre, which is located approximately 800 metres to the south of the application site and which does not benefit from a footpath network and relative proximity to Henley.
- 6.21 The parking provision meets the applicable parking standards and the additional traffic generated by the development would add approximately 0.5% to the average daily traffic flow along the A4155, which is acceptable to the Highway Authority. In summary the Highway Authority has raised no objections to the proposal subject to various conditions and a legal agreement to secure public transport improvements, including the new footways and to ensure that development meets relevant highway standards.

#### Impact on trees and ecology

- 6.22 The site is well screened by existing boundary vegetation from the A4155 and the private access road alongside the northern boundary. This vegetation, apart from a minor incursion due to the proposed pedestrian access, would not be affected by the development. There are a few trees within the main body of the site, which would need to be removed to make way for the development, however, these are of low arboricultural quality, particularly having regard to the evergreen trees immediately to the south of the existing buildings. The Forestry Officer has confirmed that he has no objections to the proposal on arboricultural grounds.
- 6.23 The application scheme proposes substantial new planting on the site and this will serve to enhance the overall tree cover on the site and supplement the existing boundary vegetation to further soften and screen the development in public views.
- 6.24 There are no protected or priority habitats present on the site or likely to be indirectly impacted by the proposals. There are a number of low status roosting sites for pipistrelle bats within the existing buildings, however, the council's Countryside Officer has no objections to the proposal subject to mitigation measures to provide replacement roosting sites. Overall, having regard to the extensive landscaping

proposed and water features, the proposed scheme has the potential to enhance biodiversity within the site in accordance with Policy CSB1 of the SOCS.

Impact on archaeology

- 6.25 The site is located in an area of archaeological potential having regard to its proximity to an unidentified rectilinear enclosure to the north east of the site probably dating to the later prehistoric period and also wattle lined iron age pits have been found to the south west of the site with bronze age finds also recorded to the north west of the site. As such the site has potential for archaeological features and having regard to the requirements of Policy CON13 of the SOLP the County Archaeologist has requested that a condition is imposed on any planning permission to ensure that the site's archaeology is investigated.

Other material considerations

- 6.26 The development would result in the sterilisation of minerals within the site comprising sand and gravel and would make access to potential workings on adjacent land more difficult. However, the site and the adjacent land to the north and south lie well outside the strategic resource area for the extraction of minerals and as such there are no objections to the proposal with regard to mineral safeguarding.
- 6.27 The proposed development, due to its use, would not be liable for the community infrastructure levy.

Summary

- 6.28 The application has been advertised as a departure from the development plan due to the location of the site in open countryside where new development should be strictly controlled. However, I consider that there is a compelling case for permitting this development having regard to the unique circumstances of the proposal, including the relationship between Bremont watches and the land owner, the status of the business and its particular locational requirements and the importance of the business to the local economy.
- 6.29 The development would support the aims of the council's Corporate plan and national planning guidance in relation to Para. 28 of the NPPF, which states:

*Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy local and neighbourhood plans should:*

*-support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings **and well designed new buildings** (my emphasis);*

7.0 **CONCLUSION**

- 7.1 The application proposal is not in strict accordance with the relevant development plan policies and national planning policy due to the location of the site in open countryside.

However, there are overriding reasons of sufficient weight to support the application proposal and, subject to conditions, the development would respect and enhance the character and appearance of the site and the surrounding area and would not cause any significant harm to the amenities of neighbouring occupiers. In addition the proposal would not be detrimental to highway safety and would improve the connectivity of the site to public transport provision and the built up area of Henley.

**8.0 RECOMMENDATION**

**That the Head of Planning be authorised to grant planning permission subject to the prior completion of a Section 106 planning obligation to secure financial contributions towards public transport improvements and the following conditions:**

- 1. Commencement of development within three years.**
- 2. Development to be carried out in accordance with the approved plans.**
- 3. Samples of materials to be submitted and approved prior to the relevant part of the development commencing.**
- 4. Details of finished floor levels for the building and ground levels across the site to be approved prior to the commencement of development.**
- 5. Landscaping scheme including hardsurfacing and boundary treatments to be approved prior to the commencement of development.**
- 6. Tree protection measures to be agreed prior to the commencement of development.**
- 7. No development, including demolition, to commence until a bat licence or mitigation measures have been agreed.**
- 8. Contaminated land investigation and remediation strategy to be agreed.**
- 9. Surface water drainage in accordance with SuDS (sustainable drainage) principles to be approved and implemented prior to first occupation.**
- 10. Foul drainage to be approved and implemented prior to first occupation.**
- 11. Archaeological evaluation to be carried out in accordance with a written scheme of investigation to be approved prior to the commencement of development.**
- 12. External lighting in accordance with approved plan and no other lighting unless first agreed.**
- 13. Development to meet BREEAM excellent standard.**
- 14. Off site highway works in relation to provision of footways and bus stops as shown on the approved plans to be carried out prior to the occupation of the building.**
- 15. Travel plan to be agreed prior to occupation.**
- 16. Cycle parking and shower facilities to be provided prior to the occupation of the development in accordance with details to be approved.**
- 17. Construction traffic management plan to be maintained in accordance with details to be approved prior to development commencing.**
- 18. Construction method statement to be approved prior to development commencing.**
- 19. Visibility splays and access to be constructed prior to occupation of the development.**
- 20. Parking and turning areas to be provided in accordance with the approved plans prior to occupation of the development.**
- 21. Any gates to be set back at least 12 metres from the edge of the carriageway and to open inwards.**
- 22. Plant noise limits, building envelope specifications, internal and external noise levels as well as alternative means of ventilation to be provided in accordance with recommendations of submitted acoustic report.**
- 23. Noise levels from plant and equipment to not exceed the existing**

**background noise level at the boundary with neighbouring residential properties.**

**24. Occupation by Bremont only.**

**25. No change of use unless through the grant of planning permission.**

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