

APPLICATION NO.	P24/S0072/FUL
SITE	Watlington Yard Britwell Road Watlington, OX49 5JY
PROPOSAL	Erection of a storage building (B8 storage and distribution use) with associated access off Britwell Road, together with parking, landscaping and all enabling works (additional speed survey and other information received 12th March 2024 and additional highways technical note received 5 th July 2024).
APPLICANT	Northern Accommodation Providers Ltd
APPLICATION TYPE	FULL APPLICATION
REGISTERED	11.1.2024
TARGET DECISION DATE	30.6.2024
PARISH	WATLINGTON
WARD MEMBER	Freddie van Mierlo
OFFICER	Paul Lucas

1.0 **INTRODUCTION**

- 1.1 This report sets out the justification for officers’ recommendation to grant planning permission having regard to the development plan and any other material planning considerations. The application is referred to planning committee due to the recommendation to grant planning permission, which would represent a significant departure from the views of Oxfordshire County Council as the Highway Authority in their role as a statutory consultee.
- 1.2 The application site is shown at **Appendix A**. The site area extends to 1191 square metres on the north-east side of Watlington Yard on the north-western side of Britwell Road, approximately 140 metres from the southern edge of Watlington. The site comprises a hardstanding and is currently occupied by three storage containers and a small single storey office building. Security fencing and gates are installed on the south-eastern boundary. The application site forms part of Whitehouse Farm which comprises light industrial uses, including ancillary office and storage and two residential properties, Whitehouse Farm and The Stables.
- 1.3 The application site is roughly rectangular in shape, with a belt of mature and semi-mature trees on the north-eastern boundary. Beyond the trees, to the north-east, is an open field, and then the new housing development currently under construction at Harmans Way on the south-western edge of Watlington. To the south and south-east of the site, beyond the B4009, are open fields. There are also open fields to the north and north-west. To the immediate west are other light industrial uses associated with Whitehouse Farm.

1.4 Shared vehicle access for all the light industrial occupiers is via the existing entrance from the B4009 Britwell Road, with safety mirrors provided on the southern side of the road to aid vehicles egressing the site. The Chilterns National Landscape (CNL) lies on the opposite side of Britwell Road. There are no special designations on the site.

2.0 PROPOSAL

2.1 This application seeks full planning permission for a 385m² B8 unit (storage or distribution) for the storage of roof tiles, utilising the existing vehicular access onto Britwell Road. The applicant is currently storing materials on the site, both in the open and within shipping containers.

2.2 Additional information was provided in support of the application in the form of a speed survey and a Transport Technical Note, which sets out the manner in which the business would operate in relation to its hours of operation (9am to 3pm), frequency of vehicular movements and type/size of vehicular movements. The current plans can be found at **Appendix B**. Other supporting documents can be found on the council’s [website](#).

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Statutory Consultee responses

Representation	Comments
South - Highways Liaison Officer (Oxfordshire County Council)	Intensification of use of an access with substandard visibility, thereby increasing the risk to highway safety.

3.2 Council - professional officer comments

Representation	Comments
Drainage - (South and Vale)	No objection subject to surface water drainage condition
Ecology Officer – (South and Vale)	No objection subject to lighting and biodiversity enhancement conditions
Tree Officer – (South and Vale)	No objection subject to tree protection condition
Contaminated Land Officer – (South and Vale)	No objection subject to conditions

<p>Environmental Health Officer – (South and Vale)</p>	<p>No objection subject to restriction on hours of operation</p>
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3.3 **Public responses**

Representation	Comments
<p>Watlington Parish Council</p>	<p>Original application: The parish council does not object to this application but does ask for the following concerns to be addressed before the application is determined. The relevant Neighbourhood Plan policies are P1, P2, P3, P7: Policy P1 (d): this policy protects distance views: This building has a considerable bulk and requires effective landscaping to avoid an adverse impact on the NL (AONB). It is concerning that some trees will be removed as a result of the construction. A landscaping scheme should be approved before construction begins. Policy P2 (b): this policy relates to the management of traffic arising from development. Although traffic from the proposed development is said to be very low, the permission for B8 use allows a significant growth in the level of traffic using the site in the future. A condition is required to prevent traffic using the town centre. The Relief Road must be used when it is constructed. It is also concerning that the visibility splays are below requirements. The entrance is on a slight bend and visibility leaving the site is not good, especially of traffic coming from the right. It is important to take account of the possibility of an increase in traffic using the site over time if B8 use is approved. Policy P3 e): This policy requires good design to limit the impact of light pollution from artificial light. Roof lights should always be avoided because upward light spill causes the greatest harm to night-flying insects. The roof lights should be removed from the design and replaced by side windows. External lighting should be designed to be wildlife friendly with hoods to ensure that the light is focussed downwards so that it only lights the area required and for the time required. No security lighting should be used over night. This development is in a relatively isolated location on the boundary of the NL and the visual impact of lighting should be restricted to a minimum. There is no information about a biodiversity gain. Provision should be made for this on the site. P7: this policy supports opportunities to increase employment: In this case, there will be no permanent employees working on the site so no benefit to local employment.</p>

	<p>However, future use may improve this. The hours of use should be limited in order to protect the amenities of the residents of White Mark Farm. It is noted that a remediation strategy is required to ensure that contaminated land is dealt with correctly. This should be provided before any construction begins.</p> <p>Amended application: The Parish Council had not objected to this application. The amendments comprised additional information regarding vehicular access to the site in response to objections by OCC. There was also additional information about the restriction of operational hours and provision for biodiversity, including provision of bat boxes. The Parish Council supported the hours of use and the provision for wildlife.</p>

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 The site was previously used by Certas Oil as a storage yard for oil and fuels, who secured permission in 2021 for demolition and removal of various storage tanks and other equipment. The freehold was subsequently acquired by the applicant.
- 4.2 In relation to the wider landholding, there have been a series of alterations and extensions granted over the years for existing and former office, light industrial, storage and workshop uses, as the original farm complex has gradually diversified.

Application Number	Description of development	Decision and date
P20/S4597/D	Assets for demolition and removal:- 7 x horizontal steel fuel storage tanks; - 1 x horizontal rectangular steel tank; - Bottom loading skid and equipment; - Offloading headers, pumps and equipment; - Dispenser unit and equipment; - Concrete wall, upstand, concrete support bases and bund slab (to be made level with yard); - Walkways and access platforms; - All associated pipe works; - And clean and drain	Approved (05/01/2021)

interceptor and drainage system.

[P64/M0018](#)

Use of land and buildings for storage and distribution of solid fuel and parking of vehicles in association therewith. Improvement of access and provision of splays.

Approved (23/01/1964)

5.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

5.1 The proposed development is not Schedule 1 or 2 development as defined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, so an Environmental Impact Assessment is not required.

6.0 **POLICY & GUIDANCE**

6.1 **National Planning Policy Framework and Planning Practice Guidance**

6.2 **Development Plan Policies**

South Oxfordshire Local Plan 2035 (SOLP) Policies:

DES1 - Delivering High Quality Development

DES10 - Carbon Reduction

DES6 - Residential Amenity

DES8 - Promoting Sustainable Design

EMP10 - Development in Rural Areas

EMP3 - Retention of employment land

ENV1 - Landscape and Countryside

ENV11 - Pollution - Impact from existing and/ or Previous Land uses on new Development and the Natural Environment (Potential receptors of Pollution)

ENV12 - Pollution - Impact of Development on Human Health, the Natural Environment and/or Local Amenity (Potential Sources of Pollution)

ENV3 - Biodiversity

EP4 - Flood Risk

STRAT1 - The Overall Strategy

TRANS5 - Consideration of Development Proposals

6.3 **Watlington Neighbourhood Plan**

P1 - Protect and Enhance the Character of Watlington

P2 - Transport

P3 - Conserve and Enhance the Natural Environment

P7 – Employment

6.4 **Supplementary Planning Guidance/Documents**

South Oxfordshire and Vale of White Horse Joint Design Guide 2022

South Oxfordshire Landscape Assessment (SOLA) – Character Area 5

7.0 **PLANNING CONSIDERATIONS**

7.1 **The relevant planning considerations are the following:**

- **Principle of development**
- **Design and character**
- **Residential amenity**
- **Access and parking**
- **Other material planning considerations**

7.2 **Principle of development**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan currently comprises the South Oxfordshire Local Plan 2035 (SOLP 2035) and the made Watlington Neighbourhood Plan (WNP).

7.3 The SOLP 2035 Policy EMP10 explains that proposals for sustainable economic growth in rural areas will be supported. In particular, criterion ii) explains that the council will promote the sustainable development and diversification of agricultural and other land-based rural businesses. Policy EMP3 criterion 3 states that “schemes which improve the stock of existing employment land, employment premises, commercial buildings and the environment of existing employment areas will be supported”. The WNP Policy 7 supports opportunities to increase employment. The proposal accords with the aims and objectives of the above policies by supporting the growth of an existing rural-based business on an established employment site.

7.4 **Design and character**

The SOLP 2035 Policy ENV1 seeks to ensure that development will only be permitted where it protects and, where possible enhances, features that contribute to the nature and quality of South Oxfordshire’s landscapes. The SOLP 2035 Policy DES1 seeks to ensure that all new development is of a high-quality design. The SOLP 2035 Policy DES2 requires all new development to be designed to reflect the positive features that make up the character of the local area and it should both physically and visually enhance and complement the surroundings. WNP Policy P1 seeks to protect and enhance the character of Watlington and WNP Policy P3 seeks to conserve and enhance the natural environment.

7.5 The proposed development would be in the form of a five-bay steel portal frame building 35 metres long by 11 metres wide, with an eaves height of 4.8 metres and ridge height of 6.6 metres. This would be a sizeable building with a functional appearance. However, this would be similar in form to other commercial units within the Watlington Yard site and thereby in keeping with the character and appearance of the site.

- 7.6 The size of the building means that it would be visible in the wider landscape. However, it would only be seen in the context of the existing commercial and residential built form. In close-range views from Britwell Road the building would be partially screened by existing buildings and established boundary foliage. Watlington Yard sits at a lower level than the countryside to the north, south and east, which would prevent the building from standing out against the skyline in wider views of the site from the network of footpaths in the CNL to the east and from Harmons Way to the north. Other buildings in the Watlington Yard site contain rooflights, so the proposed rooflights would not result in a significant additional impact in relation to light spillage compared with the existing situation.
- 7.7 The council's Tree Officer is satisfied that the established tree belt would be retained and could be protected during construction through a tree protection planning condition. This could be augmented through additional boundary planting, to be secured by a landscaping planning condition. This would help to reduce the visual impact of the building. The finish of the external materials, including an appropriate colour, could be secured by a planning condition. The appearance of any new security fencing and the form of any external lighting could also be secured by planning conditions. There would also be some visual benefit provided by the reduction in the open storage of materials. Based on the above assessment, the proposed development would accord with the aims and objectives of the relevant SOLP 2035 and WNP policies.
- 7.8 **Residential amenity**
The SOLP 2035 Policy DES6 relates to residential amenity and requires that development proposals should demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses, when considering both individual and cumulative impacts in relation to loss of privacy, daylight and sunlight, dominance or visual intrusion, noise or vibration, smell dust, heat, odour or other emissions, pollution, and external lighting. The SOLP Policy ENV12 assesses development proposals against impacts related to noise, vibration, smell, dust, odour, artificial light, gases, air pollution and other emissions.
- 7.9 The proposed building would be located 24 metres to the north of Whitehouse Farm and 9 metres to the north of its boundary. This would be sufficient separation to prevent any undue loss of light and outlook to the existing residential occupiers. The site is already used for the storage of roofing materials and the occupiers of Whitehouse Farm are already exposed to activities associated with other existing commercial units. The council's Environmental Health Officer is prepared to support the application based on no site access between the hours of 11pm and 7am. The applicant has confirmed that the working hours for the site would be from 9am to 3pm, which would be within those parameters. The Stables is located 50 metres to the south-east with intervening buildings, so there would be no discernible impact on those occupiers. In the light of the above assessment, the impact of the proposal on residential amenity would be acceptable.

7.10 Access and parking

The SOLP 2035 Policy TRANS5 seeks to ensure that development would not be prejudicial to highway and pedestrian safety. WNP Policy P2 relates to the management of traffic arising from development. The OCC Highway Liaison Officer has noted that the existing vehicular access has substandard visibility splays for the 50 mph speed limit and 80th percentile speeds from a speed survey. In their view, the proposal would result in an increased risk to pedestrian and highway safety, considering the volume of traffic using Britwell Road. However, the established storage or distribution use under planning permission [P64/M0018](#) does not contain any planning conditions restricting the hours of operation and the frequency and nature of vehicular movements. In contrast, the applicant has provided a Transport Technical Note, which sets out that the building/site would operate within the following parameters:

- The working hours of the site from 0900 until 1500;
- A total of two deliveries / collections to the site per day;
- Vehicle trips to or from the site will be undertaken by either a 7.1m rigid vehicle or a transit van-type vehicle; and
- No customer visits.

7.11 Officers consider that the above parameters could be secured through a planning condition, requiring compliance with the details as set out in the Transport Note. Officers are of the view that this would meet the six tests for imposition of planning conditions, particularly in terms of being necessary, reasonable, and enforceable. With this planning condition in place, officers disagree with OCC and are of the opinion that the proposed development would result in a reduction in vehicle movements compared with the unrestricted movements allowed by the existing situation, resulting in a positive impact on the local highway network. Based on the above assessment, officers consider that the proposal would comply with the aims and objectives of the above policies.

7.12 Other material planning considerations

The SOLP 2035 Policies DES8 & DES10 seek to ensure that all new development minimises the carbon and energy impacts of their design and construction and should be designed to improve resilience to the anticipated effects of climate change. In relation to non-residential buildings, Policy DES10 requires a BREEAM Excellent standard is to be achieved.

7.13 Officers consider that it would be inappropriate for this type of building to meet the BREEAM standard, because the BREEAM matrix is designed for more conventional buildings. In this case the building would be unheated and uninsulated, and any occupation would be limited to the delivery and collection times within the working hours to justify investment in renewable technologies. The proposed building would comply with the SOLP 2035 Policy DES8 by being constructed following sustainable construction techniques using sustainable sourced materials, which will be reused and recycled when no longer required.

7.14 Matters related to ecology (lighting and biodiversity enhancements), surface water drainage and contamination (investigation and remediation as necessary) could be dealt with through planning conditions, to the satisfaction of the relevant specialist officers.

7.15 **Community Infrastructure Levy**
This type of application is not CIL liable.

7.16 **Pre-commencement conditions**
Tree protection
Contamination
External lighting
Surface water drainage

8.0 **Other Relevant Legislation**

8.1 Human Rights Act 1998
The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

8.2 Equality Act 2010
In determining this planning application, the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

8.3 Crime and Disorder Act 1998
In considering this application, due regard has been given to the likely effect of the proposal on the need to reduce crime and disorder in accordance with Section 17 of the Crime and Disorder Act 1998. In reaching a recommendation, officers consider that the proposal will/will not undermine crime prevention or the promotion of community safety.

9.0 **PLANNING BALANCE AND CONCLUSION**

9.1 The proposed development would be acceptable in principle in accordance with relevant Development Plan policies, Supplementary Planning Guidance and Government Guidance. Subject to the following conditions, it is considered that the proposal would not result in significant visual harm, the relationship with nearby residential properties would be acceptable and the proposal would not result in increased risk to highway safety. The application would also be acceptable in relation to ecology, drainage, contamination and sustainability.

10.0 **RECOMMENDATION**
Grant Planning Permission subject to the following conditions:

Sequence	Description	Details
1	Commencement 3 years - Full Planning Permission	The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

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		<p>Reason: By virtue of Sections 91 to 95 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	Approved plans	<p>That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, SA-35-001D, SA-35-003A and SA-35-002C, except as controlled or modified by conditions of this permission.</p> <p>Reason: To secure the proper planning of the area in accordance with Development Plan policies.</p>
3	No change in levels	<p>Except in the case of any building work hereby permitted, no change in the levels of the land shall take place unless in accordance with a detailed scheme which shall have been submitted to and approved in writing by the Local Planning Authority before any development commences on site. The scheme shall include details of existing and proposed ground levels.</p> <p>Reason: In the interests of the visual appearance of the development in accordance with Policies DES1 and DES2 of the South Oxfordshire Local Plan 2035.</p>
4	Boundary walls & fences	<p>Details of all boundary walls, fences and any other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development above slab level. All such approved means of enclosure shall be erected prior to the first occupation of the development.</p> <p>Reason: In the interests of the visual appearance of the development in accordance with Policies DES1 and DES2 of the South Oxfordshire Local Plan 2035.</p>

5	Schedule of Materials prior to slab level	<p>No development above slab level shall take place until a photographic schedule of all materials to be used in the external construction and finishes of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: In the interests of the visual appearance of the development in accordance with Policies DES1 and DES2 of the South Oxfordshire Local Plan 2035.</p>
6	Existing vehicular access	<p>The existing means of access onto Britwell Road including existing visibility splays shall be retained in accordance with the approved plans.</p> <p>Reason: In the interest of highway safety in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.</p>
7	Parking & Manoeuvring Areas Retained	<p>Prior to the first occupation of the development hereby approved, the parking and turning areas shall be provided in accordance with the approved plan SA-35-001D and shall be constructed, laid out, surfaced, drained and completed to be compliant with sustainable drainage (SuDS) principles, and shall be retained unobstructed except for the parking of vehicles associated with the development at all times.</p> <p>Reason: In the interests of highway safety and in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.</p>
8	Landscaping Scheme (trees and shrubs only)	<p>Prior to the construction of any development above slab level a scheme for the landscaping of the site, including the planting of live trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority. These details shall include schedules of new trees and shrubs to be planted (noting species, plant sizes and numbers/densities), the identification of the existing trees and shrubs on the site to be retained (noting species, location and spread),</p>

		<p>any earth moving operations and finished levels/contours, and an implementation programme. The scheme shall be implemented prior to the first occupation or use of the development hereby approved and thereafter be maintained in accordance with the approved scheme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub or equivalent number of trees or shrubs, as the case may be, of a species first approved by the Local Planning Authority, shall be planted and properly maintained in a position or positions first approved in writing by the Local Planning Authority.</p> <p>Reason: To help to assimilate the development into its surroundings in accordance with Policies ENV1, DES1 and DES2 of the South Oxfordshire Local Plan 2035.</p>
9	Tree Protection (General) - prior to commencement	<p>Prior to the commencement of any site works (including demolition or site clearance) a protected area shall be designated for all existing trees which are shown to be retained, and the trees shall be protected in accordance with a scheme which complies with the current edition of BS 5837: "Trees in relation to design, demolition and construction" that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The agreed measures shall be kept in place during the entire course of development.</p> <p>Reason: To safeguard trees which are visually important in accordance with Policies ENV1, DES1, and DES2 of the South Oxfordshire Local Plan 2035.</p>
10	Integrated Biodiversity Enhancements (prior to slab level)	<p>Prior to the commencement of the development above new slab level, details (including specification, position, height, orientation) of a scheme of biodiversity enhancements to be provided (including supplementary planting of native trees and shrubs and enhancements for protected species such as bat and bird boxes), shall be</p>

		<p>submitted to and approved in writing by the local planning authority. The scheme shall be designed in conjunction with a suitably qualified ecologist and bird/bat boxes shall be integrated into the fabric of the development. Thereafter, the development shall be implemented in accordance with the approved details and all features provided prior to first use.</p> <p>Reason: To secure biodiversity enhancements onsite, in accordance with Policy ENV2 of the South Oxfordshire Local Plan and paragraphs 180 and 186 of the NPPF.</p>
11	Specified use within Use Class	<p>The site shall be used for B8 storage and distribution with the Hours of Operation, Frequency of Vehicle Movements and Type / Size of Vehicle Movements as set out in the supporting Transport Note document 2310-024/TN/04(A) received 5th July 2024 and for no other purposes including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking or re-enacting that Order).</p> <p>Reason: In the interests of highway safety and in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.</p>
12	Contaminated Land - Linked Conditions (1)	<p>Prior to the commencement of the development a phased risk assessment shall be carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes of Practice such as Land Contamination: Risk Management 2023 and BS10175:2011 +A2:2017 Investigation of potentially contaminated sites. Each phase shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Phase 3 requires that a remediation strategy be submitted to and approved by the LPA to ensure the site will be rendered suitable for its proposed use.</p>

		<p>Reason: To ensure that any ground, water and associated gas contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use in accordance with Policy ENV11 of the South Oxfordshire Local Plan 2035.</p>
13	<p>Unsuspected Contaminated Land Condition</p>	<p>The developer shall confirm in writing to the Local Planning Authority the presence of any unsuspected contamination encountered during the development. In the event of any contamination to the land and/or water being encountered, no development shall continue until a programme of investigation and/or remedial works to include methods of monitoring and certification of such works undertaken. Where land contamination investigation/remedial works are required this must be carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes of Practice such as Land Contamination: Risk Management 2020 and BS10175:2011 +A2:2017 'Investigation of potentially contaminated sites' and submitted to and approved in writing by the local planning authority.</p> <p>Reason: To ensure that any ground, water and associated gas contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use in accordance with Policy ENV11 of the South Oxfordshire Local Plan 2035.</p>
14	<p>Contaminated Land - Linked Conditions (2)</p>	<p>The development shall not be occupied until any previously approved remediation strategy has been carried out in full and a validation report confirming completion of these works has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure that any ground, water and associated gas contamination is identified and adequately addressed to ensure the safety of the development, the environment and to</p>

		ensure the site is suitable for the proposed use in accordance with Policy ENV11 of the South Oxfordshire Local Plan 2035.
15	External Lighting - prior to commencement	<p>Prior to any works starting on site, a sensitive lighting strategy for bats shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:</p> <ol style="list-style-type: none"> 1. identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites or resting places or along important routes used to access key areas of their territory, for example for foraging; and 2. show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites or resting places. <p>Reason: To avoid impacts on bats from insensitive external lighting in line with Policy ENV2 of the South Oxfordshire Local Plan 2035.</p>
16	Surface Water Drainage - prior to commencement	<p>Prior to the commencement of development, with the exception of any demolition, a full surface water drainage scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The design of the surface water drainage system shall be in accordance with the non-statutory technical standards for sustainable drainage systems, including details of BRE 365 soakage testing (or a statement to say that this is not permitted due to contamination), levels, size, position and construction of all drainage works. The drainage scheme shall be sized to accommodate a minimum of the worst case 1 in 30 year storm, with evidence to demonstrate that the site can accommodate the worst case 1:100 year storm + 40% Climate Change storm, without any flows exiting up to this storm event and any storage on site not causing a nuisance or flooding to property. Should an outflow be required, then</p>

		<p>this must be restricted to QBAR. The approved scheme shall be implemented in accordance with the approved details prior to the occupation of the development hereby approved.</p> <p>Reason: To ensure the proper provision of surface water drainage and to ensure flooding is not exacerbated in the locality in accordance with Policy EP4 of the South Oxfordshire Local Plan 2035.</p>
17	<p>OPTIONAL STANDARD INFORMATIVE (Neighbourhood Plan Policies)</p>	<p>Watlington Neighbourhood Plan Policies:</p> <p>P1 - Protect and Enhance the Character of Watlington</p> <p>P2 - Transport</p> <p>P3 - Conserve and Enhance the Natural Environment</p> <p>P7 - Employment</p>
18	<p>Mud and vehicle obstructions on the Highway</p>	<p>- It is an offence under Section 151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.</p> <p>- No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such obstruction is an offence under Section 137 of the Highways Act 1980.</p>
19	<p>Drainage Informative</p>	<p>Cv values must be set at 0.95.</p> <p>An exceedance plan must be provided.</p> <p>A bioretention feature must be included.</p> <p>Full construction details of all surface water drainage components including hard standing drainage, must be provided.</p> <p>Drainage layout from RWP or channel must be provided.</p>

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