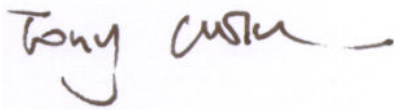


To: Members of the Planning & Regulation Committee

***Notice of a Meeting of the Planning & Regulation
Committee***

Monday, 12 July 2010 at 2.00 pm

County Hall



Tony Cloke
Assistant Head of Legal & Democratic Services

July 2010

Contact Officer: **Graham Warrington**
Tel: (01865) 815321; E-Mail:
graham.warrington@oxfordshire.gov.uk

Membership

Chairman – Councillor Steve Hayward
Deputy Chairman - Councillor Mrs Catherine Fulljames

Councillors

Alan Armitage
Tony Crabbe
Anda Fitzgerald-O'Connor
Jenny Hannaby
Ray Jelf

Peter Jones
Lorraine Lindsay-Gale
David Nimmo-Smith
Neil Owen
G.A. Reynolds

John Sanders
Don Seale
John Tanner

Notes:

- ***A site visit is required for Item 5 (Coombe Farm, Great Milton). Members are asked to meet on site at 10.30 am. Lunch will be available at County Hall at 12.30 pm.***
- ***Date of next meeting: 13 September 2010***

Declarations of Interest

This note briefly summarises the position on interests which you must declare at the meeting. Please refer to the Members' Code of Conduct in Part 9.1 of the Constitution for a fuller description.

The duty to declare ...

You must always declare any "personal interest" in a matter under consideration, ie where the matter affects (either positively or negatively):

- (i) any of the financial and other interests which you are required to notify for inclusion in the statutory Register of Members' Interests; or
- (ii) your own well-being or financial position or that of any member of your family or any person with whom you have a close association more than it would affect other people in the County.

Whose interests are included ...

"Member of your family" in (ii) above includes spouses and partners and other relatives' spouses and partners, and extends to the employment and investment interests of relatives and friends and their involvement in other bodies of various descriptions. For a full list of what "relative" covers, please see the Code of Conduct.

When and what to declare ...

The best time to make any declaration is under the agenda item "Declarations of Interest". Under the Code you must declare not later than at the start of the item concerned or (if different) as soon as the interest "becomes apparent".

In making a declaration you must state the nature of the interest.

Taking part if you have an interest ...

Having made a declaration you may still take part in the debate and vote on the matter unless your personal interest is also a "prejudicial" interest.

"Prejudicial" interests ...

A prejudicial interest is one which a member of the public knowing the relevant facts would think so significant as to be likely to affect your judgment of the public interest.

What to do if your interest is prejudicial ...

If you have a prejudicial interest in any matter under consideration, you may remain in the room but only for the purpose of making representations, answering questions or giving evidence relating to the matter under consideration, provided that the public are also allowed to attend the meeting for the same purpose, whether under a statutory right or otherwise.

Exceptions ...

There are a few circumstances where you may regard yourself as not having a prejudicial interest or may participate even though you may have one. These, together with other rules about participation in the case of a prejudicial interest, are set out in paragraphs 10 – 12 of the Code.

Seeking Advice ...

It is your responsibility to decide whether any of these provisions apply to you in particular circumstances, but you may wish to seek the advice of the Monitoring Officer before the meeting.

If you have any special requirements (such as a large print version of these papers or special access facilities) please contact the officer named on the front page, but please give as much notice as possible before the meeting.

AGENDA

1. **Apologies for Absence and Temporary Appointments**
2. **Declarations of Interest - see guidance note opposite**
3. **Minutes** (Pages 1 - 6)

To approve the minutes of the meeting held on 24 May 2010 and to receive for information any matters arising therefrom.

4. **Petitions and Public Address**
5. **Change of use from pasture to parking area for use by Great Milton Primary school for a temporary period until 31 January 2012; land at Coombe farm, Chilworth Road, Great Milton - Application No R3.0035/10**
(Pages 7 - 40)

Report by Head of Sustainable Development (**PN5**)

The report outlines a proposal to change the use of an area of pasture at Coombe Farm, Great Milton to a temporary car parking area for the use of Great Milton Primary School during building work for a new Children's Centre and school extensions at the school. The car park is to be used for a temporary period only until 31 January 2012. The site lies within the Oxford Green Belt. As with the earlier application for the Children's Centre and school extensions this application has generated much interest locally and the responses received from local residents, the Parish Council and the District Council are included along with other consultee replies. The report also explains that the owner of the proposed site at Coombe Farm has indicated that he is now unwilling to release the land for car park use. Notwithstanding this however, the school (and landowner) are content for the application as submitted to proceed to a decision. Accordingly, the comments of the Head of Sustainable Development on the issues raised and the merits of the proposal are included along with the recommendation on the application.

The Committee is RECOMMENDED to authorise the Head of Sustainable Development to grant permission for Application R3.0035/10 for the change of use of land from pasture to parking area for use by Great Milton Primary School for a temporary period until 31 January 2012 at Coombe Farm, Chilworth Road, Great Milton subject to conditions to be determined by the Head of Sustainable Development to include the following:

1. ***Development to be carried out strictly in accordance with details submitted with the application.***
2. ***Temporary permission – permission to cease by 31 January 2012, or***

completion of the building works for the Children's centre and school extensions submitted under application No. R3.0188/09, whichever is the sooner.

- 3. Site to be restored to pasture on completion of the development.**
- 4. Details of specification for construction of site entrance and surface of the car park to be submitted and agreed. Works to be implemented prior to building works commencing on school site.**
- 5. Hedge protection measures to be submitted and agreed prior to any works commencing on site.**
- 6. Details of any lighting provision to be submitted and agreed prior to any works commencing on site.**
- 7. Details of a car park management plan to be submitted and agreed prior to any works commencing on site. Any approved plan shall be implemented for the duration of the development.**
- 8. Details of any signage proposed (both at the school and the temporary car park) to be submitted and agreed prior to commencement of the development.**

- 6. Change of use and alteration of land and building at Manor Farm, Peppard Common to a small scale inert materials recovery facility for the production of recycled aggregates at Manor Farm, Peppard Common, Henley-on-Thames, RG9 5LA - Application MW.0070/10 (Pages 41 - 76)**

Report by Head of Sustainable Development (PN6)

This is an application for an inert waste recycling facility and conversion of an existing agricultural building into an inert waste processing building at Manor Farm Industrial Estate, Rotherfield Peppard. The site is located within the Chilterns Area of Outstanding Natural Beauty (AONB). The application site is 0.4Ha. The building is currently an open sided barn and the proposal would involve enclosing the building to provide a processing area for the crushing and sorting of inert waste material. 4 prefabricated concrete bays are proposed in the cartilage to the building that would provide storage space for the processed waste material that would be exported as secondary aggregate. The main issues are whether there is a need for this development, its location within the AONB, traffic, impact to local amenity and re-use of agricultural buildings. There is certainly a need for this type of waste management facility in this area of County. However, the report concludes that the applicant has not demonstrated that there is an established overriding need for a facility in this location and that this need outweighs the permanent impacts on the characteristics of the AONB.

It is RECOMMENDED that planning permission for Application P10/E0675/CM be refused for the following reasons:

- (1) The proposal is contrary to SEP policy W17 and MWLP policy W3 in that it has not been demonstrated that the need for the site in the proposed location would outweigh the permanent visual harm to the Chilterns AONB and impact from noise to local residential amenity.***

- (2) ***The proposal is contrary to SOLP policy E8 in that the level of development required to convert the agricultural building to an industrial use is inappropriate within the Chilterns AONB.***

7. Construction of a new synthetic Multi Use Games Area (MUGA) with 3m high perimeter fencing and 4 floodlight columns (6.7m high) at Eynsham Primary School, Beech Road, Eynsham, Witney OX29 4LJ - Application R3.0037/10 (Pages 77 - 114)

Report by Head of Sustainable Development (PN7)

This application is for the construction of a new synthetic Multi Use Games Area (MUGA) at Eynsham Primary School. The application also involves the erection of 3m high fencing around the perimeter of the proposed MUGA and, the erection of four 6.7m high floodlight columns. Objections have been received to the proposal and the local County Councillor has requested that the application be determined by the Planning & Regulation Committee. The report describes the development, outlines the consultation replies and objections along with other responses to the application and relevant planning policies along with comments by the Head of Sustainable Development.

It is RECOMMENDED that Application No. R3.0037/10 be approved subject to conditions to be determined by the Head of Sustainable Development to include the following matters:

- 1. The development must be carried out strictly in accordance with the particulars contained in the application and the plans.***
- 2. Commencement of the development within 3 years.***
- 3. Submission of further details to indicate layout of pitches within the MUGA.***
- 4. Floodlights to be compliant with the Institute of Lighting Engineers Guidance Note.***
- 5. Submission of full details of proposed floodlighting, cowling and predicted overspill levels of light.***
- 6. Site assessment of lighting levels from floodlights and implementation of any remedial action that may be required.***
- 7. That the hours of use for community purposes shall be restricted to 4.00pm – 9.00pm (Monday – Friday) and 9.00am – 5.00pm (Saturday) during term time and, 9.00am – 9.00 (Monday – Friday) and 9.00am – 5.00pm (Saturday) during the school holidays.***
- 8. Submission, agreement and implementation of a community use management agreement plan.***
- 9. Submission and agreement of contractors working hours, delivery times of materials and site compound.***
- 10. Submission of full details (including the location) of the proposed footpath between the car park and the MUGA.***
- 11. Tree and hedgerow protection measures.***

Archaeological informative – If archaeological finds do occur during

development, the County Archaeologist shall be notified in order that he may visit the site and advise as necessary.

Ecological informative - If any protected species not initially surveyed for are found at any point, all work should cease immediately. Work should not recommence until a full survey has been carried out, a mitigation strategy prepared and licence obtained (if necessary) in discussion and agreement with Natural England.

Pre-Meeting Briefing

There will be a pre-meeting briefing at County Hall on **Thursday 8 July at 10.00 am** for the Chairman, Deputy Chairman and Opposition Group Spokesman.

Agenda Item 3

PLANNING & REGULATION COMMITTEE

MINUTES of the meeting held on Monday, 24 May 2010 commencing at 2.00 pm and finishing at 3.12 pm

Present:

Voting Members: Councillor Steve Hayward – in the Chair

Councillor Alan Armitage
Councillor Tony Crabbe
Councillor Mrs Anda Fitzgerald-O'Connor
Councillor Jenny Hannaby
Councillor Ray Jelf
Councillor Stewart Lilly (In place of Councillor Peter Jones)
Councillor Lorraine Lindsay-Gale
Councillor David Nimmo-Smith
Councillor Neil Owen
Councillor G.A. Reynolds
Councillor John Sanders
Councillor Don Seale
Councillor John Tanner
Councillor Melinda Tilley (In place of Councillor Mrs Catherine Fulljames)

Officers:

Whole of meeting G. Warrington & R. Hanson (Corporate Core); R. Dance (Environment & Economy)

Part of meeting

Agenda Item

5 & 6

7

Officer Attending

J. Hamilton and M. Islam

R. Goodlad (Corporate Core)

The Committee considered the matters, reports and recommendations contained or referred to in the agenda for the meeting, and decided as set out below. Except as insofar as otherwise specified, the reasons for the decisions are contained in the agenda and reports, copies of which are attached to the signed Minutes.

1/10 APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

(Agenda No. 1)

Apology

Councillor Mrs C Fulljames
Councillor Peter Jones

Temporary Appointment

Councillor Melinda Tilley
Councillor Stewart Lilly

2/10 MINUTES

(Agenda No. 3)

The minutes of the meeting held on 12 April 2010 were approved subject to adding the following text to Minute 115/09, paragraph 11:

“i.e. mainly under the playing fields. It was noted therefore that the site plan accompanying the report was not accurate in that respect.”

Mr Dance advised on the following matters:

Stonehenge Farm, Northmoor

The Inquiry had been adjourned until 29 June to allow time for all representations to be heard

Waterstock Golf Course

A High Court hearing into the failure of Wyatt Brothers Ltd to comply with a court Order requiring the removal of over 100,000 cm³ of waste from land adjacent to Waterstock Golf Course had concluded. The outcome had been that the Judge had ordered custodial sentences for both directors suspended for 1 year to allow them time to show compliance with the original Order.

Finmere

Appeals against the four refusals had been withdrawn.

Energy from Waste, Ardley

Viridor had submitted another application which was substantively the same as the previous application which had been refused in October 2009, although the applicants now indicated that they would be willing to accept a condition for removal of buildings and restoration of the site after 35 years. It was anticipated that the application would come before the Planning & Regulation Committee later in the year. The appeal by Viridor against the refusal to allow the original application remained undetermined.

Wallingford Youth Centre

The Head of Sustainable Development had now signed off the development and issued the planning consent.

3/10 PETITIONS AND PUBLIC ADDRESS

(Agenda No. 4)

The following request to address the Committee with regard to Items 5 and 6 had been agreed:

Suzi Coyne (Agent for the Applicant)

4/10 CONTINUATION OF EXISTING AGGREGATE RECYCLING FACILITY WITH REVISED SITE AREA AND BUNDING AT NEW WINTLES FARM, EYNSHAM, WITNEY - APPLICATION 10/0066/P/CM

(Agenda No. 5)

The Committee considered (PN5) an application to continue an operation to recycle inert waste material with a revised site area.

Clarifying the site boundary Mrs Coyne confirmed that although the area to be worked would increase overall the applicant would not be using all of the permitted site area. The applicants were also seeking agreement for an alternative method of control based on throughput rather than limiting the number of vehicles into the site. The nature of the operation meant that supplies of material would fluctuate and so therefore would numbers of vehicles into the site. This alternative method of control would be easier to monitor and control than a limit based on vehicle movements. No controls had been imposed on previous temporary consents and the validity of conditions controlling passage over the public highway could be open to challenge.

She responded to questions from –

Councillor Tilley – it would be difficult to be precise about what vehicles could be expected as many small operators used the facility.

Councillor Hannaby – the length of the haul road served to prevent mud on the road and she was not aware that that had been an issue in the past, although she understood that there may have been instances of a film of muddy water on the road surface.

Mr Hamilton confirmed that controls on throughput rather than vehicle numbers would be acceptable and responding to questions from members of the Committee confirmed that although the new workings would be closer to residential properties the proposed conditions would be effective in mitigating against the effects of the operation including noise and dust.

The Chairman moved, and Councillor Hannaby seconded that the officer recommendation as set out in the report be approved subject to an amendment to condition 7 to enable control by throughput.

Councillor Crabbe considered that the original Condition 7 seeking controls on the numbers of vehicles should be retained and asked that operating hours be specified in any permission issued.

The motion was then put to the Committee and –

RESOLVED: (by 14 votes to 1) that planning permission be granted for the development set out in Application 10/0066/P/CM subject to conditions to be determined by the Head of Sustainable Development to include the following matters:

1. Complete compliance
2. Commencement date – 3 years
3. Standard operating hours
4. Noise limits and controls to be submitted and agreed
5. Control of reversing beepers
6. No mud on the public highway
7. Restriction on the annual throughput of the material.
8. No other access points other than those approved.
9. Inert wastes only into the site
10. Dust suppression measures to be agreed
11. Footpath shall not be obstructed
12. Signage for routing of HGVs off site to turn right towards the A40
13. Bunds to be raised around the soil screening area.
14. Bunds to be protected and maintained.
15. Additional planting along the entire north-western boundary.
16. The level of soil screening area to be lowered.
17. Height of plant or machinery to be restricted
18. Surface water drainage scheme to be submitted.

5/10 NON-COMPLIANCE WITH CONDITION 1 OF PERMISSION NO W2002/1337 (FOR DEPOSIT OF INERT WASTE MATERIAL TO RESTORE ORIGINAL LAND LEVELS AND IMPROVE AGRICULTURAL PRODUCTIVITY) TO EXTEND THE TIME FOR THE DEVELOPMENT TO BE COMPLETED) AT CITY FARM LANDFILL SITE, EYNHAM, OXFORDSHIRE - APPLICATION 10/0069/P/CM

(Agenda No. 6)

The Committee considered an application to continue the existing landfill operation for a further 3 years to December 2012 in order to achieve approved final levels and improve the agricultural quality of land at City Farm, Eynsham.

Mrs Coyne asked that Condition 8 be relaxed to allow source screening to help restoration and apologized on behalf of the applicants for previous noise issues which had been attributed to another operator. The applicant had given assurances that that would not happen again and no source screening would be undertaken when the wind was in a northerly direction. She also advised that Conditions 13 and 22 were superfluous as these works had already been undertaken.

Mr Hamilton confirmed that he was happy to recommend that Condition 22 be withdrawn and 8 amended to allow for soil screening but would prefer that 13 was retained to ensure that the access road was properly maintained.

RESOLVED: (on a motion by Councillor Reynolds, seconded by Councillor Seale and carried unanimously) that subject to continuation of S106 provisions for diversion and subsequent reinstatement of the public footpath through the site that Application 10/0069/P/CM be approved subject to conditions to be determined by the Head of Sustainable Development to include the following matters:

1. Complete compliance
2. Commencement date
3. Completion date - December 2012
4. Standard operating hours
5. Noise limits and controls
6. Control of reversing beepers
7. No mud on the public highway
8. No recycling on the site apart from soil screening necessary to restore the site
9. Limitation on number of HGV movements per day (24 Movements)
10. No other access points other than that approved
11. Inert wastes only
12. Dust suppression measures
13. Treatment and layout of access road
14. Signage for routeing of HGVs off site to ensure they turn right towards the A40
15. Protection of ditches.
16. Visibility splays and continued maintenance of access
17. Level crossing and signage along public footpath
18. Treatment of footpath during diversion
19. Signage relating to diversion of footpath
20. Restoration and aftercare of the site
21. Details of landscaping to be submitted
22. Uniform soil profile should be restored across the site
23. Soil and soil-forming material should only be handled when in a dry and friable condition.
24. Fill material that may interfere with deep cultivations or under-drainage should not be within 1.2 metres of the settled land surface
25. Details of design of the drainage scheme to be agreed.

6/10 COMMONS ACT 2006: IN THE MATTER OF AN APPLICATION TO REGISTER LAND AT FRITWELL IN OXFORDSHIRE AS A TOWN OR VILLAGE GREEN

(Agenda No. 7)

The Committee considered (PN7) an application to register land at Fritwell in Oxfordshire as a town or village green under the Commons Act 2006 having noted an amendment to paragraph 24 of the report namely to remove the indented (i) and the bold text in that paragraph and that the application site was in the Deddington division.

Responding to Councillor Seale Mr Goodlad confirmed he was not aware of any reasons why the Committee should not accept the Inspector's findings.

RESOLVED: (on a motion by the Chairman, seconded by Councillor Hannaby and carried by 14 votes to 1) to REJECT the application for registration as a new Town or Village Green pursuant to the Commons Act 2006 of the land at Fritwell, Oxfordshire as described in the application by Mrs Helen Metcalfe dated 25 September 2007, for the reasons given in the Inspector's Report dated 23 August 2009 and his Further Report dated 17 March 2010.

..... in the Chair

Date of signing

Division(s) affected: Chalgrove

Contact Officer: John Hamilton, Tel: 01865 815584

PLANNING & REGULATION COMMITTEE – 12 JULY 2010

CHANGE OF USE OF LAND FROM PASTURE TO PARKING AREA FOR USE BY GREAT MILTON CE PRIMARY SCHOOL FOR A TEMPORARY PERIOD UNTIL 31 JANUARY 2012

Report by Head of Sustainable Development

Location: Land at Coombe Farm, Chilworth Road, Great Milton

Application No: R3.0035/10

District Council Area: South Oxfordshire

Introduction

1. The Planning & Regulation Committee approved an application for a detached single storey building to provide a children's centre plus three extensions to the existing school building in February this year subject to (i) the application not being called in by the Secretary of State (the site is within the Oxford Green Belt) and (ii) the applicant first (before a planning permission is issued) securing and if necessary obtaining planning permission for suitable alternative arrangements for parking for use by the school during the period of construction. The Secretary of State has since advised that he does not intend to call in the application for his own decision.
2. The application now before you is intended to deal with point (ii) of the committee's resolution and is for temporary car parking arrangements to be provided, on land at Coombe Farm, Chilworth Road, Great Milton for use by the school during the course of the construction period for the children's centre and school extensions.

Location

3. Great Milton is located about 16 km (10 miles) east of Oxford. The M40 passes about 1.2 km (0.75 miles) to the north of the village and the A329 Thame-Wallingford Road about 300 metres to the south. Coombe Farm, located on Chilworth Road, is situated on the eastern edge of the village. Great Milton is located within the Oxford Green Belt. The site for the temporary car park is 340m to the east of the Primary School.

The site and its setting (see plan)

4. The application site measures 395m² in area and is located on the east side of Chilworth Road. It is a grass paddock situated immediately to the south of the buildings that comprise Coombe Farm. Access to the site from Chilworth Road is via the existing farm access which also serves an adjoining caravan site (see plan).
5. The western boundary of the site, abutting Chilworth Road, is marked by a hedgerow, whilst beyond Chilworth Road to the west is Green Hitchings, a crescent of housing development. To the east is agricultural land.
6. The proposed walking route between the site and the school passes through Green Hitchings then follows a path between Nos. 24 and 25 Green Hitchings into the village recreation ground and then via a gated entrance into the school grounds. This route is about 400m in length (see plan). There is a longer alternative following the main road through the village measuring 650m in length (again see plan).

Background and Details of the Development

7. The existing Great Milton School car park is to be used, in part, as a site contractor's compound for the duration of the build programme (up to 8 car parking spaces would be lost for this temporary period). The construction works are likely to last until October 2011 but permission is sought for temporary car park replacement for a period until the end of January 2012 to allow for flexibility in the build programme.
8. After a search exercise by the school and discussions with local landowners, the present application site has been identified. The site measures 395m² and is currently laid to pasture. The surface of the proposed parking area would be protected with a reinforced polyethylene mesh intended to minimise the impact on the turf. The mesh would be secured to the existing turf and covered with sharp sand and topsoil to encourage grass growth through the mesh. It would be intended to provide a more stable surface on which to park vehicles, whilst protecting the grass from undue damage. Once the building work at the school has been completed, the site would be returned to pasture.
9. The supporting statement prepared by Mouchel that accompanies the application states that the development of the Children's centre at Great Milton CE School creates a very special circumstance under Green Belt policy to allow this area of land at Coombe Farm to be used as a temporary car park.
10. The Headteacher has also submitted details outlining a management plan for the use of the temporary car park which would include, amongst other things:
 - arranging car shares from Coombe Farm to school by staff who arrive and leave school at the same time each day

- regular visitors with little hand luggage being asked to use the temporary car park
 - making more flexible use of the playground within the school to allow some cars to be parked there – to be managed by staggering children’s break times and lunchtimes and changes to break time supervision
 - investigate the possibility of a shuttle service between Green Hitchings and the school.
11. Very recently – and well after this planning application was submitted, the landowner at Coombe Farm has advised that at this point he has become unwilling to release land for car park use. Notwithstanding this recent development, the school have indicated (and the landowner is content) that they would still wish the Council to decide the application.

Consultation responses

12. South Oxfordshire District Council – object for the following reasons:

Policy GB2 of the adopted South Oxfordshire Local Plan 2011 sets out the type of development that is appropriate. This policy follows advice set out in PPG2. The development that is proposed under this current application is not identified as appropriate development, therefore the development is inappropriate and therefore by definition harmful to the openness of the Green Belt. The District Council does not consider that the construction of the Children’s Centre at Great Milton CE School to be a very special circumstance that would justify allowing the temporary car park which is inappropriate.

13. The District Council considers that the Children’s Centre development (its positioning within the site and impact), the need for temporary parking and the need for increased parking on site should be considered together and ask if the positioning of the Children’s Centre and current parking arrangements could be re-considered. They also have concerns that the proposed temporary car park would be located too far from the school and would not be a practical or desirable option.

14. Great Milton Parish Council – object for the following reasons:

1. Inadequacy and unsuitability –

The Parish Council considers that the proposed development is clearly not suitable because:

- (i) it is nearly half a mile from the school
- (ii) there is no path for sections of the proposed walking route and other sections are uneven and unlit
- (iii) the proposed walking route crosses the recreation ground and nursery school area. There is no provision for insurance to indemnify the

- Parish Council against claims for personal injury and uses of this route or provision for the security of the Nursery School play area
- (iv) the entire parking area at the school will be required to house plant and equipment for this project, without taking account of 20 or more contractors' private vehicles
 - (v) the proposed site will clearly be insufficient to accommodate the parking needs of school staff and visitors for 18 months (it only provides for 8 spaces)
 - (vi) there are further safety issues when considering access to the school driveway by school buses at peak times
 - (vii) the proposal will create an unmanageable burden on the village High Street due to increased parking.

2. Application does not meet PPG2 Green Belt guidelines –

- (i) Green Belt designation aims “to assist in safeguarding the countryside from encroachment”. This purpose is paramount to the Green Belt protection
- (ii) Great Milton is washed over by the Green Belt, an indication that the area should be protected. Turning a field into a car park is contrary to this requirement
- (iii) this is inappropriate development – and by definition harmful to the Green Belt. Applicant has not successfully demonstrated very special circumstances for allowing it, and is awaiting review by the Secretary of State
- (iv) proposal is analogous to a Park & Ride scheme. Have alternative non-green belt alternatives been considered first?
- (v) there is no separate criteria for temporary development over permanent development within the Green Belt. Although the proposal is temporary in nature, it must still meet PPG2 requirements and guidelines.

3. Implications for village amenities –

- (a) increased parking in the High Street will create a considerable negative impact on the volume of trade for the shop/post office which relies on much passing trade. A temporary proposal cannot be allowed to threaten the viability of the village's only shop and livelihood of those who rely on it
- (b) frustrated car parkers trying to use the school or shop will park in the small car park outside the Old Garage offices, an area paid for by the tenants of these offices.

Oxford Green Belt Network – comment as follows:

15. If the Children's Centre and school extensions are to go ahead, we can see the good sense of having this temporary car park to avoid staff cars being parked on village streets provided this is restricted to the construction period (till 31 January 2012). We approve of the use of mesh to minimise damage to farmland and to allow for a green surface to be maintained.

16. If the Children's Centre proposal increases traffic on local roads and intensifies activity in the village, it clearly has Green Belt implications that are wider than we acknowledged before and we hope that the views of the Parish Council are taken fully into account. For our part we would not wish to see any enlargement of the school give rise to a demand to make this temporary car park into a permanent one or create further pressures on the Green Belt locally.

Transport Development Control –

17. *First* response – The existing vehicular access to Coombe Farm is acceptable. The proposed surface treatment will help vehicle manoeuvring and pedestrians, especially in the winter.
18. With regard to the walking route between the school and car park, comment as follows:
19. This route is part surfaced and part unmade. The surface is well worn in parts. Along the western perimeter of the recreation ground there is a surfaced path leading to the pavilion. The most direct route however for pedestrians would be straight across the playing field. The entire route is unlit and therefore unlikely to be attractive to users after dark. It is also likely to be unattractive during wet weather conditions.
20. Have concerns that vehicles displaced from the school car park are more likely to search for spaces closer to the school than Coombe Farm.
21. Have serious concerns that the temporary car park will not be used given it is a 5 minute walk away, the condition of the path and the fact that the route is unlit.
22. *Second* response – Previous conclusions were drawn from the general state of the route between the school and car park, the fact that it is poorly surfaced and unlit and is 5 minutes walking time away. There is also no official right of way. The whole parking and transfer experience would not be sufficient to encourage its use and therefore parking would be likely to take place closer to the school.
23. Ordinarily there is sufficient reason to advise refusal, however –
- (1) this is a temporary proposal
 - (2) the provision is the only solution available albeit not a perfect solution
 - (3) the provision would work if appropriate temporary changes were to be implemented and controlled by conditions.
24. I will, therefore, offer support to the application if the following is applied and controlled by conditions:
- the car park entrance and parking surface is constructed in an appropriately durable material

- the car park is lit and secure
- those persons displaced by the temporary closure of part of the school car park shall use up to a maximum of 8 vehicles, shall park in this car park at all times during school hours and not park anywhere else. Car sharing may well need to be arranged
- an attempt is made to secure a temporary arrangement of access across the recreation ground.

25. All the above details to be submitted, approved and implemented before the existing school car park is converted to a workers compound.

Third Party Representations (copies of these are available in the Members' Resource Centre)

26. 28 responses have been received from local residents all objecting to this application. The objections cover a range of points, including:

- proposed area for car park not big enough
- what about signage for visitors – will there be a proliferation of signs in the area?
- Will the caravan park use the same access?
- distance from school is up to half a mile – distance, plus unmade nature of proposed walking route and fact it is unlit will mean the car park will not be used
- rather than walk for 5-10 minutes, staff will park on main road near school entrance
- staff will not use car park in bad weather
- how will visitors know to use car park?
- area is in the Green Belt – hardstanding must be removed at end of the temporary period
- would set a precedent for further permanent development in Green Belt
- inappropriate development in the Green Belt
- survival of village shop and post office will be threatened
- parking will take place on main road close to school entrance
- private car park at The Old Garage would be used
- proposed route between school and car park goes through recreation ground close to nursery – impact on safety of children
- proposal will impact on existing uses of Chilworth Road (existing traffic, cyclists, walkers, riders)
- proposal will adversely affect outlook of properties on Thame Road and Green Hitchings
- no overriding need for the development
- no genuine intent by the school to use the car park
- support objections made by the Parish Council.

Relevant Development Plan and other Policies

27. Planning applications should be decided in accordance with the Development Plan unless material considerations indicate otherwise.
28. The development plan documents in this case are the South East Plan Regional Spatial Strategy (2026) (RSS) and the South Oxfordshire Local Plan (2011) (SOLP). The relevant policies are as follows:
 - SP5, CO4, CC1, CC6, BE1, BE5 – (RSS)
 - G2, G6, GB2, GB4, CF2, D1, C9 – (SOLP)
29. These policies are set out in the Policy Annex attached.
30. In addition, PPG2 (Green Belts) is relevant as, in particular, it refers to the presumption against inappropriate development within the Green Belt.
31. The Secretary of State has recently indicated that the RSS is shortly to be repealed and he has indicated that this fact should be a material consideration when deciding planning applications.

Comments of the Head of Sustainable Development

32. In my view the main issues for consideration of this proposal relate to:
 - 1) the need for the development
 - 2) the location of the development and whether it would be used
 - 3) the acceptability of the development in terms of its impact on the character and openness of the Green Belt
 - 4) the impact of the development on neighbouring properties.

(i) The need for the development
33. A planning application for extensions to the school at Great Milton and a separate Children's Centre building within the grounds of the school was considered by this committee earlier this year. Committee resolved to approve the application subject to the provision of alternative suitable temporary parking arrangements for use by the school whilst building work progresses on site. The purpose of this report is therefore not to revisit the principle of the main development on the school site (Children's Centre and extensions) but to consider whether the proposed temporary parking arrangements are acceptable to allow the main development to proceed.
34. The contractor's compound that would be required on site to support the proposed building works would be laid out in phases: the first phase, incorporating the site where the proposed Children's Centre is to be located, and then, once this is constructed, moving to the northern end of the site between the main school buildings and the northern boundary. At any one

time, up to 8 staff car parking spaces would be lost and this proposal seeks to accommodate these 8 spaces on this alternative site at Coombe Farm.

35. This proposal would provide an opportunity to avoid parking taking place on the main road whilst allowing contractors to cordon off appropriate parts of the school site so that the work can progress safely. The site proposed, albeit some distance from the school, is the one that has been put forward following a site search exercise. I am of the view that these temporary parking arrangements if implemented would benefit parking management during the construction phase of the development.

(ii) Location of the development

36. The proposed car park is located 340m to the east of the school. The shortest route (see attached plan) measures around 400m in length and passes through the Green Hitchings housing area, skirts the recreation ground to the south and west, passes the pavilion and Little Owls Nursery building before entering the school through its southern boundary. This route is for the most part unmade and unlit. The alternative is to walk alongside the public highways (down Chilworth Road, along Thame Road to the west and then turn northwards at the Green and up Lower End to the main school entrance. This route measures 650m approximately and is also unlit. A large number of objectors consider that the distance involved, the unmade nature of part of one of the possible routes between the school and proposed site and the fact that the route is unlit would mean that it is unlikely to be used by staff especially during bad weather.
37. I agree that the location of the car park this distance away is not ideal and that staff may be reluctant to use it especially if they are carrying heavy bags and the weather is inclement. The school have explored other options and had hoped to be able to secure use of the recreation ground car park. However, this is not being made available to them. If the school wishes to pursue the scheme for building extensions and the Children's Centre, then alternative temporary parking arrangements need to be provided to meet the Planning & Regulation Committee resolution and the staff have to be encouraged to use it. The school headteacher has submitted details outlining a management plan for the use of the temporary car park which puts forward such items as car sharing between Coombe Farm and the school, making more flexible use of the school playingfield for parking and investigating the possibility of a shuttle bus between Coombe Farm and the school.
38. Transport Development Control have concerns that the car park would not be used for the reasons already raised by local residents. However, they have indicated that they are prepared to support the proposal on the basis that it is temporary and the only option currently available, provided the car park entrance and surface is properly laid out, it is lit and made secure, that the 8 displaced cars from the school must park in the temporary car park (car sharing may well be required) and an attempt at a temporary access arrangement across the recreation ground is made. These measures could be required and encouraged by conditions and informatives to agree, and

implement, a car park management plan for the duration of the building contract.

39. The present proposal for temporary parking is the only option currently available to the school and it is the one which the Planning & Regulation Committee are invited to make a decision on now. If it had been possible to secure use, for instance, of the recreation ground car park for a temporary period, that would have been a more convenient solution. However that is not possible at this juncture. For the scheme to work the school must ensure that staff always use the car park. The school are aware of the concerns of local residents in relation to car parking in the village and I expect them to rigorously apply the car park management scheme to all their staff and visitors. My recommendation below proposes attaching conditions to any consent covering the submission of details for the construction of the car park entrance and surface, and details of any illumination. I also propose that a car park management scheme be submitted and agreed (with Transport Development Control officers) to ensure appropriate measures are put in place. Monitoring of the car park would need to be undertaken and this could be done by the Council's Monitoring Team to ensure it is being used by the school.

(iii) Acceptability of the development in the Green Belt

40. The village of Great Milton is in the Oxford Green Belt. Any proposal for temporary car parking, either on the site proposed or on any new site in the village, has to be justified in Green Belt terms. Such a change of use, is regarded as inappropriate unless it maintains the openness of the Green Belt and does not conflict with the purposes of including land in the Green Belt. There is a presumption against inappropriate development in the Green Belt. Very special circumstances must be demonstrated to justify overriding Green Belt policy. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
41. The proposal is inappropriate development, but is driven by the desire to enable the construction of an important community facility which the Committee has already resolved to approve. There is a significant swell of local opinion against the development indicating that further on street parking would take place during the construction period which would be unsatisfactory. This proposal aims at addressing the on street parking issue.
42. The proposal is for a temporary period and would be removed at the end of that period and the land returned to its existing use. Alternative arrangements for temporary parking have been examined and none as good, or better than this proposal, appear at this time capable of being provided.
43. Although a temporary proposal, particularly because it is within the Green Belt the development must be carefully designed so that a) it is safe to use by users and b) to make sure its impacts are minimised. Subject to the conditions proposed in the recommendation to this report I consider that this is the case.

44. As part of my consideration of this proposal, I have considered the Secretary of State's pronouncement that Regional Spatial strategies are to be abolished. I do not think that this statement has significant bearing in weighing the merits of this application. The government has indicated support for the Green Belt concept. I have considered the merits of this application in the light of the importance of protecting the Oxford Green Belt.

(iv) Impact on neighbouring residents

45. Objections have been raised about the effect of the development on the outlook of properties close to the site. The site is screened by a hedgerow along the Chilworth Road boundary and, to a degree, by the existing farm buildings to the north. I consider that the site, with the existing hedgerow planting and limited activity the site would generate (8 cars at the start and end of the school day), should not have any significant impact on the outlook or setting of the nearby dwellings in particular or the village in general.
46. Concern has been raised about possible conflicts with other users of Chilworth Road – other motorists, horse riders, cyclists and dog walkers. Transport Development Control have no objections to the traffic movements the site would generate for this temporary period and consider the proposal acceptable in highway safety terms.

Conclusion

47. In February the Planning & Regulation Committee resolved to ensure that the amenity of local people in Great Milton in terms of the impact of on-street parking in the vicinity of the school could be protected during the 12 month period of construction work to extend the school and build the family centre. The proposal here is intended to address this point, though it may prove not to be implementable given the recent statement from the landowner where the car park would be sited. Overall I consider that the provision of the car park would be beneficial in terms of providing the most suitable alternative parking arrangement.
48. Indeed, its implementation should ensure that any additional parking on the public highway is minimised whilst the important community facilities which the Committee has already resolved to approve are built and this, coupled with the temporary nature of the development and subsequent restoration to pasture, in my opinion constitute very special circumstances to justify the granting of this proposal in the Green Belt. In addition, providing appropriate restoration conditions are imposed upon any permission, there should be no long term harm to the Green Belt and the long term objectives of the policy would not be undermined. Accordingly I recommend that planning permission be granted.
49. The committee may also wish to consider, in making a decision on this application, whether or not the school have sufficiently addressed the parking issue such as to discharge that part of the original resolution (see (ii) in paragraph 1).

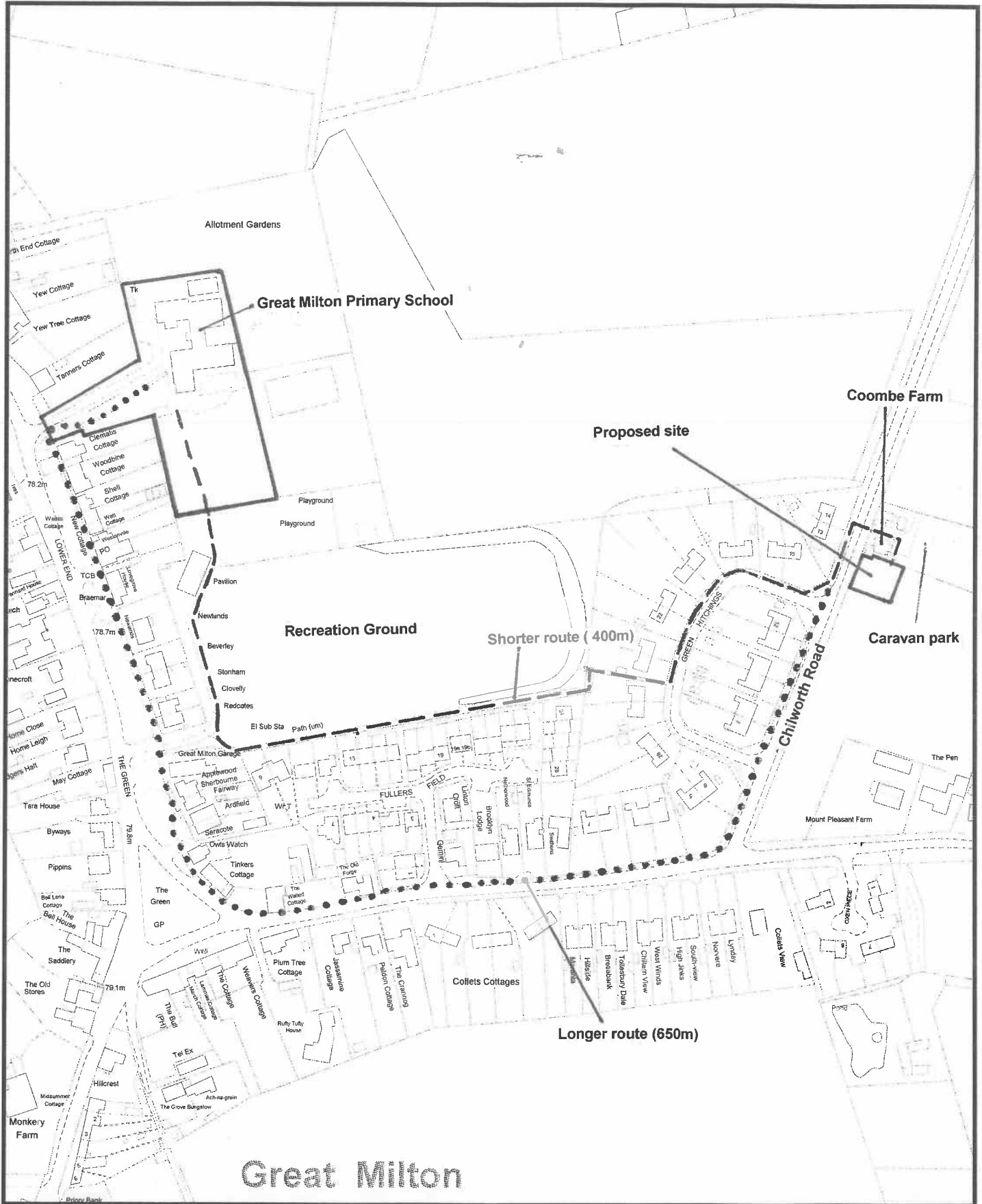
RECOMMENDATION

50. The Committee is **RECOMMENDED** to authorise the Head of Sustainable Development to grant permission for Application R3.0035/10 for the change of use of land from pasture to parking area for use by Great Milton Primary School for a temporary period until 31 January 2012 at Coombe Farm, Chilworth Road, Great Milton subject to conditions to be determined by the Head of Sustainable Development to include the following:
1. Development to be carried out strictly in accordance with details submitted with the application.
 2. Temporary permission – permission to cease by 31 January 2012, or completion of the building works for the Children’s centre and school extensions submitted under application No. R3.0188/09, whichever is the sooner.
 3. Site to be restored to pasture on completion of the development.
 4. Details of specification for construction of site entrance and surface of the car park to be submitted and agreed. Works to be implemented prior to building works commencing on school site.
 5. Hedge protection measures to be submitted and agreed prior to any works commencing on site.
 6. Details of any lighting provision to be submitted and agreed prior to any works commencing on site.
 7. Details of a car park management plan to be submitted and agreed prior to any works commencing on site. Any approved plan shall be implemented for the duration of the development.
 8. Details of any signage proposed (both at the school and the temporary car park) to be submitted and agreed prior to commencement of the development.

CHRIS COUSINS
Head of Sustainable Development

June 2010

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The South East Plan

Regional Spatial Strategy for the South East of England

May 2009

POLICY SP5: GREEN BELTS

The existing broad extent of Green Belts in the region is appropriate and will be retained and supported and the opportunity should be taken to improve their land-use management and access as part of initiatives to improve the rural urban fringe. However, in order to meet regional development needs in the most sustainable locations, selective reviews of Green Belt boundaries are required

- i. in the Metropolitan Green Belt to the north east of Guildford, and possibly to the south of Woking, and
- ii. in the Oxford Green Belt to the south of the City

In addition, a boundary review will be required in the area of the former DERA site at Chertsey.

Smaller-scale local reviews are likely to be required in other locations, including around Redhill-Reigate, and these should be pursued through the local development framework process.

These reviews should satisfy national criteria for Green Belt releases, accord with the spatial strategy, and ensure that sufficient land is safeguarded to avoid the need to further review to meet development needs to at least 2031. Where reviews cover more than one local authority area they should be undertaken through a joint or co-ordinated approach. Where selective reviews are undertaken local authorities should satisfy themselves that there will not be a need for further review before 2031. In undertaking this exercise the same annual rate of development as set out in Table H1b of this strategy should be assumed for the years 2026-2031.

POLICY CC1: SUSTAINABLE DEVELOPMENT

The principal objective of the Plan is to achieve and to maintain sustainable development in the region. Sustainable development priorities for the South East are identified as:

- i. achieving sustainable levels of resource use
- ii. ensuring the physical and natural environment of the South East is conserved and enhanced
- iii. reducing greenhouse gas emissions associated with the region
- iv. ensuring that the South East is prepared for the inevitable impacts of climate change
- v. achieving safe, secure and socially inclusive communities across the region, and ensuring that the most deprived people also have an equal opportunity to benefit from and contribute to a better quality of life.

All authorities, agencies and individuals responsible for delivering the policies in this Plan shall ensure that their actions contribute to meeting the objectives set out in this policy and in the regional Sustainability Framework.

POLICY CC6: SUSTAINABLE COMMUNITIES AND CHARACTER OF THE ENVIRONMENT

Actions and decisions associated with the development and use of land will actively promote the creation of sustainable and distinctive communities. This will be achieved by developing and implementing a local shared vision which:

- i. respects, and where appropriate enhances, the character and distinctiveness of settlements and landscapes throughout the region
- ii. uses innovative design processes to create a high quality built environment which promotes a sense of place. This will include consideration of accessibility, social inclusion, the need for environmentally sensitive development and crime reduction.

POLICY BE5: VILLAGE MANAGEMENT

In preparing local development documents (LDDs), local planning authorities should positively plan to meet the defined local needs of their rural communities for small scale affordable housing, business and service development, taking account of changing patterns of agriculture, economic diversification, and continued viability of local services. LDDs should define their approach to development in villages based on the functions performed, their accessibility, the need to protect or extend key local services and the capacity of the built form and landscape setting of the village. All new development should be subject to rigorous design and sustainability criteria so that the distinctive character of the village is not damaged.

To assist this, local planning authorities should encourage community-led local assessments of need and action planning to inform decision making processes.

POLICY T1: MANAGE AND INVEST

Relevant regional strategies, local development documents and local transport plans should ensure that their management policies and proposals:

- i. are consistent with, and supported by, appropriate mobility management measures
- ii. achieve a re-balancing of the transport system in favour of sustainable modes as a means of access to services and facilities
- iii. foster and promote an improved and integrated network of public transport services in and between both urban and rural areas
- iv. encourage development that is located and designed to reduce average journey lengths
- v. improve the maintenance of the existing transport system

- vi. include measures that reduce the overall number of road casualties]
- vii. include measures to minimise negative environmental impacts of transport and, where possible, to enhance the environment and communities through such interventions
- viii. investment in upgrading the transport system should be prioritised to support delivery of the spatial strategy by:
 - a. supporting the function of the region's international gateways and inter-regional movement corridors (see Diagram T1 at the end of this chapter)
 - b. developing the network of regional hubs and spokes (see Diagram T2 at the end of the chapter)
 - c. facilitating urban renewal and urban renaissance as a means of achieving a more sustainable pattern of development
 - d. improving overall levels of accessibility.

POLICY TRS2: RURAL TOURISM

Opportunities to promote tourism and recreation-based diversification should be encouraged where they provide jobs for local residents and are of a scale and type appropriate to their location.

Local planning authorities in formulating planning policies and taking decisions will:

- i. support proposals which seek to develop the tourism opportunities associated with all types of rural development initiatives
- ii. protect access to, and support proposals for upgrading, inland waterways and associated facilities for recreational use in accordance with relevant management strategies
- iii. in surrounding countryside areas with significant tourism potential, local authorities should identify actions to strengthen linkages between market towns and their hinterlands through the provision of integrated sustainable transport and complementary product development, investment and marketing, including the promotion of locally produced products, such as food and crafts.

POLICY NRM5: CONSERVATION AND IMPROVEMENT OF BIODIVERSITY

Local planning authorities and other bodies shall avoid a net loss of biodiversity, and actively pursue opportunities to achieve a net gain across the region.

- i. They must give the highest level of protection to sites of international nature conservation importance (European sites). Plans or projects implementing policies in this RSS are subject to the Habitats Directive. Where a likely significant effect of a plan or project on European sites

- cannot be excluded, an appropriate assessment in line with the Habitats Directive and associated regulations will be required.
- ii. If after completing an appropriate assessment of a plan or project local planning authorities and other bodies are unable to conclude that there will be no adverse effect on the integrity of any European sites, the plan or project will not be approved, irrespective of conformity with other policies in the RSS, unless otherwise in compliance with 6(4) of the Habitats Directive.
 - iii. For example when deciding on the distribution of housing allocations, local planning authorities should consider a range of alternative distributions within their area and should distribute an allocation in such a way that it avoids adversely affecting the integrity of European sites. In the event that a local planning authority concludes that it cannot distribute an allocation accordingly, or otherwise avoid or adequately mitigate any adverse effect, it should make provision up to the level closest to its original allocation for which it can be concluded that it can be distributed without adversely affecting the integrity of any European sites.
 - iv. They shall avoid damage to nationally important sites of special scientific interest and seek to ensure that damage to county wildlife sites and locally important wildlife and geological sites is avoided, including additional areas outside the boundaries of European sites where these support the species for which that site has been selected.
 - v. They shall ensure appropriate access to areas of wildlife importance, identifying areas of opportunity for biodiversity improvement and setting targets reflecting those in the table headed 'Regional Biodiversity Targets – Summary for 2010 and 2026' below. Opportunities for biodiversity improvement, including connection of sites, large-scale habitat restoration, enhancement and re-creation in the areas of strategic opportunity for biodiversity improvement (Diagram NRM3) should be pursued.
 - vi. They shall influence and applying agri-environment schemes, forestry, flood defence, restoration of mineral extraction sites and other land management practices to:
 - deliver biodiversity targets
 - increase the wildlife value of land
 - reduce diffuse pollution
 - protect soil resources.
 - vii. They shall promote policies that integrate the need to accommodate the changes taking place in agriculture with the potential implications of resultant development in the countryside.
 - viii. They shall require green infrastructure to be identified, developed and implemented in conjunction with new development.

POLICY NRM10: NOISE

Measures to address and reduce noise pollution will be developed at regional and local level through means such as:

- i. locating new residential and other sensitive development away from existing sources of significant noise or away from planned new sources of noise
- ii. traffic management and requiring sound attenuation measures in major transport schemes
- iii. encouraging high levels of sound-proofing and screening as part of sustainable housing design and construction.

POLICY C4: LANDSCAPE AND COUNTRYSIDE MANAGEMENT

Outside nationally designated landscapes, positive and high quality management of the region's open countryside will be encouraged and supported by local authorities and other organisations, agencies, land managers, the private sector and local communities, through a combination of planning policies, grant aid and other measures.

In particular, planning authorities and other agencies in their plans and programmes should recognise, and aim to protect and enhance, the diversity and local distinctiveness of the region's landscape, informed by landscape character assessment.

Positive land management is particularly needed around the edge of London and in other areas subject to most growth and change. In such areas long-term goals for landscape conservation and renewal and habitat improvement should be set, and full advantage taken of agri-environmental funding and other management tools.

Local authorities should develop criteria-based policies to ensure that all development respects and enhances local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided.

POLICY S1: SUPPORTING HEALTHY COMMUNITIES

Local development documents should embrace preventative measures to address the causes of ill health by reflecting the role the planning system can play in developing and shaping healthy sustainable communities, including:

- i. community access to amenities such as parks, open spaces, physical recreation activity, and cultural facilities
- ii. mixed and cohesive communities, with a particular focus on access to housing for socially excluded groups
- iii. healthier forms of transport, by incorporating cycle lanes and safe footpaths in planned developments.

POLICY S3: EDUCATION AND SKILLS

Local planning authorities, taking into account demographic projections, should work with partners to ensure the adequate provision of pre-school, school and community learning facilities. Policies should advocate the widening and deepening of participation through better accessibility, reflecting the role the planning system can play in developing and shaping healthy sustainable communities. Policies should:

- i. take account of the future development needs of the economy and the community sector
- ii. encourage mixed use approaches, that include community facilities alongside 'formal' education facilities
- iii. seek to ensure access for all sections of society to education facilities at locations with good public transport access.

POLICY S5: CULTURAL AND SPORTING ACTIVITY

Increased and sustainable participation in sport, recreation and cultural activity should be encouraged by local authorities, public agencies and their partners through local development documents and other measures in order to improve the overall standard of fitness, enhance cultural diversity and enrich the overall quality of life.

Provision for cultural and sporting activity should:

- i. be based on an up to date strategy for the selected provision which should cover aspects such as the arts, heritage, the museums, libraries and archive sectors and sporting activity
- ii. be based on an audit of current supply and an assessment of this supply against estimated demand/growth. The audits should cover the quantitative, qualitative and accessible nature of provision. Authorities should encourage formal partnership working to put in place effective programmes of provision and management.

Local development documents should include policies relevant to local needs designed to:

- i. encourage participation by disadvantaged and socially excluded persons/groups
- ii. locate facilities sustainably where they can be accessed by a range of modes of transport particularly healthy forms of transport i.e. walking and cycling
- iii. make joint service provisions where appropriate
- iv. give special attention to cultural provision in supporting economic growth and urban regeneration, which may be the subject of area action plans
- v. include policies encouraging workplace and other everyday provision for increased physical activity.

POLICY S6: COMMUNITY INFRASTRUCTURE

The regional planning authority and regional partners, including SEEDA, will work with Government and other agencies to increase investment in physical and social infrastructure and secure co-ordination between development and essential infrastructure provision.

Where appropriate, the mixed use of community facilities should be encouraged by local authorities, public agencies and other providers, through local development documents and other measures in order to make effective use of resources and reduce travel and other impacts.

Local planning authorities, in consultation with those delivering services using community infrastructure (including the Third Sector and Faith organisations), will ensure facilities are located and designed appropriately, taking account of local needs and a whole life costing approach.

Policies should also ensure that:

- i. community infrastructure supports economic growth and regeneration, with particular priority for health and education provision
- ii. creative thinking and action on new mixes of cultural and community facilities is encouraged
- iii. appropriate facilities are made accessible to all sections of the community, in both urban and rural settlements.

POLICY CO4: GREEN BELT

A Green Belt will be maintained around Oxford to:

- i. preserve the special character and landscape setting of Oxford
- ii. check the growth of Oxford and prevent ribbon development and urban sprawl
- iii. prevent the coalescence of settlements
- iv. assist in safeguarding the countryside from encroachment
- v. assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

A selective review of Green Belt boundaries will take place on the southern edge of Oxford through one or more co-ordinated development plan documents. It will identify land to be removed from the Green Belt to facilitate a sustainable urban extension to Oxford with minimal impact on village identity and the landscape setting of the city.

Development in the Green Belt will only be permitted if it maintains its openness and does not conflict with the purpose of the Green Belt or harm its visual amenities.

POLICY W5: TARGETS FOR DIVERSION FROM LANDFILL

A substantial increase in recovery of waste and commensurate reduction in landfill is required in the region. Accordingly, the following targets for diversion from landfill of all waste need to be achieved in the region (Policy W6 targets are a component of these):

Year	Municipal Solid Waste (MSW)	Commercial and Industrial (C&I)	Construction and Demolition (C&D)	All Waste	
	mt/yr	mt/yr	mt/yr	mt/yr	%
2008	2.0	5.2	10.0	17.2	68
2010	2.5	5.8	10.1	18.4	71
2015	3.9	7.4	10.4	21.7	79
2020	4.7	8.7	10.7	24.0	84
2025	5.1	9.4	10.9	25.5	86

Regional Targets for Diversion from Landfill

Source: Regional Waste Management Capacity: Survey, Methodology and Monitoring, Updated Final Report, 2008 (modelled Scenario 1)

Note: Percentage targets for diversion from landfill in the year 2008 have been interpolated.

Waste planning authorities (WPAs) should ensure that policies and proposals are in place to contribute to the delivery of these targets, and waste management companies should take them into account in their commercial decisions. The optimal management solution will vary according to the individual material resource streams and local circumstances and will usually involve one or more of the following processes:

- re-use
- recycling
- mechanical and/or biological processing (to recover materials and produce compost, soil conditioner or inert residue)
- thermal treatment (to recover energy)
- priority will be given to processes higher up this waste hierarchy.

WPAs should continue to provide sufficient landfill capacity to process residues and waste that cannot practicably be recovered.

POLICY W17: LOCATION OF WASTE MANAGEMENT FACILITIES

Waste development documents will, in identifying locations for waste management facilities, give priority to safeguarding and expanding suitable sites with an existing waste management use and good transport

connections. The suitability of existing sites and potential new sites should be assessed on the basis of the following characteristics.

- i. good accessibility from existing urban areas or major new or planned development
- ii. good transport connections including, where possible, rail or water
- iii. compatible land uses, namely:
 - active mineral working sites
 - previous or existing industrial land use
 - contaminated or derelict land
 - land adjoining sewage treatment works
 - redundant farm buildings and their cartilages
- iv. be capable of meeting a range of locally based environmental and amenity criteria.

Waste management facilities should not be precluded from the Green Belt. Small-scale waste management facilities for local needs should not be precluded from Areas of Outstanding Natural Beauty and National Parks where the development would not compromise the objectives of the designation.

POLICY M2: RECYCLED AND SECONDARY AGGREGATES

The use of secondary aggregates and recycled materials in the South East should increase from 6.6mtpa (29% of the guidelines for primary aggregate production in the region) to at least 7.7mtpa (34%) by 2016 so as to reduce the need for primary aggregates extraction. To enable this target to be met, and where possible exceeded, mineral planning authorities (MPAs) should ensure that their mineral development frameworks enable provision to be made for the following:

Mineral Planning Authority Area	Apportionment of recycled and secondary aggregate provision (million tonnes per annum) by 2016
Berkshire Unitaries	0.7 mtpa
Buckinghamshire	0.6 mtpa
East Sussex/Brighton and Hove	0.5 mtpa
Hampshire/Portsmouth/Southampton/ New Forest	1.7 mtpa
Isle of Wight	0.1 mtpa
Kent	1.4 mtpa
Medway	0.2 mtpa
Milton Keynes	0.2 mtpa
Oxfordshire	0.9 mtpa
Surrey	0.8 mtpa
West Sussex	0.8 mtpa

MPAs should identify sites to contribute to such provision in minerals development frameworks. Local planning authorities should safeguard these sites through their local development frameworks.

Policy W17 – Location of Waste Management Facilities applies to all proposals for mineral recycling facilities. Where temporary recycling facilities are to be proposed in the Green Belt, Areas of Outstanding Natural Beauty or National Parks, they should be sited at existing minerals or waste sites wherever possible.

Note

The reference to mineral development frameworks should be taken to embrace mineral, waste or combined mineral and waste development frameworks.

West Oxfordshire Local Plan 2011

POLICY BE1 - ENVIRONMENTAL AND COMMUNITY INFRASTRUCTURE

Development will not be permitted unless appropriate supporting transport, service and community infrastructure is available or will be provided and appropriate provision has been made to safeguard the local environment. Contributions will be sought from developers and/or landowners in accordance with Government advice.

POLICY BE2 - GENERAL DEVELOPMENT STANDARDS

New development should respect and, where possible, improve the character and quality of its surroundings and provide a safe, pleasant, convenient and interesting environment.

Proposals for new buildings and land uses should clearly demonstrate how they will relate satisfactorily to the site and its surroundings, incorporating a landscape scheme and incidental open space as appropriate.

A landscape scheme accompanying detailed proposals for development should show, as appropriate, hard and soft landscaping, existing and proposed underground services, a phasing programme for implementation and subsequent maintenance arrangements.

Proposals will only be permitted if all the following criteria are met:

Quality of Development and Impact upon the Area:

- a) the proposal is well-designed and respects the existing scale, pattern and character of the surrounding area;

- b) new buildings or extensions to existing buildings are designed to respect or enhance the form, siting, scale, massing and external materials and colours of adjoining buildings, with local building traditions reflected as appropriate;
- c) the proposal creates or retains a satisfactory environment for people living in or visiting the area, including people with disabilities;
- d) existing features of importance in the local environment are protected and/or enhanced;
- e) the landscape surrounding and providing a setting for existing towns and villages is not adversely affected;
- f) in the open countryside, any appropriate development will be easily assimilated into the landscape and wherever possible, be sited close to an existing group of buildings.

Crime:

- g) good design has been used to help reduce the opportunities for crime.

Energy and Resources:

- h) regard has been given to:
 - i. principles of energy and resource conservation;
 - ii. provision for sorting and storage facilities to facilitate recycling of waste.

POLICY BE3 - PROVISION FOR MOVEMENT AND PARKING

Development should make provision for the safe movement of people and vehicles, whilst minimising impact upon the environment. Within built-up areas priority should be given to pedestrians, cyclists and public transport. Proposals will only be permitted if all the following criteria are met:

- a) safe and convenient circulation of pedestrians and cyclists, both within the development and externally to nearby facilities, with provision to meet the needs of people with impaired mobility as appropriate;
- b) safe movement of all vehicular traffic both within the site and on the surrounding highway network;
- c) provision for the increased use of public transport as appropriate to the scale of development;
- d) provision for the parking of vehicles, including bicycles and motorcycles, in accordance with the standards in Appendix 2.

Development which would have a significant impact on the highway network will not be permitted without the prior submission of a Transport Assessment.

POLICY BE4 OPEN SPACE WITHIN AND ADJOINING SETTLEMENTS

Proposals for development within or adjoining the built-up area should not result in the loss or erosion of:

- a) an open area which makes an important contribution to:
 - i. the distinctiveness of a settlement; and/or
 - ii. the visual amenity or character of the locality;
- b) a facility of benefit to local residents;
- c) an area of nature conservation value;
- d) common land or a village green.

When assessing any proposals for development which could affect existing open space, consideration will be given to the opportunity to:

- i) remedy deficiencies in provision, and
- ii) exchange the use of one site for another to substitute for any loss of open space.

POLICY BE5 - CONSERVATION AREAS

The special architectural, historic and environmental character or appearance of the Conservation Areas will be preserved or enhanced. Every effort will be made to ensure that this character or appearance is not eroded by the introduction of unsympathetic development proposals either within or affecting the setting of the designated area.

POLICY BE16 - FEATURE ILLUMINATION

The use of floodlighting on landmark features and buildings will be permitted subject to the following criteria

- a) the means of lighting will be unobtrusively sited;
- b) the level and type of illumination will enhance the feature itself and the character and amenity of the area;
- c) the proposal will not have a detrimental effect on the amenity of surrounding occupiers;
- d) the proposal will not have a detrimental impact on nature conservation sites designated for their wildlife interest.

POLICY BE18 – POLLUTION

Planning permission will not be permitted for development which could give rise to unacceptable levels of pollution, unless adequate mitigation measures are provided to ensure that any discharge or emissions will not cause harm to users of land, including the effects on health and the natural environment.

POLICY BE19 – NOISE

Planning permission will not be granted for:

- a) housing and other noise sensitive development if the occupants would experience significant noise disturbance from existing or proposed development;
- b) development including the use of land, if because of the noise it will create, the occupants of housing and other noise sensitive development would be exposed to significant noise disturbance, unless there is an overriding need for the proposal which cannot be met elsewhere.

POLICY BE21 - LIGHT POLLUTION

The installation of external lighting and proposals for remote rural buildings will only be permitted where all of the following criteria are satisfied:

- a) the means of lighting is appropriate, unobtrusively sited and would not result in excessive levels of light;;
- b) elevations of buildings, particularly roofs, are designed to limit light spill;
- c) the proposal would not have a detrimental effect on the amenity of surrounding occupiers;
- d) the proposal would not have a significant adverse impact on the character of a town or village and its setting or of the wider countryside;
- e) the proposal will not be detrimental to an area of nature conservation interest.

POLICY C3 – PROTECTING AND ENHANCING THE BUILT ENVIRONMENT

The distinctive character of the River Thames and its valley and the settlements on its banks will be maintained and, where appropriate, enhanced. Proposals for any form of development which detracts from its special character will not be permitted.

POLICY NE1 - SAFEGUARDING THE COUNTRYSIDE

Proposals for development in the countryside should maintain or enhance the value of the countryside for its own sake: its beauty, its local character and distinctiveness, the diversity of its natural resources, and its ecological, agricultural, cultural and outdoor recreational values.

POLICY NE3 - LOCAL LANDSCAPE CHARACTER

Development will not be permitted if it would harm the local landscape character of the District. Proposals should respect and, where possible, enhance the intrinsic character, quality and distinctive features of the individual landscape types.

NB. When considering proposals the West Oxfordshire Landscape Assessment, the Lower Windrush Valley Project Report and the Windrush in Witney Project Report will be taken into account where appropriate.

POLICY NE6 - RETENTION OF TREES, WOODLANDS AND HEDGEROWS

Planning permission will not be granted for proposals that would result in the loss of trees, woodlands or hedgerows, or their settings, which are important for their visual, historic, or biodiversity value. Removal will only be allowed where it can be demonstrated that the proposed development would enhance the landscape quality and nature conservation value of the area.

POLICY NE9 - SURFACE WATER

New development or intensification of existing development will not be permitted where the additional surface water run-off would result in adverse impacts such as an increased risk of flooding, river channel instability or damage to habitats, unless appropriate attenuation and pollution control measures are provided.

POLICY NE13 - BIODIVERSITY CONSERVATION

In determining planning applications, the Council will seek to safeguard, maintain and enhance priority habitats and species within the District. Development proposals should include measures to mitigate any effects upon features of nature conservation value, including where appropriate the provision of compensatory habitats or management.

POLICY T1 - TRAFFIC GENERATION

Proposals which would generate significant levels of traffic will not be permitted in locations where travel by means other than the private car is not a realistic alternative.

POLICY T6 - TRAFFIC MANAGEMENT

Traffic management schemes will be sought which:

- a) promote and give priority to the safe and convenient movement of pedestrians and cyclists, particularly on roads with significant or potentially significant pedestrian and cycle flows;
- b) promote safe and convenient movement of buses, particularly on routes into town centres, within town centres and on radial routes;
- c) reduce traffic conflicts, the potential for accidents and alleviate congestion;
- d) reduce environmental damage caused by traffic.

POLICY TLC1 - NEW TOURISM, LEISURE AND COMMUNITY FACILITIES

Permission will be granted for:

- a) visitor-related proposals which respect and enhance the intrinsic qualities of the District;
- b) community facilities to meet local needs;
- c) the recreational and cultural use of land on a small scale to meet local needs;
- d) new recreational and cultural buildings where they are essential to the existing use of the associated land and are appropriate in scale, design and siting.

Proposals for leisure, tourist and community developments will not be allowed where they would have an adverse impact on the character or environment of the countryside or on towns and villages within the District or would generate unacceptable levels of traffic on the local highway network.

POLICY TLC5 - EXISTING OUTDOOR RECREATIONAL SPACE

Development proposals should not result in the loss of existing recreational open space (including school playing fields, allotments and amenity areas) unless:

- a) the development is for buildings and/or facilities ancillary to, or enhancing, the amenity or recreational value of the open space; or
- b) alternative provision of at least equivalent suitability and accessibility, particularly by foot, is made; or
- c) there is clear evidence that now, and in the future, the land will no longer be needed for its current purpose or for recreational uses by the wider community.

POLICY TLC12 - PROTECTION OF EXISTING COMMUNITY SERVICES AND FACILITIES

Development proposals should not result in the loss of useful local services and facilities unless it can be demonstrated that:

- a) the existing use is not viable; or
- b) adequate and accessible alternative provision remains or will be provided.

South Oxfordshire Local Plan (2011)

GENERAL APPROACH

POLICY G2

The district's countryside, settlements and environmental resources will be protected from adverse developments and opportunities sought to enhance the environment wherever they arise.

POLICY G4

The need to protect the countryside for its own sake is an important consideration when assessing proposals for development. Unless permitted by other policies in the plan, new built development in the countryside, in the open gaps between settlements and on the edge of settlements where the built-up area would be extended, will not normally be permitted, except for agriculture and forestry.

POLICY G6

Planning permission will not be granted for proposals which are not of a high quality and inclusive design, which fail to protect and reinforce local distinctiveness, or which are of a scale or type that is inappropriate to the site and its surroundings.

GREEN BELT

POLICY GB2

Within the Green Belt the construction of new buildings will not be permitted except for the following purposes:-

- (i) agriculture and forestry (unless permitted development rights have been withdrawn);
- (ii) essential facilities for outdoor sports and recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- (iii) the limited extension, alteration or replacement of existing dwellings where consistent with Policies H12 and H13;
- (iv) limited infilling in existing villages which have an adequate range of services and facilities provided it complies with the requirements of Policy H5; and
- (v) limited affordable housing provided it complies with Policy H10.

The major developed sites of Oxford Brookes University, Culham Science Centre, No 1 Site, Culham and Sandford Sewage Treatment Works are considered in Section 9.

POLICY GB4

Where new development is permitted, either within or where it would be conspicuous from the Green Belt, it should be designed and sited in such a way that its impact on the open nature, rural character and visual amenity of the Green Belt is minimised.

COMMUNITY FACILITIES

POLICY CF2

Proposals that would result in the provision of additional community facilities or services within settlements will be permitted, provided that there are no overriding amenity, environmental or traffic objections to the proposals and that there is no conflict with the other policies in this plan.

COUNTRYSIDE

Protecting and enhancing the natural and built environment

POLICY C1

The conservation and where possible, enhancement of the landscape of the district will be sought. Development that would adversely affect the distinctive features of the landscape character areas will not be permitted.

Where development is acceptable in principle it should:

- (i) be integrated into the landscape character of the area;
- (ii) protect important local features; and
- (iii) where possible, contribute to local distinctiveness.

Measures will be sought to integrate new development sensitively, mitigate impacts and where appropriate, enhance local landscape character through conditions and agreements attached to planning permissions.

POLICY C2

In the Chilterns and North Wessex Downs Areas of Outstanding Natural Beauty the primary aim is to conserve and enhance the natural beauty, special landscape quality and distinctiveness of the area. Development which would harm the beauty or distinctiveness of the area will not be permitted. To be acceptable development must be of a scale and type appropriate to the area, and be sympathetic in terms of its siting, design and materials used.

POLICY C9

Any development that would cause the loss of landscape features will not be permitted where those features make an important contribution to the local scene, and/or provide all or part of an important wildlife habitat and/or have

important historical value. Where features are retained within the development site, conditions will be used to ensure that they are protected during development and have sufficient space to ensure their survival after development.

ENCOURAGING SUSTAINABLE AND HIGH-QUALITY DEVELOPMENT

POLICY D1

The principles of good design and the protection and reinforcement of local distinctiveness should be taken into account in all new development through:

- (i) the provision of a clear structure of spaces;
- (ii) respecting existing settlement patterns;
- (iii) providing for a choice of routes and transport modes to, from and within the development;
- (iv) providing a development that users find easy to understand through the use of landmarks, vistas and focal points;
- (v) providing landscape structure as a framework for new development;
- (vi) respecting the character of the existing landscape;
- (vii) respecting distinctive settlement types and their character;
- (viii) providing good quality site and building design and appropriate materials;
and
- (ix) providing well-designed external areas.

PROTECTING AND ENHANCING THE NATURAL AND BUILT ENVIRONMENT

POLICY EP2

Proposals which would by reason of noise or vibrations have an adverse effect on existing or proposed occupiers will not be permitted, unless effective mitigation measures will be implemented. In addition, noise sensitive development will not be permitted close to existing or proposed sources of significant noise or vibrations.

SUPPORTING THE LOCAL ECONOMY

POLICY E8

Proposals for the re-use of rural buildings will be permitted provided that:

- (i) they are of permanent and substantial construction and are capable of conversion without major or complete reconstruction;
- (ii) their form, bulk and general design are in keeping with their surroundings;
- (iii) the fabric and essential character of the buildings are maintained;

- (iv) if the buildings are in the Green Belt, the proposed use does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;
- (v) there are no overriding amenity, environmental or highway objections;
- (vi) in the case of proposals for B1 or B2 uses the floorspace in the building or in the complex of buildings does not exceed 500 square metres; and
- (vii) in the case of proposals for residential use, other uses have been explored and found to be unacceptable in planning terms.

PROMOTING A SUSTAINABLE TRANSPORT STRATEGY

POLICY T1

Proposals for all types of development will, where appropriate:

- (i) provide for a safe and convenient access to the highway network;
- (ii) provide safe and convenient routes for cyclists and pedestrians;
- (iii) be accessible by public transport and have a safe walking route to nearby bus stops or new bus stops and appropriate infrastructure should be provided;
- (iv) be served by an adequate road network which can accommodate traffic without creating traffic hazards or damage to the environment;
- (v) where new roads, pedestrian routes, cycleways and street lighting are to be constructed as part of the development, be constructed to adoptable standards and be completed as soon as they are required to serve the development; and
- (vi) make adequate provision for those whose mobility is impaired.

Oxfordshire Minerals & Waste Local Plan 1996

POLICY W3

Proposals for re-use/recycling will normally be permitted provided that:

- (a) the site is close to the source of the waste and/or the market for the re-used/recycled material;
- (b) the site is well related to appropriate parts of the transport network, and located where the number and length of motorised journeys is likely to be minimised;
- (c) the proposal will not cause unacceptable nuisance in terms of noise, dust, fumes, smell, visual intrusion or traffic;
- (d) the proposal will not pose an unacceptable risk to the water environment;
- (e) the proposal does not conflict with Structure and Local Plan policies.

POLICY W4

Proposals for re-use/recycling and ancillary processes will not normally be permitted in the open countryside unless:

- (f) there is established overriding need and there is no other suitable site available and/or;
- (g) the development is to form part of a mineral extraction/landfill site and will be removed on completion of extraction/landfill.

POLICY PE3

Appropriate buffer zones will be safeguarded around mineral working or waste disposal sites for protection against unacceptable losses of residential or natural amenity.

POLICY PE18

In determining applications covered by this Plan the County Council will:

- (a) have regard to the appropriate provisions of the Code of Practice in Annex 1, which is part of this Plan, and
- (b) regulate and control development by the imposition of conditions on the grant of permission. Where this cannot satisfactorily be done, appropriate planning obligations will be sought.

Planning Policy Statements

Planning Policy Statement 7: Sustainable Development in Rural Areas ('PPS7') states that Areas of Outstanding Natural Beauty have been confirmed by the Government as having the highest status of protection in relation to landscape and scenic beauty. New building should be strictly controlled and priority should be given to the use of brownfield sites. Planning Policy Statement 3: Housing ('PPS3') defines brownfield sites as "previously-developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface Infrastructure". This definition excludes "land that is or has been occupied by agricultural or forestry buildings".

Planning Policy Statement 10: Sustainable Waste Management ('PPS10') sets out the key planning objectives of the government regarding sustainable waste management. One such key objective is to "help deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option".

Division(s) affected: Sonning Common

Contact Officer: James Irvine (james.irvine@oxfordshire.gov.uk)
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PLANNING & REGULATION COMMITTEE – 12 JULY 2010

CHANGE OF USE AND ALTERATION OF LAND AND BUILDING AT MANOR FARM, PEPPARD COMMON TO A SMALL SCALE INERT MATERIALS RECOVERY FACILITY FOR THE PRODUCTION OF RECYCLED AGGREGATES

Report by Head of Sustainable Development

Location: Manor Farm, Peppard Common, Henley-on-Thames, RG9 5LA.

Applicant: Mr. Ben Payne, Clemson Demolition.

Application No: P10/E0675/CM

District Council Area: South Oxfordshire

Introduction

1. The owners of Manor Farm Industrial Estate are seeking planning permission for a facility to recycle up to 20,000 tonnes per year of inert construction and demolition waste on an area of land currently used for the storage of agricultural machinery. The proposal aims to contribute to the production of secondary aggregates and reduce the amount of waste being sent to landfill.

Location (Plan 1)

2. Manor Farm industrial estate is situated approximately 3.5 miles (5.6kms) from the A4130 (Wallingford to Henley Road) on the B481 north of the villages of Rotherfield Peppard and Peppard Common.

The Site and Its Setting

3. The application site is within the Chilterns Area of Outstanding Natural Beauty ('AONB') and is within an area of semi-enclosed dip slope (a gently sloping landform) of the Chilterns Plateau and Valleys landscape character area as defined by the South Oxfordshire Landscape Assessment ('SOLA').
4. The site is located adjacent to the western boundary of Manor Farm Industrial Estate, which is located off the B481 which connects Reading with Sonning Common and Nettlebed, on the outskirts of Rotherfield Peppard and Peppard Common. The application site is approximately 400m from the boundary of the Rotherfield Peppard Conservation Area. The application site covers an area of 0.4Ha.

5. The application site is located on agricultural land. There is an existing agricultural barn which has a footprint of approximately 370m² and a concrete yard of approximately 850m², both of which are currently used for the storage of agricultural machinery. The existing barn has a ridge height of 6.2m. The site is enclosed by 2.5m high bunding. The nearest residential property to the application site is approximately 250m to the south-east of the site. There are a number of residential properties directly opposite the entrance to the industrial estate. The nearest being approximately 50m metres distant. Access to Manor Farm is through the Industrial Estate which is directly off the B481.

Background Information and History

6. Clemson Demolition began operating as a local demolition contractor in April 2007 and operate from offices within Manor Farm Industrial Estate. The applicant began operating the site as an inert waste recycling operation without obtaining planning permission. As a precursor to starting a potential enforcement action the County Council issued a Planning Contravention Notice on the site owner in June 2009 at which time work on the site ceased and the applicant entered into pre-application discussions.

Details of the Development

7. The proposal involves the import of inert construction and demolition waste and the export of recycled aggregates. The facility would have a maximum throughput of 20,000 tonnes per year. The applicant states that there would be 4 to 5 trips (into and out of the site) by two 32-tonne HGV's daily (8 to 10 total movements).
8. The existing open sided barn would be modified to facilitate the proposed development. The applicant states that the building would be enclosed through a combination of concrete blockwork up to a height of 1.8m with dark green plastic coated profiled sheet metal insulated cladding from 1.6m up to the roof which would match the existing materials. Access to the building would be provided by sliding doors on the western side (front) and a sliding door on the southern side which would be profiled to match the existing and proposed materials.
9. The application states that in addition to the barn, four prefabricated concrete bays would be erected within the site for the storage of incoming inert material and outgoing recycled aggregates. Incoming inert waste would be stored in a bay measuring 9m (length) x 6m (width) x 3m (height). Processed recycled aggregates would be stored in three bays measuring 23m (l) x 6m (w) x 3m (h). The bays would be linked to the building by a conveyor.
10. Access to the application site would continue to be from the main access to the industrial site from the B481. The applicant is not proposing to widen or create any new access roads. Within the site bunding on the southern margin of the application area would need to be removed to allow HGVs to access the

facility. The material that would be taken from this bunding would be used to fill an existing gap in the northern screening bund.

11. The applicant is proposing to use the site between the following hours:

Monday – Friday	08:00 – 17:00
Saturdays	08:00 – 13:00
Sundays and Bank Holidays	Closed

Consultation Responses

South Oxfordshire District Council

Environmental Protection Officer (EPO):

12. Concerns regarding the potential impact from:
- Dust arising from unloading/loading operations and the screening/crushing processes.
 - Noise from equipment and plant on site (including the telescopic handler, mobile conveyors, mobile screener, mobile concrete crusher, lorries).
13. The information in the application is insufficient to allow full assessment of the impact of noise (A revised noise assessment for consideration by the EPO has been requested from the applicant but has not yet been received). The results of any further consultation with the EPO will be reported in an addendum to this report.

Planning:

14. Objects on the following grounds:
- The proposed development constitutes an expansion of non-agricultural activities into the open countryside of the Chilterns AONB.
 - The use of 2.5 metre high mounds constructed of dubious source materials to screen the proposed change of use from views of the countryside, will not result in a development that is appropriate to the landscape character of the area as described in the South Oxfordshire Landscape Assessment (SOLA).
 - It is therefore harmful to the natural beauty, special landscape quality and distinctiveness of the Chilterns AONB and the rural character of the countryside, and contrary to policies G2, G4, C1 and C2 of the South Oxfordshire Local Plan 2011; PPS4 – Planning for Sustainable Economic Development and PPS7 – Sustainable Development in Rural Areas.
 - The current proposed development therefore appears to be part of a general pattern of expansion that will, if left unchecked, continue to make

inroads into the countryside and the AONB, contrary to the above mentioned policies.

- The application site is situated immediately adjacent to a complex of former agricultural buildings, which now enjoy planning permission for various industrial purposes falling within use classes B1, B2 and B8. Planning permission for the reuse of these former agricultural buildings has generally been granted in accordance with current policy E8 of the SOLP 2011, on the basis that these buildings were surplus to agricultural need.
- However, the current application to OCC generally coincides with the recent submission to SODC of a notification of an intention to erect a new open-sided barn elsewhere on the farm, allegedly for an agricultural need. The existing open-sided barn, which is the subject of the current application with the OCC, would not therefore appear, at face value, to be surplus to agricultural need. In these circumstances the proponent has been advised by the SODC that the proposed new open-sided barn will require the submission of a full planning application demonstrating a specific agricultural need that cannot be met by other buildings.
- The SODC is concerned that this might in time prove to be a pattern, involving the conversion of existing agricultural buildings to non-agricultural purposes and the erection of new agricultural buildings to replace the buildings so converted. The repetition of such a pattern would in time have an adverse impact on both the countryside and the AONB. It would also be contrary to the intention of policies E8 and A1 of the SOLP 2011, regarding the reuse of agricultural buildings and the erection of new agricultural buildings respectively.

Rotherfield Peppard Parish Council

15. Objects to the proposal for the following reasons:
- Location is wholly unsuitable within the Chilterns AONB.
 - The Parish Council is concerned about breaches of conditions relating to previous consents at the site issued by SODC.
 - The Parish Council is also concerned about the nature of new activity in the north-east of the site.
 - The Council supports the views submitted by SODC.

Rotherfield Greys Parish Council

16. Objects to the proposal as it is inappropriate development within a designated area of outstanding natural beauty.

Campaign for the Protection of Rural England (CPRE)

17. Objection on the grounds that the expansion and diversification of the site would represent inappropriate development in the Chilterns AONB and would generate unacceptable impacts in terms of traffic and noise.

Chilterns Conservation Board

18. Objects to the application for the following reasons:
- The proposal is considered to be contrary to the Chilterns AONB Management Plan and policies within the South Oxfordshire Local Plan as it would neither conserve nor enhance the natural beauty of the Chilterns AONB.
 - The board is particularly concerned about the impact of noise and this is in conflict with the Board's duty to increase the understanding and enjoyment of the special qualities of the AONB.
 - The Board cannot see how changes could be made to this application to make it acceptable and therefore considers that the County Council should refuse it
 - The Board is aware of representations made by the Environment Agency, South Oxfordshire District Council, the CPRE and Rotherfield Peppard and Rotherfield Greys Parish Councils and supports the comments made in these other objections.

Natural England

19. No objection. The application may provide opportunities for biodiversity enhancements. The Council should consider securing measures to enhance biodiversity of the site from the applicant if minded to grant planning permission in accordance with paragraph 14 of PPS9.

Environment Agency

20. Initially objected on the grounds that there was insufficient information to demonstrate that the risk of pollution to controlled waters is acceptable. Under Planning Policy Statement 23: Planning and Pollution Control, the application should not be determined until information is provided to the satisfaction of the Local Planning Authority that the risk to controlled waters has been fully understood and can be addressed through appropriate measures.
21. The Environment Agency has been supplied with further information from the applicant but still maintains its objection on the grounds that it has not been satisfactorily demonstrated that the surrounding land would be protected from contamination.

Transport Development Control

22. No objection.
23. The total number of vehicle movements could be up to 4 times those stated in the application since the proposal would involve:

- imports
 - exports
 - return of HGV empty after importing and
 - return of HGV empty after the export of processed material.
24. Trip generation would be likely to have the potential to slightly exceed 8 movements per day on the 'B' roads to the site, should the 20,000 tonne limit be imposed.
25. An intensification of the scale proposal would be acceptable provided that the impacts to the highway are minimised through the implementation of planning conditions that should include:
- Method of operation and construction travel plan – designate the route and method of working so as to minimise empty trips and specify the roads which should be used.
 - Turning area and car parking – prior to first occupation of the development a turning area and parking spaces should be provided within the curtilage of the site so that motor vehicles may enter, turn around and leave in a forward direction and vehicles may park off the highway.
 - Vision splay details – prior to first occupation the vision splay at the junction of the site and the public highway should be formed, laid out and constructed in accordance with detailed plans which should be approved in writing by the Waste Planning Authority.

County Ecologist

Biodiversity

26. There are no biodiversity issues with this proposal but there are opportunities for enhancements.

Landscape

27. Manor Farm is within the Chilterns AONB. The proposed development would have a visual impact on the landscape (as highlighted by the response from Chilterns AONB Board) so a consideration of whether or not the need for the development outweighs the permanent impact on the landscape of the AONB and whether the development would be in line with SE plan policy C3 should be undertaken. The impacts could be reduced (but not removed) by a suitable landscaping scheme.

Mitigation / Enhancement

28. Should permission be granted, the landscape impacts could be reduced and biodiversity enhancements achieved by a suitable landscape scheme and the long term management of the habitats on the site.

Conditions

29. The County Ecologist suggests conditions that could be added should permission be granted, to include protection of breeding birds, landscaping plan, ecological management plan and maintenance of planting.

County Archaeologist

30. No comments to make.

Rights of Way Officer

31. No comments to make.

Third party representations

32. 11 letters of objection have been received to the proposal. These raised the following concerns:

Noise and dust

- The increases in the level of noise and dust generated are unquantifiable as the plant to be used is unspecified
- Existing noise levels indicate a heavy industrial process occurring at the site prior to obtaining planning permission.

Traffic

- Increase of traffic flow on an unsuitable road
- Inadequate infrastructure to cope with increased vehicle size.
- Access onto the B481 is not adequate.
- Two lorries are not sustainable given the distances the applicant wants to import from places as listed on their website.
- The MRF at Ewelme is more adequately located to the main "A" roads and is therefore accessible to local markets.

Impact on AONB and countryside

- Increased size of development
- Additional screening could be implemented by planting hedge-rows along the top of the bunds
- Manor Farm is within the AONB and on the edge of a conservation area and is therefore in an inappropriate location.
- Photographs supporting the application show the site is not currently being used for agricultural purposes.
- Non agricultural activities should not be expanded within the AONB.
- The proposal is contrary to MWLP policy W3.
- Negative impact on rural views.
- Operating hours possibly outside of normal working hours.

- Potential impacts from smells and fumes
- Acceptance of potentially hazardous waste
- Danger to wildlife.

Planning issues

- The owners show apparent disregard for planning legislation with a consequent history of retrospective applications and unauthorised uses.
- The application is not measured against PPS4: Planning for Sustainable Economic Growth and there may therefore be cause for expansion.
- A number of applications at Manor Farm have been retrospective.
- The proposal would be detrimental to the quality of life, environment and business interests locally, contrary to PPS1: Delivering Sustainable Development.
- The site has been subject to a number of investigations and has infringed its agricultural status.
- The plans offer insufficient guarantees that surface water contamination would not occur.
- Evidence that waste is being delivered from other waste management companies.

Relevant Development Plan and other policies

33. This development should be assessed against the policies of the Development Plan taking into account any material considerations. The Development Plan for this area comprises the South East Plan (SEP) and the saved policies of the Oxfordshire Structure Plan, Oxfordshire Mineral and Waste Local Plan (OMWLP) and South Oxfordshire Local Plan (SOLP). All relevant policies are listed in the policy annex.
34. In a letter from Eric Pickles (Secretary of State for Communities and Local Government) dated 27 May 2010 the Government outlined its intention to abolish Regional Spatial Strategies (including the South East Plan). He has advised that this statement should be regarded as a material consideration in the decision making process.
35. The key policies relating to this development are (i) need policies (ii) AONB and open countryside policies (iii) transport impacts policies (iv) local amenity policies and (v) re-use of agricultural buildings policies.
36. Relevant policies are: (i) need for the development: SEP policy M2 (ii) Location of the site within the AONB: relevant guidance is contained within Planning Policy Statement 7: Sustainable Development in Rural Areas, PPS10: Sustainable Waste Management, policy W17 of the SEP, policies W3 (a) and W4 of the MWLP and SOLP policies C2, C3 and G4 (iii) Transport issues are covered by policies T1 of the SEP and W3 (c) of the MWLP (iv) to determine impacts on local amenity, policies to be considered are policies W3 (c) and (d) together with PE18 of the MWLP and (v) for re-use of agricultural buildings, the relevant policy is E8 of the SOLP.

37. The relevant policies are available in full in the accompanying Policy Annex.

Comments of the Head of Sustainable Development

38. The key planning issues are:

- i) Need for the development;
- ii) Location within the AONB and open countryside;
- iii) Traffic;
- iv) Impact to local amenity.
- v) Reuse of agricultural buildings

i) Need for the development

39. Policies from the SEP and MWLP encourage recycling, and the SEP sets an apportionment of 0.9 million tonnes per annum for inert construction and demolition waste recycling in Oxfordshire. Government has recently advised that it intends to abolish regional plans and encourage planning authorities to set their own targets. However, at present we have no better or more authoritative target to work to than that set in the SEP.
40. There is a need for small-scale waste management facilities in this part of the County. A review in 2009 of permitted facilities indicated a total capacity for the production of secondary aggregates of 936,676 tonnes per annum but the majority of these consents are temporary. This proposal would, therefore, contribute to the targets set out in SEP policy M2.
41. Whilst the proposal would utilise a redundant agricultural building and its curtilage, it could be considered that a site with a 20,000 tonne capacity would be of more than local importance and would not, therefore, be small-scale. The SEP does not quantify a “small-scale waste management facility”. In my view, I consider that policies concerning small-scale waste management facilities would be appropriate for the consideration of this proposal.
42. Clarification has been sought from the applicant since advertising on the company website suggests that they serve markets in Birmingham, London and Swindon. The applicant has confirmed that whilst some work is undertaken in these locations 70% of the operation would serve the Henley-on-Thames area and that any work carried out in these locations would be too costly to bring materials back to this site to recycle and would therefore be processed closer to those other locations
43. In my view granting more capacity for recycling facilities would be a positive move that supported the thrust of development plan policy. However, it must be determined whether this is a suitable location for such a proposal.

ii) Location within the AONB and open countryside

44. The proposal is for a permanent development on open land in the countryside. It is situated outside the adjacent industrial estate and as such the application site cannot be classified as brownfield land as it has an existing agricultural classification. The proposal therefore constitutes development of greenfield land in the AONB and is accordingly contrary to the key objectives of PPS7 (Sustainable Development in Rural Areas).
45. SEP policy W17 provides criteria to help assess the suitability of sites for waste management facilities and does not preclude small scale recycling facilities in the AONB to serve local objectives providing that they do not compromise the objectives of the AONB. This proposal is utilising the existing footprint of what the applicant considers to be a redundant agricultural building and its associated curtilage. SODC have questioned whether the agricultural building is "redundant". From my recent site visits I can not find any evidence to suggest that it is not redundant. To this extent, the proposal complies with the criteria for identifying suitable sites for waste management facilities within PPS10 and SEP policy W17.
46. Bunding has been erected around the application site (without prior planning permission). The bunds provide screening of the application site and reduce the visible height of the building to 3.7m which would provide some screening for an otherwise visually intrusive development in the AONB. However, the bunds themselves are not constructed from suitable materials (such as soils) and are not sensitively landscaped. Indeed, in my view they appear as an 'alien' landform in the landscape. I consider that they would compromise the objectives of the AONB and I consider them to be contrary to SEP policy W17.
47. The main consideration for SOLP policy C2 is whether the proposal accords with the Chilterns AONB Management Plan. The Chilterns AONB Conservation Group consider that the proposal would result in an increased impact from noise generated by the development and would be contrary to the objectives contained within the Management Plan with regards to impact on the landscape and uniqueness of the Chilterns AONB. In my view these comments are justified and therefore the proposal conflicts with the objectives of SOLP policy C2.
48. The application site is situated outside the defined boundary of the industrial estate. This is more likely to be appropriate should the land continue to be designated for agricultural use. To change the use of the site to an industrial use represents a variation and extension to the distinct boundaries of the industrial unit into the Chilterns AONB and as such its boundaries would not be sufficiently maintained. In my view this constitutes a conflict with SOLP policy G4.
49. South Oxfordshire District Council has raised objections on the basis that the proposal is contrary to SOLP policies in that the facility is proposed in an inappropriate location within the AONB and that it would cause undue harm to the rural character of the area. These views have been supported by the

Chilterns AONB Conservation Group in their consultation response. Given these views I consider that the proposal is contrary to SEP policy C3 since it would give rise to an undue impact on visual amenity within the AONB.

50. Although the proposal would utilise, albeit modify, an existing building, there is no evidence accompanying the proposal of whether there are any other suitable sites that are not in the open countryside in line with MWLP policy W4. As this has not been sufficiently demonstrated, I consider that the proposal conflicts with the principles of MWLP policy W4.

iii) Traffic

51. Transport Development Control has not raised any objections, subject to the imposition of conditions, on the grounds that the proposal is not judged to have a significant impact on the highway. It is considered that the B481 should be able to accommodate the level of additional movements proposed. Therefore, in terms of highway safety the proposal accords with SEP policy T1 and MWLP policy W3 (c).
52. If planning permission is given for this proposal, it would be necessary for the applicant to enter into a routeing agreement to ensure that the B481 is used as the sole route to other major routes, sources of waste and the secondary aggregate market.

iv) Impact to Local Amenity

53. Given that the proposed site is located within the Chilterns AONB then special consideration needs to be given as to whether the need for the development outweighs the permanent impact on the landscape of the AONB and the potential impacts on local amenity. There has been concern raised by the South Oxfordshire District Council Environmental Protection Officer relating to the impacts from noise of the development. The applicant has been requested to undertake a full noise assessment in order to fully determine the impacts of noise. At the time of drafting this report no response has been received on the results of this assessment and any response will be provided in an addendum to this report.
54. There is the potential for the development to give rise to dust due to the movement of waste materials and crushing operations. However, by utilising the measures for dust suppression described in the application and by employing good working practices together with the imposition of conditions controlling dust, then any impacts should be minimised. The proposal would, therefore, accord with MWLP policy PE18.
55. The Environment Agency initially objected to the proposal due to concerns that the previous uses of the site and the future land uses that are the subject of this application could have caused contamination of ground waters of the surrounding land. The applicant is confident that the objection can be overcome and is continuing negotiations with the Environment Agency to produce the required information and if planning permission is minded to be

granted then a condition could be attached requiring submission and approval of this information prior to commencement of development. However, in my view there are other more important issues that require greater consideration. Any further advice from the Environment Agency will be provided in an addendum to this report.

v) Re-use of agricultural buildings

56. It has already been established that the re-use of redundant agricultural buildings is a compatible land use for waste management facilities. In the context of SOLP policy E8, re-use of agricultural buildings may be inappropriate if the level of development needed to upgrade the building is substantial and if there are overriding environmental or amenity concerns. This proposal would involve a fairly substantial level of upgrading to enclose the open area beneath the roof and objections have been raised by South Oxfordshire District Council and Chilterns AONB Conservation Group relating to detrimental impact on the amenity and characteristics of the Chilterns AONB. It has not been demonstrated to me that these concerns could be sufficiently mitigated and I consider that the proposal is contrary to SOLP policy E8.

Other Issues

57. South Oxfordshire District Council and a respondent have raised the issue that the proposal is contrary to PPS4 – Planning for Sustainable Economic Growth. PPS4 contains policies for use when considering economic development within the B Use Classes, public and community uses and main town centre uses. These policies apply to rural areas as they do to urban areas. I do not feel that this document will aid the consideration of this proposal.
58. One issue that has been raised is that the MRF located at Ewelme, approximately 8 miles north of this proposal, is more appropriate than the proposal under consideration. The site at Ewelme has had planning permission for a number of years and is certainly more established, accessible from the A4130 which links Ewelme to Henley-on-Thames and is more suitable for HGVs. The Ewelme site is also in the Chilterns AONB but forms part of a landfill operation and is therefore more acceptable in terms of Development Plan Policy.
59. This application site has not, in my opinion, demonstrated that there is an established overriding need for a facility such as this in its location given the harm that it would cause to the AONB.
60. A number of respondents have commented that there have been a number of retrospective applications at Manor Farm. I am unable to comment on those that have been received by South Oxfordshire District Council. I have stated earlier in this report that waste recycling operations commenced at this site in April 2007 prior to any planning permission being obtained. The intervention of County Council Enforcement Officers has resulted in the development ceasing and the submission of the planning application presented here.

Conclusion

61. The main planning consideration for this application is whether the need for the proposal outweighs the harm to the AONB.
62. It is important to support and enable the provision of recycled materials and the production of secondary aggregates. At present we are meeting, and exceeding, the targets contained within the SEP. Almost all of these facilities have temporary consents but Government is advising that upon abolition of the SEP it will be for the local authority to set their own targets.
63. By virtue of the need for significant screening bunds and the impact of the development, particularly as a result of visual intrusion, this cannot, in my opinion, be classified as an insignificant facility, especially given its setting in the landscape. I therefore consider that its visual and amenity impacts outweigh the need for this facility in accordance with SE policy W17 and MWLP policy W3 (c).
64. There is a need for this type of waste management facility in this area of the County. However, it has not been demonstrated there is an established overriding need for a facility in this location and that this need outweighs the adverse permanent impacts on the characteristics of the AONB. The proposal is therefore contrary to MWLP policy W4.
65. Overall I am not persuaded that the need for this proposal outweighs the harm to the local environment, the AONB and the countryside.

RECOMMENDATIONS

66. **It is RECOMMENDED that planning permission for Application P10/E0675/CM be refused for the following reasons:**
 - (1) **The proposal is contrary to SEP policy W17 and MWLP policy W3 in that it has not been demonstrated that the need for the site in the proposed location would outweigh the permanent visual harm to the Chilterns AONB and impact from noise to local residential amenity.**
 - (2) **The proposal is contrary to SOLP policy E8 in that the level of development required to convert the agricultural building to an industrial use is inappropriate within the Chilterns AONB.**

CHRIS COUSINS
Head of Sustainable Development

June 2010

Relevant Development Plan and Other Policies

Government Policy

Planning Policy Statement 7: Sustainable Development in Rural Areas

Planning Policy Statement 10: Sustainable Waste Management

Regional Policy

Regional Spatial Strategy for the South East of England

W17, M2, T1

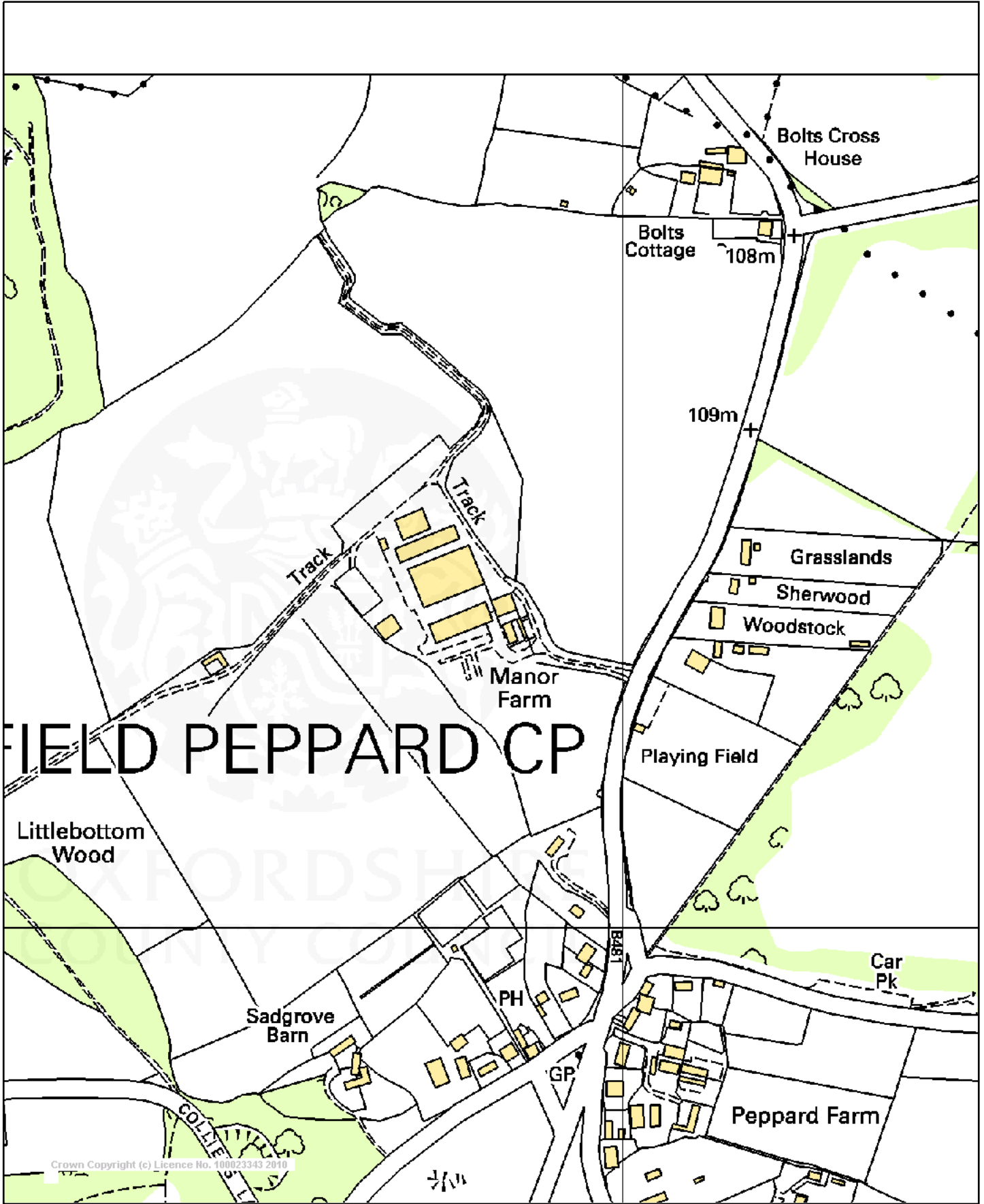
Oxfordshire Minerals and Waste Local Plan 1996

W3, W4, PE18

South Oxfordshire Local Plan 2011

C2, C3, G4, E8

Plan 1



FIELD PEPPARD CP



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The South East Plan

Regional Spatial Strategy for the South East of England

May 2009

POLICY SP5: GREEN BELTS

The existing broad extent of Green Belts in the region is appropriate and will be retained and supported and the opportunity should be taken to improve their land-use management and access as part of initiatives to improve the rural urban fringe. However, in order to meet regional development needs in the most sustainable locations, selective reviews of Green Belt boundaries are required

- i. in the Metropolitan Green Belt to the north east of Guildford, and possibly to the south of Woking, and
- ii. in the Oxford Green Belt to the south of the City

In addition, a boundary review will be required in the area of the former DERA site at Chertsey.

Smaller-scale local reviews are likely to be required in other locations, including around Redhill-Reigate, and these should be pursued through the local development framework process.

These reviews should satisfy national criteria for Green Belt releases, accord with the spatial strategy, and ensure that sufficient land is safeguarded to avoid the need to further review to meet development needs to at least 2031. Where reviews cover more than one local authority area they should be undertaken through a joint or co-ordinated approach. Where selective reviews are undertaken local authorities should satisfy themselves that there will not be a need for further review before 2031. In undertaking this exercise the same annual rate of development as set out in Table H1b of this strategy should be assumed for the years 2026-2031.

POLICY CC1: SUSTAINABLE DEVELOPMENT

The principal objective of the Plan is to achieve and to maintain sustainable development in the region. Sustainable development priorities for the South East are identified as:

- i. achieving sustainable levels of resource use
- ii. ensuring the physical and natural environment of the South East is conserved and enhanced
- iii. reducing greenhouse gas emissions associated with the region
- iv. ensuring that the South East is prepared for the inevitable impacts of climate change
- v. achieving safe, secure and socially inclusive communities across the region, and ensuring that the most deprived people also have an equal opportunity to benefit from and contribute to a better quality of life.

All authorities, agencies and individuals responsible for delivering the policies in this Plan shall ensure that their actions contribute to meeting the objectives set out in this policy and in the regional Sustainability Framework.

POLICY CC6: SUSTAINABLE COMMUNITIES AND CHARACTER OF THE ENVIRONMENT

Actions and decisions associated with the development and use of land will actively promote the creation of sustainable and distinctive communities. This will be achieved by developing and implementing a local shared vision which:

- i. respects, and where appropriate enhances, the character and distinctiveness of settlements and landscapes throughout the region
- ii. uses innovative design processes to create a high quality built environment which promotes a sense of place. This will include consideration of accessibility, social inclusion, the need for environmentally sensitive development and crime reduction.

POLICY BE5: VILLAGE MANAGEMENT

In preparing local development documents (LDDs), local planning authorities should positively plan to meet the defined local needs of their rural communities for small scale affordable housing, business and service development, taking account of changing patterns of agriculture, economic diversification, and continued viability of local services. LDDs should define their approach to development in villages based on the functions performed, their accessibility, the need to protect or extend key local services and the capacity of the built form and landscape setting of the village. All new development should be subject to rigorous design and sustainability criteria so that the distinctive character of the village is not damaged.

To assist this, local planning authorities should encourage community-led local assessments of need and action planning to inform decision making processes.

POLICY T1: MANAGE AND INVEST

Relevant regional strategies, local development documents and local transport plans should ensure that their management policies and proposals:

- i. are consistent with, and supported by, appropriate mobility management measures
- ii. achieve a re-balancing of the transport system in favour of sustainable modes as a means of access to services and facilities
- iii. foster and promote an improved and integrated network of public transport services in and between both urban and rural areas
- iv. encourage development that is located and designed to reduce average journey lengths
- v. improve the maintenance of the existing transport system

- vi. include measures that reduce the overall number of road casualties]
- vii. include measures to minimise negative environmental impacts of transport and, where possible, to enhance the environment and communities through such interventions
- viii. investment in upgrading the transport system should be prioritised to support delivery of the spatial strategy by:
 - a. supporting the function of the region's international gateways and inter-regional movement corridors (see Diagram T1 at the end of this chapter)
 - b. developing the network of regional hubs and spokes (see Diagram T2 at the end of the chapter)
 - c. facilitating urban renewal and urban renaissance as a means of achieving a more sustainable pattern of development
 - d. improving overall levels of accessibility.

POLICY TRS2: RURAL TOURISM

Opportunities to promote tourism and recreation-based diversification should be encouraged where they provide jobs for local residents and are of a scale and type appropriate to their location.

Local planning authorities in formulating planning policies and taking decisions will:

- i. support proposals which seek to develop the tourism opportunities associated with all types of rural development initiatives
- ii. protect access to, and support proposals for upgrading, inland waterways and associated facilities for recreational use in accordance with relevant management strategies
- iii. in surrounding countryside areas with significant tourism potential, local authorities should identify actions to strengthen linkages between market towns and their hinterlands through the provision of integrated sustainable transport and complementary product development, investment and marketing, including the promotion of locally produced products, such as food and crafts.

POLICY NRM5: CONSERVATION AND IMPROVEMENT OF BIODIVERSITY

Local planning authorities and other bodies shall avoid a net loss of biodiversity, and actively pursue opportunities to achieve a net gain across the region.

- i. They must give the highest level of protection to sites of international nature conservation importance (European sites). Plans or projects implementing policies in this RSS are subject to the Habitats Directive. Where a likely significant effect of a plan or project on European sites

- cannot be excluded, an appropriate assessment in line with the Habitats Directive and associated regulations will be required.
- ii. If after completing an appropriate assessment of a plan or project local planning authorities and other bodies are unable to conclude that there will be no adverse effect on the integrity of any European sites, the plan or project will not be approved, irrespective of conformity with other policies in the RSS, unless otherwise in compliance with 6(4) of the Habitats Directive.
 - iii. For example when deciding on the distribution of housing allocations, local planning authorities should consider a range of alternative distributions within their area and should distribute an allocation in such a way that it avoids adversely affecting the integrity of European sites. In the event that a local planning authority concludes that it cannot distribute an allocation accordingly, or otherwise avoid or adequately mitigate any adverse effect, it should make provision up to the level closest to its original allocation for which it can be concluded that it can be distributed without adversely affecting the integrity of any European sites.
 - iv. They shall avoid damage to nationally important sites of special scientific interest and seek to ensure that damage to county wildlife sites and locally important wildlife and geological sites is avoided, including additional areas outside the boundaries of European sites where these support the species for which that site has been selected.
 - v. They shall ensure appropriate access to areas of wildlife importance, identifying areas of opportunity for biodiversity improvement and setting targets reflecting those in the table headed 'Regional Biodiversity Targets – Summary for 2010 and 2026' below. Opportunities for biodiversity improvement, including connection of sites, large-scale habitat restoration, enhancement and re-creation in the areas of strategic opportunity for biodiversity improvement (Diagram NRM3) should be pursued.
 - vi. They shall influence and applying agri-environment schemes, forestry, flood defence, restoration of mineral extraction sites and other land management practices to:
 - deliver biodiversity targets
 - increase the wildlife value of land
 - reduce diffuse pollution
 - protect soil resources.
 - vii. They shall promote policies that integrate the need to accommodate the changes taking place in agriculture with the potential implications of resultant development in the countryside.
 - viii. They shall require green infrastructure to be identified, developed and implemented in conjunction with new development.

POLICY NRM10: NOISE

Measures to address and reduce noise pollution will be developed at regional and local level through means such as:

- i. locating new residential and other sensitive development away from existing sources of significant noise or away from planned new sources of noise
- ii. traffic management and requiring sound attenuation measures in major transport schemes
- iii. encouraging high levels of sound-proofing and screening as part of sustainable housing design and construction.

POLICY C4: LANDSCAPE AND COUNTRYSIDE MANAGEMENT

Outside nationally designated landscapes, positive and high quality management of the region's open countryside will be encouraged and supported by local authorities and other organisations, agencies, land managers, the private sector and local communities, through a combination of planning policies, grant aid and other measures.

In particular, planning authorities and other agencies in their plans and programmes should recognise, and aim to protect and enhance, the diversity and local distinctiveness of the region's landscape, informed by landscape character assessment.

Positive land management is particularly needed around the edge of London and in other areas subject to most growth and change. In such areas long-term goals for landscape conservation and renewal and habitat improvement should be set, and full advantage taken of agri-environmental funding and other management tools.

Local authorities should develop criteria-based policies to ensure that all development respects and enhances local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided.

POLICY S1: SUPPORTING HEALTHY COMMUNITIES

Local development documents should embrace preventative measures to address the causes of ill health by reflecting the role the planning system can play in developing and shaping healthy sustainable communities, including:

- i. community access to amenities such as parks, open spaces, physical recreation activity, and cultural facilities
- ii. mixed and cohesive communities, with a particular focus on access to housing for socially excluded groups
- iii. healthier forms of transport, by incorporating cycle lanes and safe footpaths in planned developments.

POLICY S3: EDUCATION AND SKILLS

Local planning authorities, taking into account demographic projections, should work with partners to ensure the adequate provision of pre-school, school and community learning facilities. Policies should advocate the widening and deepening of participation through better accessibility, reflecting the role the planning system can play in developing and shaping healthy sustainable communities. Policies should:

- i. take account of the future development needs of the economy and the community sector
- ii. encourage mixed use approaches, that include community facilities alongside 'formal' education facilities
- iii. seek to ensure access for all sections of society to education facilities at locations with good public transport access.

POLICY S5: CULTURAL AND SPORTING ACTIVITY

Increased and sustainable participation in sport, recreation and cultural activity should be encouraged by local authorities, public agencies and their partners through local development documents and other measures in order to improve the overall standard of fitness, enhance cultural diversity and enrich the overall quality of life.

Provision for cultural and sporting activity should:

- i. be based on an up to date strategy for the selected provision which should cover aspects such as the arts, heritage, the museums, libraries and archive sectors and sporting activity
- ii. be based on an audit of current supply and an assessment of this supply against estimated demand/growth. The audits should cover the quantitative, qualitative and accessible nature of provision. Authorities should encourage formal partnership working to put in place effective programmes of provision and management.

Local development documents should include policies relevant to local needs designed to:

- i. encourage participation by disadvantaged and socially excluded persons/groups
- ii. locate facilities sustainably where they can be accessed by a range of modes of transport particularly healthy forms of transport i.e. walking and cycling
- iii. make joint service provisions where appropriate
- iv. give special attention to cultural provision in supporting economic growth and urban regeneration, which may be the subject of area action plans
- v. include policies encouraging workplace and other everyday provision for increased physical activity.

POLICY S6: COMMUNITY INFRASTRUCTURE

The regional planning authority and regional partners, including SEEDA, will work with Government and other agencies to increase investment in physical and social infrastructure and secure co-ordination between development and essential infrastructure provision.

Where appropriate, the mixed use of community facilities should be encouraged by local authorities, public agencies and other providers, through local development documents and other measures in order to make effective use of resources and reduce travel and other impacts.

Local planning authorities, in consultation with those delivering services using community infrastructure (including the Third Sector and Faith organisations), will ensure facilities are located and designed appropriately, taking account of local needs and a whole life costing approach.

Policies should also ensure that:

- i. community infrastructure supports economic growth and regeneration, with particular priority for health and education provision
- ii. creative thinking and action on new mixes of cultural and community facilities is encouraged
- iii. appropriate facilities are made accessible to all sections of the community, in both urban and rural settlements.

POLICY CO4: GREEN BELT

A Green Belt will be maintained around Oxford to:

- i. preserve the special character and landscape setting of Oxford
- ii. check the growth of Oxford and prevent ribbon development and urban sprawl
- iii. prevent the coalescence of settlements
- iv. assist in safeguarding the countryside from encroachment
- v. assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

A selective review of Green Belt boundaries will take place on the southern edge of Oxford through one or more co-ordinated development plan documents. It will identify land to be removed from the Green Belt to facilitate a sustainable urban extension to Oxford with minimal impact on village identity and the landscape setting of the city.

Development in the Green Belt will only be permitted if it maintains its openness and does not conflict with the purpose of the Green Belt or harm its visual amenities.

POLICY W5: TARGETS FOR DIVERSION FROM LANDFILL

A substantial increase in recovery of waste and commensurate reduction in landfill is required in the region. Accordingly, the following targets for diversion from landfill of all waste need to be achieved in the region (Policy W6 targets are a component of these):

Year	Municipal Solid Waste (MSW)	Commercial and Industrial (C&I)	Construction and Demolition (C&D)	All Waste	
	mt/yr	mt/yr	mt/yr	mt/yr	%
2008	2.0	5.2	10.0	17.2	68
2010	2.5	5.8	10.1	18.4	71
2015	3.9	7.4	10.4	21.7	79
2020	4.7	8.7	10.7	24.0	84
2025	5.1	9.4	10.9	25.5	86

Regional Targets for Diversion from Landfill

Source: Regional Waste Management Capacity: Survey, Methodology and Monitoring, Updated Final Report, 2008 (modelled Scenario 1)

Note: Percentage targets for diversion from landfill in the year 2008 have been interpolated.

Waste planning authorities (WPAs) should ensure that policies and proposals are in place to contribute to the delivery of these targets, and waste management companies should take them into account in their commercial decisions. The optimal management solution will vary according to the individual material resource streams and local circumstances and will usually involve one or more of the following processes:

- re-use
- recycling
- mechanical and/or biological processing (to recover materials and produce compost, soil conditioner or inert residue)
- thermal treatment (to recover energy)
- priority will be given to processes higher up this waste hierarchy.

WPAs should continue to provide sufficient landfill capacity to process residues and waste that cannot practicably be recovered.

POLICY W17: LOCATION OF WASTE MANAGEMENT FACILITIES

Waste development documents will, in identifying locations for waste management facilities, give priority to safeguarding and expanding suitable sites with an existing waste management use and good transport

connections. The suitability of existing sites and potential new sites should be assessed on the basis of the following characteristics.

- i. good accessibility from existing urban areas or major new or planned development
- ii. good transport connections including, where possible, rail or water
- iii. compatible land uses, namely:
 - active mineral working sites
 - previous or existing industrial land use
 - contaminated or derelict land
 - land adjoining sewage treatment works
 - redundant farm buildings and their cartilages
- iv. be capable of meeting a range of locally based environmental and amenity criteria.

Waste management facilities should not be precluded from the Green Belt. Small-scale waste management facilities for local needs should not be precluded from Areas of Outstanding Natural Beauty and National Parks where the development would not compromise the objectives of the designation.

POLICY M2: RECYCLED AND SECONDARY AGGREGATES

The use of secondary aggregates and recycled materials in the South East should increase from 6.6mtpa (29% of the guidelines for primary aggregate production in the region) to at least 7.7mtpa (34%) by 2016 so as to reduce the need for primary aggregates extraction. To enable this target to be met, and where possible exceeded, mineral planning authorities (MPAs) should ensure that their mineral development frameworks enable provision to be made for the following:

Mineral Planning Authority Area	Apportionment of recycled and secondary aggregate provision (million tonnes per annum) by 2016
Berkshire Unitaries	0.7 mtpa
Buckinghamshire	0.6 mtpa
East Sussex/Brighton and Hove	0.5 mtpa
Hampshire/Portsmouth/Southampton/ New Forest	1.7 mtpa
Isle of Wight	0.1 mtpa
Kent	1.4 mtpa
Medway	0.2 mtpa
Milton Keynes	0.2 mtpa
Oxfordshire	0.9 mtpa
Surrey	0.8 mtpa
West Sussex	0.8 mtpa

MPAs should identify sites to contribute to such provision in minerals development frameworks. Local planning authorities should safeguard these sites through their local development frameworks.

Policy W17 – Location of Waste Management Facilities applies to all proposals for mineral recycling facilities. Where temporary recycling facilities are to be proposed in the Green Belt, Areas of Outstanding Natural Beauty or National Parks, they should be sited at existing minerals or waste sites wherever possible.

Note

The reference to mineral development frameworks should be taken to embrace mineral, waste or combined mineral and waste development frameworks.

West Oxfordshire Local Plan 2011

POLICY BE1 - ENVIRONMENTAL AND COMMUNITY INFRASTRUCTURE

Development will not be permitted unless appropriate supporting transport, service and community infrastructure is available or will be provided and appropriate provision has been made to safeguard the local environment. Contributions will be sought from developers and/or landowners in accordance with Government advice.

POLICY BE2 - GENERAL DEVELOPMENT STANDARDS

New development should respect and, where possible, improve the character and quality of its surroundings and provide a safe, pleasant, convenient and interesting environment.

Proposals for new buildings and land uses should clearly demonstrate how they will relate satisfactorily to the site and its surroundings, incorporating a landscape scheme and incidental open space as appropriate.

A landscape scheme accompanying detailed proposals for development should show, as appropriate, hard and soft landscaping, existing and proposed underground services, a phasing programme for implementation and subsequent maintenance arrangements.

Proposals will only be permitted if all the following criteria are met:

Quality of Development and Impact upon the Area:

- a) the proposal is well-designed and respects the existing scale, pattern and character of the surrounding area;

- b) new buildings or extensions to existing buildings are designed to respect or enhance the form, siting, scale, massing and external materials and colours of adjoining buildings, with local building traditions reflected as appropriate;
- c) the proposal creates or retains a satisfactory environment for people living in or visiting the area, including people with disabilities;
- d) existing features of importance in the local environment are protected and/or enhanced;
- e) the landscape surrounding and providing a setting for existing towns and villages is not adversely affected;
- f) in the open countryside, any appropriate development will be easily assimilated into the landscape and wherever possible, be sited close to an existing group of buildings.

Crime:

- g) good design has been used to help reduce the opportunities for crime.

Energy and Resources:

- h) regard has been given to:
 - i. principles of energy and resource conservation;
 - ii. provision for sorting and storage facilities to facilitate recycling of waste.

POLICY BE3 - PROVISION FOR MOVEMENT AND PARKING

Development should make provision for the safe movement of people and vehicles, whilst minimising impact upon the environment. Within built-up areas priority should be given to pedestrians, cyclists and public transport.

Proposals will only be permitted if all the following criteria are met:

- a) safe and convenient circulation of pedestrians and cyclists, both within the development and externally to nearby facilities, with provision to meet the needs of people with impaired mobility as appropriate;
- b) safe movement of all vehicular traffic both within the site and on the surrounding highway network;
- c) provision for the increased use of public transport as appropriate to the scale of development;
- d) provision for the parking of vehicles, including bicycles and motorcycles, in accordance with the standards in Appendix 2.

Development which would have a significant impact on the highway network will not be permitted without the prior submission of a Transport Assessment.

POLICY BE4 OPEN SPACE WITHIN AND ADJOINING SETTLEMENTS

Proposals for development within or adjoining the built-up area should not result in the loss or erosion of:

- a) an open area which makes an important contribution to:
 - i. the distinctiveness of a settlement; and/or
 - ii. the visual amenity or character of the locality;
- b) a facility of benefit to local residents;
- c) an area of nature conservation value;
- d) common land or a village green.

When assessing any proposals for development which could affect existing open space, consideration will be given to the opportunity to:

- i) remedy deficiencies in provision, and
- ii) exchange the use of one site for another to substitute for any loss of open space.

POLICY BE5 - CONSERVATION AREAS

The special architectural, historic and environmental character or appearance of the Conservation Areas will be preserved or enhanced. Every effort will be made to ensure that this character or appearance is not eroded by the introduction of unsympathetic development proposals either within or affecting the setting of the designated area.

POLICY BE16 - FEATURE ILLUMINATION

The use of floodlighting on landmark features and buildings will be permitted subject to the following criteria

- a) the means of lighting will be unobtrusively sited;
- b) the level and type of illumination will enhance the feature itself and the character and amenity of the area;
- c) the proposal will not have a detrimental effect on the amenity of \surrounding occupiers;
- d) the proposal will not have a detrimental impact on nature conservation sites designated for their wildlife interest.

POLICY BE18 – POLLUTION

Planning permission will not be permitted for development which could give rise to unacceptable levels of pollution, unless adequate mitigation measures are provided to ensure that any discharge or emissions will not cause harm to users of land, including the effects on health and the natural environment.

POLICY BE19 – NOISE

Planning permission will not be granted for:

- a) housing and other noise sensitive development if the occupants would experience significant noise disturbance from existing or proposed development;
- b) development including the use of land, if because of the noise it will create, the occupants of housing and other noise sensitive development would be exposed to significant noise disturbance, unless there is an overriding need for the proposal which cannot be met elsewhere.

POLICY BE21 - LIGHT POLLUTION

The installation of external lighting and proposals for remote rural buildings will only be permitted where all of the following criteria are satisfied:

- a) the means of lighting is appropriate, unobtrusively sited and would not result in excessive levels of light;;
- b) elevations of buildings, particularly roofs, are designed to limit light spill;
- c) the proposal would not have a detrimental effect on the amenity of surrounding occupiers;
- d) the proposal would not have a significant adverse impact on the character of a town or village and its setting or of the wider countryside;
- e) the proposal will not be detrimental to an area of nature conservation interest.

POLICY C3 – PROTECTING AND ENHANCING THE BUILT ENVIRONMENT

The distinctive character of the River Thames and its valley and the settlements on its banks will be maintained and, where appropriate, enhanced. Proposals for any form of development which detracts from its special character will not be permitted.

POLICY NE1 - SAFEGUARDING THE COUNTRYSIDE

Proposals for development in the countryside should maintain or enhance the value of the countryside for its own sake: its beauty, its local character and distinctiveness, the diversity of its natural resources, and its ecological, agricultural, cultural and outdoor recreational values.

POLICY NE3 - LOCAL LANDSCAPE CHARACTER

Development will not be permitted if it would harm the local landscape character of the District. Proposals should respect and, where possible, enhance the intrinsic character, quality and distinctive features of the individual landscape types.

NB. When considering proposals the West Oxfordshire Landscape Assessment, the Lower Windrush Valley Project Report and the Windrush in Witney Project Report will be taken into account where appropriate.

POLICY NE6 - RETENTION OF TREES, WOODLANDS AND HEDGEROWS

Planning permission will not be granted for proposals that would result in the loss of trees, woodlands or hedgerows, or their settings, which are important for their visual, historic, or biodiversity value. Removal will only be allowed where it can be demonstrated that the proposed development would enhance the landscape quality and nature conservation value of the area.

POLICY NE9 - SURFACE WATER

New development or intensification of existing development will not be permitted where the additional surface water run-off would result in adverse impacts such as an increased risk of flooding, river channel instability or damage to habitats, unless appropriate attenuation and pollution control measures are provided.

POLICY NE13 - BIODIVERSITY CONSERVATION

In determining planning applications, the Council will seek to safeguard, maintain and enhance priority habitats and species within the District. Development proposals should include measures to mitigate any effects upon features of nature conservation value, including where appropriate the provision of compensatory habitats or management.

POLICY T1 - TRAFFIC GENERATION

Proposals which would generate significant levels of traffic will not be permitted in locations where travel by means other than the private car is not a realistic alternative.

POLICY T6 - TRAFFIC MANAGEMENT

Traffic management schemes will be sought which:

- a) promote and give priority to the safe and convenient movement of pedestrians and cyclists, particularly on roads with significant or potentially significant pedestrian and cycle flows;
- b) promote safe and convenient movement of buses, particularly on routes into town centres, within town centres and on radial routes;
- c) reduce traffic conflicts, the potential for accidents and alleviate congestion;
- d) reduce environmental damage caused by traffic.

POLICY TLC1 - NEW TOURISM, LEISURE AND COMMUNITY FACILITIES

Permission will be granted for:

- a) visitor-related proposals which respect and enhance the intrinsic qualities of the District;
- b) community facilities to meet local needs;
- c) the recreational and cultural use of land on a small scale to meet local needs;
- d) new recreational and cultural buildings where they are essential to the existing use of the associated land and are appropriate in scale, design and siting.

Proposals for leisure, tourist and community developments will not be allowed where they would have an adverse impact on the character or environment of the countryside or on towns and villages within the District or would generate unacceptable levels of traffic on the local highway network.

POLICY TLC5 - EXISTING OUTDOOR RECREATIONAL SPACE

Development proposals should not result in the loss of existing recreational open space (including school playing fields, allotments and amenity areas) unless:

- a) the development is for buildings and/or facilities ancillary to, or enhancing, the amenity or recreational value of the open space; or
- b) alternative provision of at least equivalent suitability and accessibility, particularly by foot, is made; or
- c) there is clear evidence that now, and in the future, the land will no longer be needed for its current purpose or for recreational uses by the wider community.

POLICY TLC12 - PROTECTION OF EXISTING COMMUNITY SERVICES AND FACILITIES

Development proposals should not result in the loss of useful local services and facilities unless it can be demonstrated that:

- a) the existing use is not viable; or
- b) adequate and accessible alternative provision remains or will be provided.

South Oxfordshire Local Plan (2011)

GENERAL APPROACH

POLICY G2

The district's countryside, settlements and environmental resources will be protected from adverse developments and opportunities sought to enhance the environment wherever they arise.

POLICY G4

The need to protect the countryside for its own sake is an important consideration when assessing proposals for development. Unless permitted by other policies in the plan, new built development in the countryside, in the open gaps between settlements and on the edge of settlements where the built-up area would be extended, will not normally be permitted, except for agriculture and forestry.

POLICY G6

Planning permission will not be granted for proposals which are not of a high quality and inclusive design, which fail to protect and reinforce local distinctiveness, or which are of a scale or type that is inappropriate to the site and its surroundings.

GREEN BELT

POLICY GB2

Within the Green Belt the construction of new buildings will not be permitted except for the following purposes:-

- (i) agriculture and forestry (unless permitted development rights have been withdrawn);
- (ii) essential facilities for outdoor sports and recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- (iii) the limited extension, alteration or replacement of existing dwellings where consistent with Policies H12 and H13;
- (iv) limited infilling in existing villages which have an adequate range of services and facilities provided it complies with the requirements of Policy H5; and
- (v) limited affordable housing provided it complies with Policy H10.

The major developed sites of Oxford Brookes University, Culham Science Centre, No 1 Site, Culham and Sandford Sewage Treatment Works are considered in Section 9.

POLICY GB4

Where new development is permitted, either within or where it would be conspicuous from the Green Belt, it should be designed and sited in such a way that its impact on the open nature, rural character and visual amenity of the Green Belt is minimised.

COMMUNITY FACILITIES

POLICY CF2

Proposals that would result in the provision of additional community facilities or services within settlements will be permitted, provided that there are no overriding amenity, environmental or traffic objections to the proposals and that there is no conflict with the other policies in this plan.

COUNTRYSIDE

Protecting and enhancing the natural and built environment

POLICY C1

The conservation and where possible, enhancement of the landscape of the district will be sought. Development that would adversely affect the distinctive features of the landscape character areas will not be permitted.

Where development is acceptable in principle it should:

- (i) be integrated into the landscape character of the area;
- (ii) protect important local features; and
- (iii) where possible, contribute to local distinctiveness.

Measures will be sought to integrate new development sensitively, mitigate impacts and where appropriate, enhance local landscape character through conditions and agreements attached to planning permissions.

POLICY C2

In the Chilterns and North Wessex Downs Areas of Outstanding Natural Beauty the primary aim is to conserve and enhance the natural beauty, special landscape quality and distinctiveness of the area. Development which would harm the beauty or distinctiveness of the area will not be permitted. To be acceptable development must be of a scale and type appropriate to the area, and be sympathetic in terms of its siting, design and materials used.

POLICY C9

Any development that would cause the loss of landscape features will not be permitted where those features make an important contribution to the local scene, and/or provide all or part of an important wildlife habitat and/or have

important historical value. Where features are retained within the development site, conditions will be used to ensure that they are protected during development and have sufficient space to ensure their survival after development.

ENCOURAGING SUSTAINABLE AND HIGH-QUALITY DEVELOPMENT

POLICY D1

The principles of good design and the protection and reinforcement of local distinctiveness should be taken into account in all new development through:

- (i) the provision of a clear structure of spaces;
- (ii) respecting existing settlement patterns;
- (iii) providing for a choice of routes and transport modes to, from and within the development;
- (iv) providing a development that users find easy to understand through the use of landmarks, vistas and focal points;
- (v) providing landscape structure as a framework for new development;
- (vi) respecting the character of the existing landscape;
- (vii) respecting distinctive settlement types and their character;
- (viii) providing good quality site and building design and appropriate materials;
and
- (ix) providing well-designed external areas.

PROTECTING AND ENHANCING THE NATURAL AND BUILT ENVIRONMENT

POLICY EP2

Proposals which would by reason of noise or vibrations have an adverse effect on existing or proposed occupiers will not be permitted, unless effective mitigation measures will be implemented. In addition, noise sensitive development will not be permitted close to existing or proposed sources of significant noise or vibrations.

SUPPORTING THE LOCAL ECONOMY

POLICY E8

Proposals for the re-use of rural buildings will be permitted provided that:

- (i) they are of permanent and substantial construction and are capable of conversion without major or complete reconstruction;
- (ii) their form, bulk and general design are in keeping with their surroundings;
- (iii) the fabric and essential character of the buildings are maintained;

- (iv) if the buildings are in the Green Belt, the proposed use does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;
- (v) there are no overriding amenity, environmental or highway objections;
- (vi) in the case of proposals for B1 or B2 uses the floorspace in the building or in the complex of buildings does not exceed 500 square metres; and
- (vii) in the case of proposals for residential use, other uses have been explored and found to be unacceptable in planning terms.

PROMOTING A SUSTAINABLE TRANSPORT STRATEGY

POLICY T1

Proposals for all types of development will, where appropriate:

- (i) provide for a safe and convenient access to the highway network;
- (ii) provide safe and convenient routes for cyclists and pedestrians;
- (iii) be accessible by public transport and have a safe walking route to nearby bus stops or new bus stops and appropriate infrastructure should be provided;
- (iv) be served by an adequate road network which can accommodate traffic without creating traffic hazards or damage to the environment;
- (v) where new roads, pedestrian routes, cycleways and street lighting are to be constructed as part of the development, be constructed to adoptable standards and be completed as soon as they are required to serve the development; and
- (vi) make adequate provision for those whose mobility is impaired.

Oxfordshire Minerals & Waste Local Plan 1996

POLICY W3

Proposals for re-use/recycling will normally be permitted provided that:

- (a) the site is close to the source of the waste and/or the market for the re-used/recycled material;
- (b) the site is well related to appropriate parts of the transport network, and located where the number and length of motorised journeys is likely to be minimised;
- (c) the proposal will not cause unacceptable nuisance in terms of noise, dust, fumes, smell, visual intrusion or traffic;
- (d) the proposal will not pose an unacceptable risk to the water environment;
- (e) the proposal does not conflict with Structure and Local Plan policies.

POLICY W4

Proposals for re-use/recycling and ancillary processes will not normally be permitted in the open countryside unless:

- (f) there is established overriding need and there is no other suitable site available and/or;
- (g) the development is to form part of a mineral extraction/landfill site and will be removed on completion of extraction/landfill.

POLICY PE3

Appropriate buffer zones will be safeguarded around mineral working or waste disposal sites for protection against unacceptable losses of residential or natural amenity.

POLICY PE18

In determining applications covered by this Plan the County Council will:

- (a) have regard to the appropriate provisions of the Code of Practice in Annex 1, which is part of this Plan, and
- (b) regulate and control development by the imposition of conditions on the grant of permission. Where this cannot satisfactorily be done, appropriate planning obligations will be sought.

Planning Policy Statements

Planning Policy Statement 7: Sustainable Development in Rural Areas ('PPS7') states that Areas of Outstanding Natural Beauty have been confirmed by the Government as having the highest status of protection in relation to landscape and scenic beauty. New building should be strictly controlled and priority should be given to the use of brownfield sites. Planning Policy Statement 3: Housing ('PPS3') defines brownfield sites as "previously-developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface Infrastructure". This definition excludes "land that is or has been occupied by agricultural or forestry buildings".

Planning Policy Statement 10: Sustainable Waste Management ('PPS10') sets out the key planning objectives of the government regarding sustainable waste management. One such key objective is to "help deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option".

Contact Officer: Naomi Woodcock Tel: Oxford 815708

Division(s): Eynsham

PLANNING & REGULATION COMMITTEE – 12 JULY 2010

CONSTRUCTION OF A NEW SYNTHETIC MULTI USE GAMES AREA (MUGA) WITH 3 M HIGH PERIMETER FENCING AND FOUR FLOODLIGHT COLUMNS (6.7M HIGH)

Location: Eynsham Primary School, Beech Road, Eynsham, Witney, OX29 4LJ.

Application No: R3.0037/10

District Council Area: West Oxfordshire

Introduction

1. This application is for construction of a new synthetic Multi Use Games Area (MUGA) at Eynsham Primary School. The application also involves the erection of 3m high fencing around the perimeter of the proposed MUGA and erection of four 6.7m high floodlight columns.

Location (see site plan)

2. Eynsham Primary School is located on the western side of Eynsham approximately 300 metres south of the A40 Oxford to Cheltenham Road and just off Beech Road. The school lies immediately north of the Eynsham conservation area.

Site and Setting (see site plan)

3. The school site is immediately bounded by a public play area to the north, the B4449 to the east and residential dwellings to the north, south and west.
4. The school site comprises the main school building, school playing field (located within the eastern half of the school site), car park (which accommodates 24 car parking spaces and 40 cycle spaces), hard play area, pre-school, small woodland area and wildlife area. The residential dwellings closest to the proposed development are located 25 metres and 65 metres to the south on Little Lane and Cassington Road retrospectively. The rear boundary of the properties on Cassington Road and Little Lane are separated from the school site by a public footpath which runs alongside the school's southern site boundary. There is a dense belt of mature trees and hedgerow and a 1.8 metre high chain link fence between the school grounds and the footpath. The school site has areas of sloping ground, one of which is in the area immediately south east of the main school building.

Background and Details of the Development

5. The school explains that pupils are currently unable to play sports outside during most of the winter months as the existing outdoor grass pitches become unplayable following inclement weather. The school therefore propose to construct a new MUGA that can be used for a variety of sporting activities (including football, hockey, tennis and netball) throughout the year. The MUGA would be 34.25 metres (113 feet) x 19.50 metres (64 feet) in size with a synthetic grass playing surface.
6. Owing to the topography of the school site, it is proposed that the MUGA would be located on the school playing field, approximately 7 metres from the southern site boundary where the land is flatter. The development would be sited in an area of the playing field that is likely to be close to or on top of an existing drainage pipe. The applicant has advised that although the overall depth of construction (200mm) should not affect the pipe, a scan of the location of the drain would need to be undertaken prior to the excavation to ensure that the work is completed satisfactorily around the pipe and it is not damaged.
7. A 3 metre high powder coated green mesh fence is proposed around the perimeter of the MUGA to help retain balls and ensure the security of the playing surface. Four 6.7 metre high green coloured low level floodlights (6m high columns with 0.7 swan neck arms) are also proposed to provide additional lighting during the winter. The floodlights would be 200 Lux¹. The Light Assessment submitted with the application indicates that there may be light spillage of 5 Lux along a small stretch of the adjacent footpath, and a small area in the north east and north west corners of two residential gardens located 8 metres to the south of the proposed development.
8. It is proposed that the MUGA would be available for school and local community use, particularly as a number of local sporting groups have already shown an interest in using the MUGA. The application form originally proposed the use of the MUGA available until 10.00pm. However, it has now been clarified that the periods of use which the applicant is seeking permission for are between the hours of 9.30am – 9.30pm Monday to Saturday and, 9.00am – 6.00pm on Sundays. It is proposed that on weekdays during term time the facility would be available for external use from 4.00pm. It would not be open on Christmas Day or Easter Sunday.
9. As part of the application, a new 1.9m wide shared footpath with synthetic grass surfacing is proposed from the school entrance to the MUGA although the precise location of the footpath has yet to be finalised.
10. During construction contractors would access the site via the main school gates. Materials would not be delivered at the beginning or end of the school day. The applicant explains that although no trees should be affected by the

¹ Lux – measurement of light intensity. A deep twilight is 1.08 Lux, a very dark day is 107 Lux and an overcast day is 1075 Lux (Engineering Toolbox 2005).

proposed works, heras fencing would nevertheless be erected to protect the trees along the school's southern site boundary during construction.

Consultations

11. West Oxfordshire District Council – Request that the proposed development should not result in unacceptable light pollution or unneighbourly impact through noise and disturbance. Request that conditions are attached to any permission for the floodlights to be compliant with the Institute of Lighting Engineers Guidance Notes and that the lights are only used during the times which the school have applied for. Alternatively, consideration should be given to re-siting the MUGA to a less sensitive part of the school site.
12. Eynsham Parish Council – No objection, subject to the production and agreement of a management plan (to include details of how noise and anti-social behaviour will be minimised and how the site will be managed to ensure that external users do not continue on site at the end of their hire period). Suggest that the MUGA should be moved a short distance to prevent light shining into the rear gardens of the two houses which would be directly affected by the floodlights.
13. Sport England – No objection subject to changes being made to the footprint of the MUGA to accommodate the correct marking for tennis/netball. This is on the understanding that the facility will include floodlighting and a community use agreement to meet with E5 of Sport England's exception policies.
14. Transport Development Control –The proposed development would not have a significant effect on the local highway network. There is ample parking on site. Recommend that external use of the MUGA does not coincide with the school run.
15. Planning Ecologist – It is unlikely that the development would impact on biodiversity or landscape. Recommend: i) an informative that no trees should be removed during the bird breeding season; and ii) an informative that all works should cease immediately if any Protected Species are found.
16. County Forester – The only issue is the protection of trees on the southern boundary and the row of standard trees which are planted approximately 2m inside the southern site boundary. Recommends that tree root protection fencing be in place throughout the construction period.
17. County Archaeologist – The application does not appear to directly affect any known archaeological sites. Request an informative advising of appropriate action that should be taken in the event of archaeological finds.

Third Party Representations (copies of each letter are available in the Members' Resource Centre)

18. 23 responses from individual residents have been received (2 in support, 9 responses of concern and 12 objections). The key points made in the representations are:
19. In support of the application:-
 - The MUGA will enable the school to teach the PE curriculum all year round;
 - The MUGA will reduce the number of trips made to Witney by youth football teams;
 - The MUGA will encourage children to engage in healthy activities outside of school hours;
 - Children using the on-site after school childcare service would benefit from additional outdoor games and play space.
20. Points made against the application:-
 - The proposal would result in a change of use from a primary school to a commercial sport facility;
 - Why is there a need for such a large development when a similar recreational facility is to be provided elsewhere in Eynsham from S.106 monies.
 - It is not appropriate to site the development in a residential area, alternative sites should be considered;
 - The MUGA would be inappropriately sited on the school site and would dominate the nearby dwellings;
 - The proposed position of the MUGA on the school site would result in balls straying into adjacent gardens, loss of privacy and would also impact on the quality of life of local residents;
 - The floodlights would be too tall and would increase light pollution. Light pollution would be worse during the winter when there is limited tree cover;
 - Impact of floodlights on residential amenity and conservation area;
 - The pitches would be too small for adult games and it is unclear how the facility would be managed outside of school hours;
 - Impact of noise (both during construction and after school hours) on residents;
 - Inappropriate hours of operation;
 - The MUGA may result in an increase in anti-social behaviour;
 - Local residents will be affected by additional parking and traffic generated by users of the MUGA;
 - The development may have an impact on local wildlife;
 - A mature field maple tree will be affected by the development as some of the tree branches overhang the MUGA;
 - Use of S.106 monies to fund a MUGA on the primary school site.

21. The Local Member (Councillor Charles Mathew) comments as follows: Use of the MUGA until 10.00pm is unreasonable. Given that the development is not meant to be a commercial operation, a closing time of 6.00pm on weekdays and by special arrangements on weekends with a 6.00pm latest finish would be considerate to local residents. This would lessen the necessity for lighting which remains an overbearing concern to local people.

Relevant Development Plan and other Policies

22. Planning applications should be decided in accordance with the Development Plan unless material considerations indicate otherwise. In a letter from Eric Pickles (Secretary of State for Communities and Local Government) dated 27 May 2010 the Government outlined its intention to abolish Regional Spatial Strategies (including the South East Plan). He has advised that this statement should be regarded as a material consideration in the decision making process
23. The relevant Development Plan documents are The South East Plan Regional Spatial Strategy 2026 (RSS), the West Oxfordshire Local Plan 2011 (WOLP). The Institute of Engineers Guidance Note on lighting is also relevant. The relevant policies are as follows:-
- Regional Spatial Strategy – CC1, CC6, T1, NRM5, NRM10, C4, S1, S3, S5, S6.
 - West Oxfordshire Local Plan – BE1, BE2, BE3, BE4, BE5, BE19, BE21, C3, NE3, NE6, NE9, NE13, T1, T6, TLC1, TLC5, TLC12.
24. These policies are set out in the Policy Annex. The Institute of Engineers Guidance Note is also attached.

Comments of the Head of Sustainable Development

25. In my view the main issues to be considered in assessing the merits of this application relate to:
- (i) Provision of additional school recreational and community facilities;
 - (ii) Proposed site location;
 - (iii) Potential impacts on neighbouring residents; and
 - (iv) Potential impact on the environment.
- (i) Provision of additional school recreational and community facilities
26. The application seeks to create a synthetic grass MUGA on the school site which would be used by both the school and the local community. The school has advised that a number of local sporting groups have expressed an interest in using the MUGA. Development Plan policies support this kind of facility. For example, Policies CC1 and CC6 of the RSS seek to achieve socially inclusive communities and Policy S1 of the RSS looks to develop and shape healthy sustainable communities via community access to recreation activity. In addition Policies S3 and S6 of the RSS aim to encourage mixed

use approaches (including community facilities alongside formal education facilities) to make effective use of resources. Policy TLC1 of the WOLP looks to secure new leisure and community facilities which meet local needs. Policy TLC5 of the WOLP seeks to prevent development proposals which would result in the loss of existing school playing fields unless the development is for facilities ancillary to, or enhances the recreational value of the existing school playing field.

27. I consider that the proposed development accords with this policy as the school have indicated that the impact of bad weather on the existing playing field reduces the school's ability to provide an all year round PE curriculum. The provision of this facility would increase the recreational value of the existing school playing field. Use of the facility by the local community would provide a local benefit, help to create a healthy and sustainable community and make effective use of sporting resources in line with both RSS and Local Plan Policies.
28. Nevertheless, the use of the new facility, particularly by the wider community, during out of school hours could have an impact on the amenities of the surrounding area. These are discussed below.

(ii) Proposed site location

29. Some residents have expressed concern about siting the MUGA within a residential environment, and suggest that alternative sites should be considered. Some have queried why there is such a need for such a facility when a similar recreational facility is to be provided elsewhere within Eynsham. In my view the proposed development is ancillary to the school and would benefit the primary school children. I consider that it would be inappropriate to site the development elsewhere within Eynsham in so much that the school children would not be able to so easily access the MUGA for PE lessons. For these reasons I consider that the proposed development is acceptable in this location and accords with Policy TLC1 of the WOLP (relates to the appropriateness of the siting of community facilities).

(ii) Potential impact on neighbouring residents

Location within the site

30. This application seeks to construct a MUGA with 3 metre high mesh fencing close to the schools southern site boundary and 25 metres north of the nearest dwelling. Policy BE2 of the WOLP requires proposals for new land uses to relate satisfactorily to the site and its surroundings. Some local residents have expressed concern about siting the MUGA so close to the school's southern site boundary. In particular concerns have been raised about stray balls landing in adjacent gardens, loss of privacy and the MUGA dominating adjacent dwellings. Residents and the Parish Council have suggested that the MUGA should be located further east and north within the site. West Oxfordshire District Council have also commented that the MUGA should be relocated in a less sensitive position if the proposed siting is

considered to result in unacceptable light pollution or unneighbourly impact through noise and disturbance. Officers asked the school to look into the possibility of siting the MUGA elsewhere within the school grounds. The school have indicated that it is not possible to relocate the MUGA significantly north or east variously due to the existing wildlife area, the possible location of a drain and because of the impact such a move would have on existing pitches on the school playing field. Although scans would need to be undertaken to determine the exact location and depth of any drains, the school have confirmed that they consider the most that the facility could be moved would be 1-3 metres to the north or east.

31. In my view the location of the MUGA close to the southern boundary is reasonable. The proposed 3m high mesh fencing around the pitch should help to prevent balls straying into adjacent gardens, and the dense hedgerow and mature trees along the school's southern site boundary (some of which are 10 metres high) should address issues relating to loss of privacy and ensure that adjacent properties are not dominated by this development. I consider that the siting of the proposed development would relate satisfactorily to the site and its surroundings and thereby accords with Policy BE2 of the WOLP.

Floodlights

32. The application involves the erection of 4 floodlight columns. The 200 Lux floodlights (6.7 metres high) would be located behind an existing dense hedgerow and a mature row of trees and the columns would be painted green. A small stretch of the adjacent footpath and a small area in the north east and north west corners of the two gardens immediately south of the site could be affected by light spillage. Policy BE21 of the WOLP seeks to ensure that external lighting does not result in excessive levels of light, or have a detrimental effect on the amenity of surrounding occupiers. In addition the Institute of Lighting Engineers Guidance Note recommends a maximum amount of light trespass into windows of residential properties of 5 Lux up to 11.00pm in rural and small villages and a maximum of 10 Lux in small town centre or urban locations.
33. Several residents have expressed concern about the floodlights and the increase in light pollution that might result. Some local residents have also commented that light pollution would be worse during the winter when the trees along the southern site boundary would provide minimal screening. The Parish Council has also commented that the MUGA should be moved a short distance to prevent light shining into the rear gardens of the two houses which would be affected by the floodlights. West Oxfordshire District Council have commented that if planning permission is granted, conditions should be attached to ensure that the floodlights are compliant with all guidance contained in the Institute of Lighting Engineers Guidance Notes. In addition, provisions should be made to prevent any harmful overspill of light into the adjacent public right of way and Conservation Area.
34. I consider that the floodlights should not result in excessive levels of light in the local area. For instance light spillage would only be at a maximum of 5

Lux in the area immediately adjacent to the school site. The Light Assessment submitted with the application indicates that no dwellings should be directly affected by light spillage. However, to ensure that adjacent dwellings are not unduly affected by light spillage, I recommend that conditions be applied requiring submission and agreement of the proposed lighting details together with a further assessment of their impact once installed. I am of the view that light spillage into the two closest properties to the south would be dissipated by the dense hedgerow and row of trees along the school's southern boundary. Although concerns have been raised that the trees would provide minimal protection during winter, modern floodlighting arrangements are now well developed and the cowling arrangements used can concentrate light onto a particular target area and minimise light spillage. The proposed floodlights are to be 6.7m high. This is a relatively low height when compared to other floodlights used for sporting facilities I consider the floodlights to be appropriate and, therefore, consider that subject to conditions the proposed development accords with Policy BE21 of the WOLP.

Noise and hours of use

35. The MUGA is proposed to be used between 9.00am – 9.30pm (Monday to Saturday) and 9.00am - 6.00pm (Sunday). On weekdays during term time the facility would be available for external use from 4.00pm. Policy BE19 of the WOLP and Policy NRM10 of the RSS seek to discourage development which would result in residents being exposed to significant noise disturbance. Residents have expressed concern that out of hours use of the MUGA by the local community would affect their amenity because of the noise and language often used by users of such facilities. Residents have also expressed concerns about noise associated with the comings and goings of users after dark, noise from supporters and management of the facility outside school hours. One resident has suggested that external use of the MUGA should be restricted to 7.00pm (Monday – Friday), 6.00pm (Saturday) and 3.00pm (Sunday and bank holidays). The local councillor has suggested that external use of the MUGA should be restricted to 6.00pm on weekdays and by special arrangements at weekends with a 6.00pm finish at the latest. Two residents have also expressed concern about noise from additional construction work on the school site. The Parish Council have commented that there needs to be safeguards in place to ensure that people using the facility are not able to continue on site after their hire period has finished and that noise is limited. They suggest that a management agreement plan should be produced to cover these issues.
36. I consider that a community use management agreement plan between the applicant and external users of the MUGA should be secured to ensure that the use of the facility is properly managed and controlled and that a code of practice is adopted by users of the facility. Such a community use management agreement plan should cover issues such as language and conduct of behaviour on the site and details of how noise will be kept to a minimum. There can be conflict between the interests of users of this type of facility and local residents and the hours of use need to reflect a compromise between allowing maximum community benefit from the scheme and

protecting the amenity of nearby residents. In my view the hours of use of the facility should be controlled. I consider the hours proposed to be excessive for such a residential location and suggest that hours of use 9.00am - 9.00pm (Monday - Friday), 9.00am – 5.00pm (Saturday) with no use on Sunday would allow substantial community use whilst reasonably protecting the amenities of nearby residents. Although concerns have been expressed about noise during the construction phase, I consider this issue can be addressed by a condition requiring approval of contractors working hours. I therefore consider the proposal can be controlled to ensure that it is consistent with the aims of Policy BE19 of the WOLP and NRM10 of the RSS.

Anti-social behaviour

37. Some residents have expressed concerns that the proposed development will lead to an increase in anti social behaviour. In particular concerns have been raised about vandalism from spectators watching games from the adjacent public footpath, people jumping over the school boundary fence, climbing trees from the footpath to access the school playing field and MUGA and an increase in young people congregating, drinking, smoking and swearing in the adjacent play area and nearby residential roads after the sporting facility has closed for the evening. The Parish Council have commented that suitable measures need to be put in place to prevent such anti-social behavior. The establishment of a community use management agreement plan should help to control these potential impacts.

Parking and the local highway network

38. It is proposed that community users of the new facility would have access to the school car park (which has 24 spaces). Cycle parking to accommodate 40 bicycles is also available on site. On weekdays during term time the MUGA would be available for external use from 4.00pm, 30 minutes after the end of the school day. This would accord with Policy BE3 of the WOLP which permits proposals which provide parking for vehicles, motorcycles and bicycles. Several residents have expressed concern about the impact that the proposed development may have on the local highway network and parking (in particular extra traffic and parking in Beech Road, the blocking of domestic driveways and deterioration in the road surface). Residents have also expressed concern that the proposed MUGA would further exacerbate traffic associated with the school run. Some residents have even suggested that a new vehicular access should be created from the Eynsham Bypass (B4044) (I presume they mean the B449).
39. Transport Development Control have commented that there is ample on site parking and little probability of any overspill onto the adjacent highway network. Any traffic generated by the MUGA outside school hours would have insignificant impact on the local highway network and would not significantly contribute to wear of the Beech Road surface. Also the development should not exacerbate school related traffic as external use of the MUGA would not commence until 30 minutes after the Primary School has finished. This can be controlled by condition. Given the comments of Transport Development

Control I am satisfied that the MUGA would not have a significant effect on the local highway network or parking in Beech Road and consider that subject to conditions restricting the times of use of the MUGA the development accords with policy BE3 of the WOLP.

(iii) Impact on the environment

Eynsham Conservation Area

40. The proposed development would be located 7 metres north of Eynsham Conservation Area. Policy BE5 of the WOLP seeks to ensure that the setting of conservation areas is not eroded by unsympathetic development and residents have expressed concern about the effect that the proposed development may have on the conservation area. The MUGA would be screened from the conservation area by the existing dense boundary hedgerow and trees. The new fencing around the MUGA is to be painted green and this should help assimilate the development into the surrounding area. Although the proposed lights may affect part of the public footpath and back gardens of two adjacent houses, the lights should not impact on the quality of the conservation area. The proposed development does not conflict with Policy BE5 of the WOLP.

Impact on existing trees

41. It is intended that no trees would be affected by the proposed works. Concern has been raised by residents that a mature field maple tree would be affected by the proposed works as the tree would overhang more than half of the MUGA. The County Forester considers that it is likely to be many years before the field maple overhangs the MUGA by any significant degree. A tree protection condition can be imposed to ensure that no trees are adversely affected by the proposed development.

Local wildlife

42. Policy C3 of the WOLP seeks to safeguard and maintain priority habitats and species. Some residents have raised concerns about the impact that the proposed development would have on the owl and bat population. The Planning Ecologist has commented that there is not likely to be any impact on biodiversity. I consider that the development accords with Policy C3 of the WOLP.

S.106 issues and funding

43. There has been some confusion over the funding of the proposed MUGA. Several residents have expressed concern about using S.106 monies from what is known as the Bitterell residential development (located 120 metres to the south of the school in the village) to create a MUGA on the school site. The funding for this MUGA on the school site is through the school itself and is not related to any S.106 funding from the Bitterell development. This is not in any event a matter that has bearing on the planning merits of this proposal.

Conclusion

44. The proposal would benefit Eynsham Primary School by enabling children to participate in sporting activities all year round and provide a facility for the local community consistent with the aims of policy. Concerns have been raised by local residents about the impacts of community use for the amenity of neighbours, local wildlife and the Eynsham Conservation Area. However I am of the view that subject to the conditions proposed here (most particularly those controlling hours of use) that the proposed location of the MUGA is acceptable and that impact on local residents should be limited. Permission is therefore recommended.

RECOMMENDATION

45. It is **RECOMMENDED** that Application No. R3.0037/10 be approved subject to conditions to be determined by the Head of Sustainable Development to include the following matters:
1. The development must be carried out strictly in accordance with the particulars contained in the application and the plans.
 2. Commencement of the development within 3 years.
 3. Submission of further details to indicate layout of pitches within the MUGA.
 4. Floodlights to be compliant with the Institute of Lighting Engineers Guidance Note.
 5. Submission of full details of proposed floodlighting, cowling and predicted overspill levels of light.
 6. Site assessment of lighting levels from floodlights and implementation of any remedial action that may be required.
 7. That the hours of use for community purposes shall be restricted to 4.00pm – 9.00pm (Monday – Friday) and 9.00am – 5.00pm (Saturday) during term time and, 9.00am – 9.00 (Monday – Friday) and 9.00am – 5.00pm (Saturday) during the school holidays.
 8. Submission, agreement and implementation of a community use management agreement plan.
 9. Submission and agreement of contractors working hours, delivery times of materials and site compound.
 10. Submission of full details (including the location) of the proposed footpath between the car park and the MUGA.
 11. Tree and hedgerow protection measures.

Archaeological informative – If archaeological finds do occur during development, the County Archaeologist shall be notified in order that he may visit the site and advise as necessary.

Ecological informative - If any protected species not initially surveyed for are found at any point, all work should cease immediately. Work should not recommence until a full survey has been carried out, a mitigation

strategy prepared and licence obtained (if necessary) in discussion and agreement with Natural England.

CHRIS COUSINS
Head of Sustainable Development
Environment & Economy

Contact Officer: Naomi Woodcock Tel: (01865) 815708

Background Papers: File Ref: R3.0037/10 8.5/3909/10



The Institution of Lighting Engineers

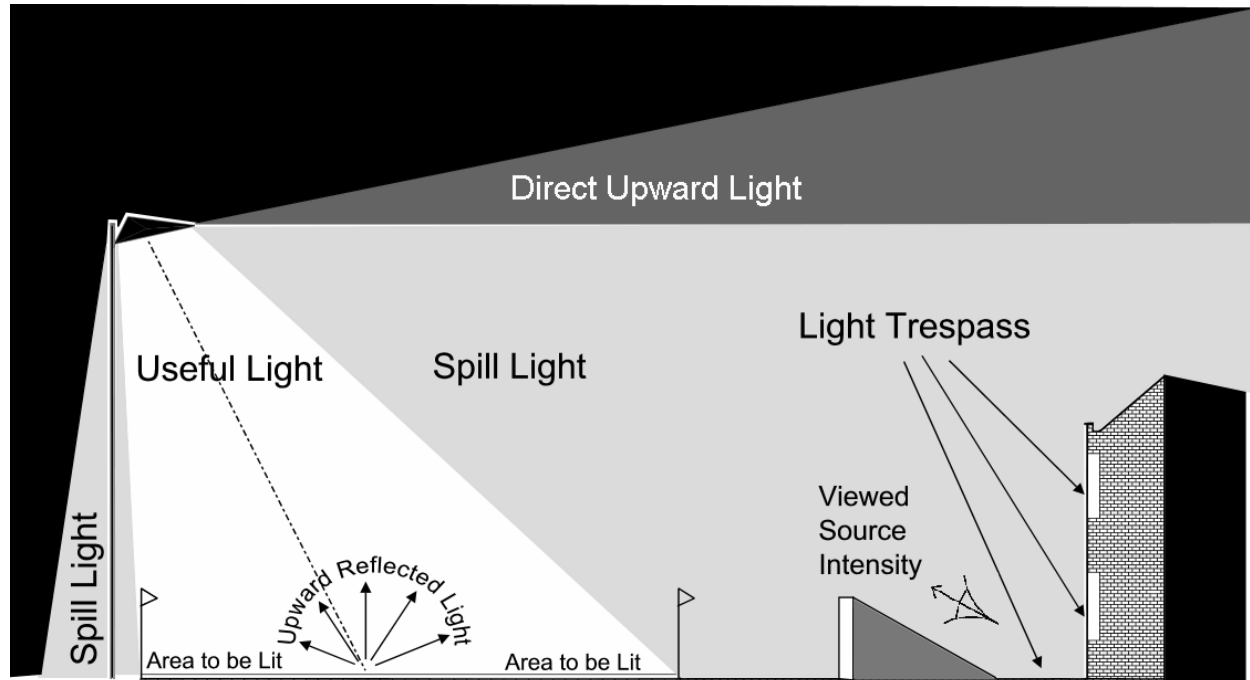
E-mail ile@ile.org.uk Website www.ile.org.uk

GUIDANCE NOTES FOR THE REDUCTION OF OBTRUSIVE LIGHT

ALL LIVING THINGS adjust their behaviour according to natural light. Man's invention of artificial light has done much to enhance our night-time environment but, if not properly controlled, **obtrusive light** (commonly referred to as light pollution) can present serious physiological and ecological problems.

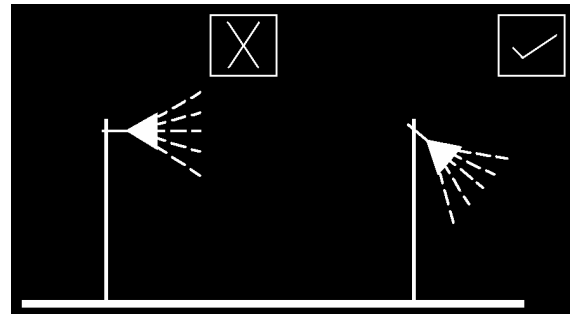
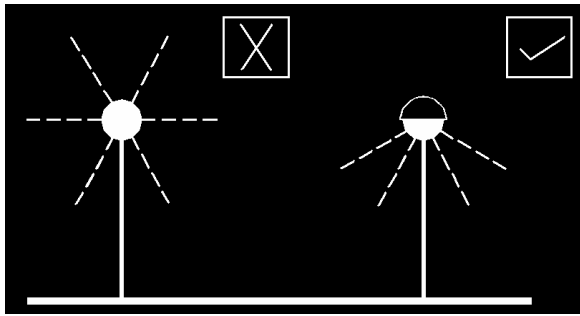
Obtrusive Light, whether it keeps you awake through a bedroom window or impedes your view of the night sky, is a form of pollution and can be substantially reduced without detriment to the lighting task.

Sky glow, the brightening of the night sky above our towns, cities and countryside, **Glare** the uncomfortable brightness of a light source when viewed against a dark background, and **Light Trespass**, the spilling of light beyond the boundary of the property or area being lit, are all forms of obtrusive light which may cause nuisance to others, waste money and electricity and result in the unnecessary emissions of greenhouse gases. Think before you light. Is it necessary? What effect will it have on others? Will it cause a nuisance? How can I minimise the problem?



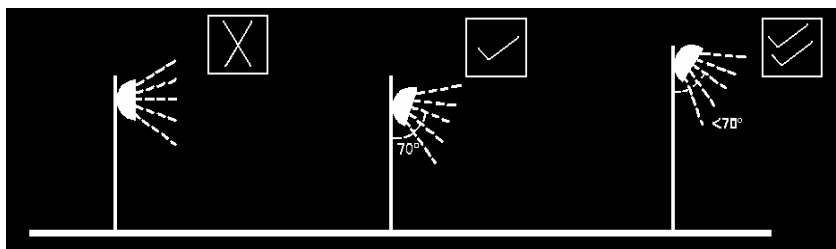
Do not "over" light. This is a major cause of obtrusive light and is a waste of energy. There are published standards for most lighting tasks, adherence to which will help minimise upward reflected light. Organisations from which full details of these standards can be obtained are given on the last page of this leaflet.

Dim or switch off lights when the task is finished. Generally a lower level of lighting will suffice to enhance the night time scene than that required for safety and security.



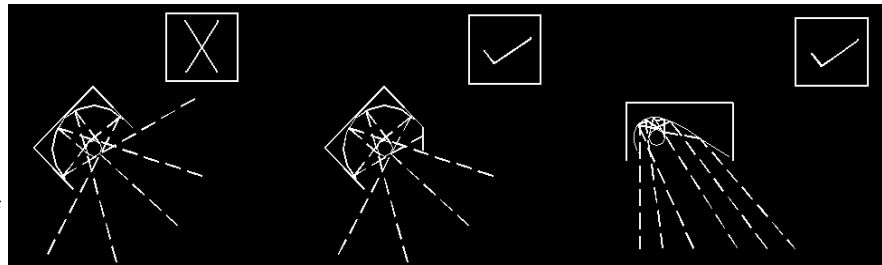
Use specifically designed lighting equipment that minimises the upward spread of light near to and above the horizontal. Care should be taken when selecting luminaires to ensure that appropriate units are chosen and that their location will reduce spill light and glare to a minimum. Remember that lamp light output in LUMENS is not the same as lamp wattage and that it is the former that is important in combating the problems of obtrusive light

Keep glare to a minimum by ensuring that the main beam angle of all lights directed towards any potential observer is not more than 70°. Higher mounting heights allow lower main beam angles, which can assist in reducing glare. In areas with low ambient lighting levels, glare can be very obtrusive and extra care should be taken when positioning and aiming lighting equipment. With regard to domestic security lighting the ILE produces an information leaflet GN02 that is freely available from its web site.

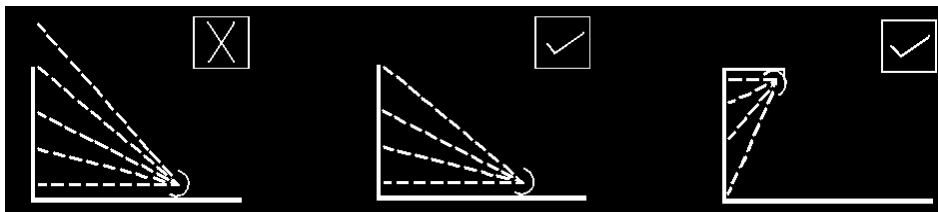


The UK Government will be providing an annex to PPS23 Planning and Pollution Control, specifically on obtrusive light. However many Local Planning Authorities (LPA's) have already produced, or are producing, policies that within the new planning system will become part of the local development framework. For new developments there is an opportunity for LPA's to impose planning conditions related to external lighting, including curfew hours.

For sports lighting installations (see also design standards listed on Page 4) the use of luminaires with double-asymmetric beams designed so that the front glazing is kept at or near parallel to the surface being lit should, if correctly aimed, ensure minimum obtrusive light. In most cases it



will also be beneficial to use as high a mounting height as possible, giving due regard to the daytime appearance of the installation. The requirements to control glare for the safety of road users are given in Table 2.



When lighting vertical structures such as advertising signs direct light downwards, wherever possible. If there is no alternative to up-lighting, as with much decorative

lighting of buildings, then the use of shields, baffles and louvres will help reduce spill light around and over the structure to a minimum.

For road and amenity lighting installations, (see also design standards listed on Page 4) light near to and above the horizontal should normally be minimised to reduce glare and sky glow (Note ULRs in Table 1). In sensitive rural areas the use of full horizontal cut off luminaires installed at 0° uplift will, in addition to reducing sky glow, also help to minimise visual intrusion within the open landscape. However in many urban locations, luminaires fitted with a more decorative bowl and good optical control of light should be acceptable and may be more appropriate.

ENVIRONMENTAL ZONES:

It is recommended that Local Planning Authorities specify the following environmental zones for exterior lighting control within their Development Plans.

Category	Examples
E1:	Intrinsically dark landscapes National Parks, Areas of Outstanding Natural Beauty, etc
E2:	Low district brightness areas Rural, small village, or relatively dark urban locations
E3:	Medium district brightness areas Small town centres or urban locations
E4:	High district brightness areas Town/city centres with high levels of night-time activity

Where an area to be lit lies on the boundary of two zones the obtrusive light limitation values used should be those applicable to the most rigorous zone.

DESIGN GUIDANCE

The following limitations may be supplemented or replaced by a LPA's own planning guidance for exterior lighting installations. As lighting design is not as simple as it may seem, you are advised to consult and/or work with a professional lighting designer before installing any exterior lighting.

Environmental Zone	Sky Glow ULR [Max %] ⁽¹⁾	Light Trespass (into Windows) Ev [Lux] ⁽²⁾		Source Intensity I [kcd] ⁽³⁾		Building Luminance Pre-curfew ⁽⁴⁾
		Pre- curfew	Post- curfew	Pre- curfew	Post- curfew	Average, L [cd/m ²]
E1	0	2	1*	2.5	0	0
E2	2.5	5	1	7.5	0.5	5
E3	5.0	10	2	10	1.0	10
E4	15.0	25	5	25	2.5	25

- ULR = Upward Light Ratio of the Installation is the maximum permitted percentage of luminaire flux for the total installation that goes directly into the sky.
- Ev = Vertical Illuminance in Lux and is measured flat on the glazing at the centre of the window
- I = Light Intensity in Cd
- L = Luminance in Cd/m²
- Curfew = The time after which stricter requirements (for the control of obtrusive light) will apply; often a condition of use of lighting applied by the local planning authority. If not otherwise stated - 23.00hrs is suggested.
- * = From Public road lighting installations only

- (1) **Upward Light Ratio** – Some lighting schemes will require the deliberate and careful use of upward light – e.g. ground recessed luminaires, ground mounted floodlights, festive lighting – to which these limits cannot apply. However, care should always be taken to minimise any upward waste light by the proper application of suitably directional luminaires and light controlling attachments.
- (2) **Light Trespass (into Windows)** – These values are suggested maxima and need to take account of existing light trespass at the point of measurement. In the case of road lighting on public highways where building facades are adjacent to the lit highway, these levels may not be obtainable. In such cases where a specific complaint has been received, the Highway Authority should endeavour to reduce the light trespass into the window down to the after curfew value by fitting a shield, replacing the luminaire, or by varying the lighting level.
- (3) **Source Intensity** – This applies to each source in the potentially obtrusive direction, outside of the area being lit. The figures given are for general guidance only and for some sports lighting applications with limited mounting heights, may be difficult to achieve.
- (4) **Building Luminance** – This should be limited to avoid over lighting, and related to the general district brightness. In this reference building luminance is applicable to buildings directly illuminated as a night-time feature as against the illumination of a building caused by spill light from adjacent luminaires or luminaires fixed to the building but used to light an adjacent area.

Light Technical Parameter	Road Classification ⁽⁵⁾			
	No road lighting	ME5	ME4/ ME3	ME2 / ME1
TI	15% based on adaptation luminance of 0.1cd/m ²	15% based on adaptation luminance of 1cd/m ²	15% based on adaptation luminance of 2 cd/m ²	15% based on adaptation luminance of 5 cd/m ²

TI = Threshold Increment is a measure of the loss of visibility caused by the disability glare from the obtrusive light installation

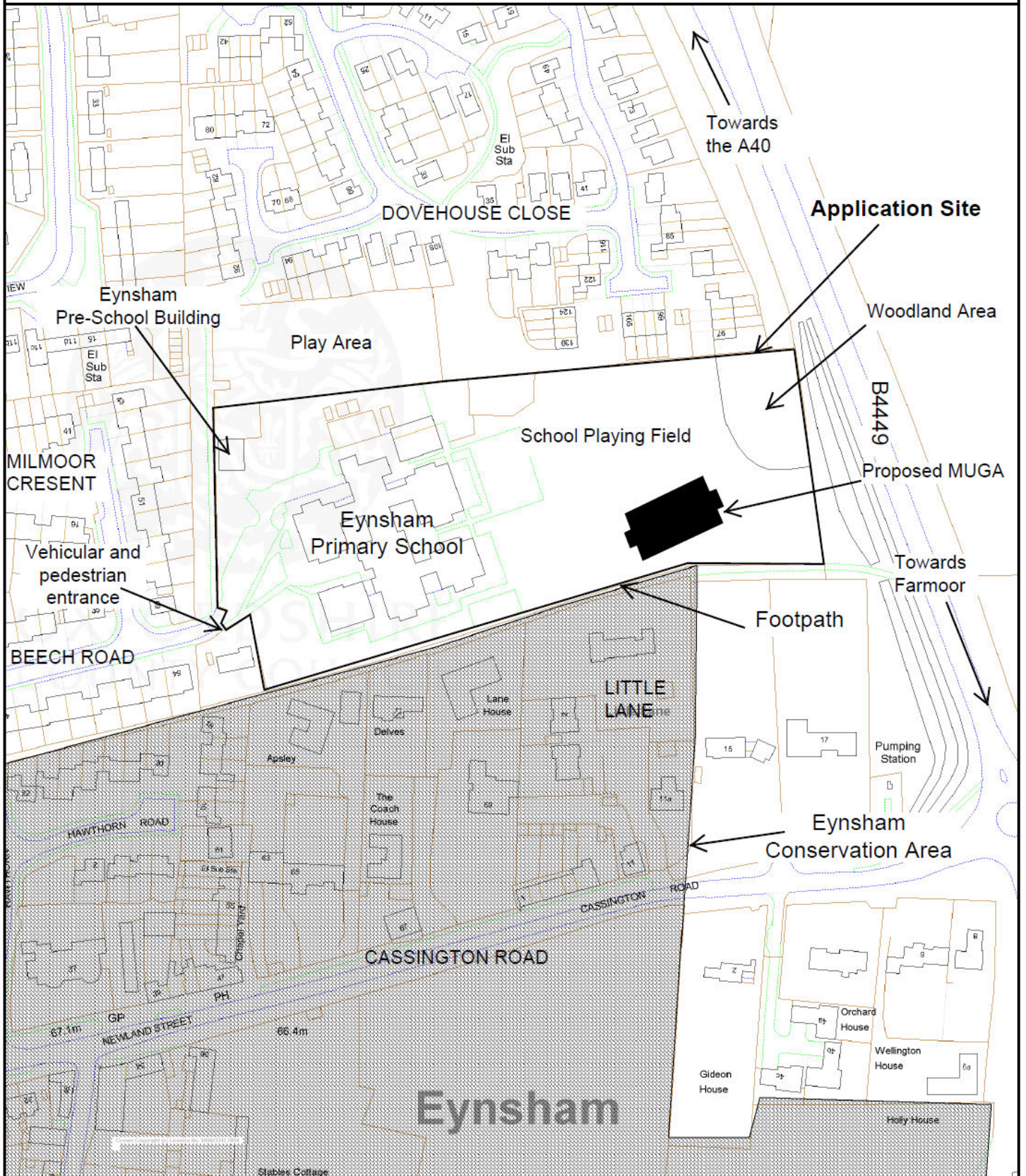
(5) Road Classifications as given in BS EN 13201 – 2: 2003 Road lighting Performance requirements
Limits apply where users of transport systems are subject to a reduction in the ability to see essential information. Values given are for relevant positions and for viewing directions in path of travel. See CIE Publication 150:2003, Section 5.4 for methods of determination. For a more detailed description and methods for calculating and measuring the above parameters see CIE Publication 150:2003.

RELEVANT PUBLICATIONS AND STANDARDS:

British Standards: www.bsi.org.uk	BS 5489-1: 2003 Code of practice for the design of road lighting – Part 1: Lighting of roads and public amenity areas BS EN 13201-2:2003 Road lighting – Part 2: Performance requirements BS EN 13201-3:2003 Road lighting – Part 3: Calculation of performance BS EN 13201-4:2003 Road lighting – Part 4: Methods of measuring lighting performance. BS EN 12193: 2003 Light and lighting – Sports lighting
Countryside Commission/DOE www.odpm.gov.uk	Lighting in the Countryside: Towards good practice (1997) (<i>Out of Print</i>)
CIBSE/SLL Publications: www.cibse.org	CoL Code for Lighting (2002) LG1 The Industrial Environment (1989) LG4 Sports (1990+Addendum 2000) LG6 The Exterior Environment (1992) FF7 Environmental Considerations for Exterior Lighting (2003)
CIE Publications: www.cie.co.at	01 Guide lines for minimizing Urban Sky Glow near Astronomical Observatories (1980) 83 Guide for the lighting of sports events for colour television and film systems (1989) 92 Guide for floodlighting (1992) 115 Recommendations for the lighting of roads for motor and pedestrian traffic (1995) 126 Guidelines for minimizing Sky glow (1997) 129 Guide for lighting exterior work areas (1998) 136 Guide to the lighting of urban areas (2000) 150 Guide on the limitations of the effect of obtrusive light from outdoor lighting installations (2003) 154 The Maintenance of outdoor lighting systems (2003)
Department of Transport www.defra.gov.uk	Road Lighting and the Environment (1993) (<i>Out of Print</i>)
ILE Publications: www.ile.org	TR 5 Brightness of Illuminated Advertisements (2001) TR24 A Practical Guide to the Development of a Public Lighting Policy for Local Authorities (1999) GN02 Domestic Security Lighting, Friend or Foe
ILE/CIBSE Joint Publications ILE/CSS Joint Publications	Lighting the Environment – A guide to good urban lighting (1995) Seasonal Decorations – Code of Practice (2005)
Campaign for Dark Skies (CfDS) www.dark-skies.org	

NB: These notes are intended as guidance only and the application of the values given in Tables 1 & 2 should be given due consideration along with all other factors in the lighting design. Lighting is a complex subject with both objective and subjective criteria to be considered. The notes are therefore no substitute for professionally assessed and designed lighting, where the various and maybe conflicting visual requirements need to be balanced.

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The South East Plan

Regional Spatial Strategy for the South East of England

May 2009

POLICY SP5: GREEN BELTS

The existing broad extent of Green Belts in the region is appropriate and will be retained and supported and the opportunity should be taken to improve their land-use management and access as part of initiatives to improve the rural urban fringe. However, in order to meet regional development needs in the most sustainable locations, selective reviews of Green Belt boundaries are required

- i. in the Metropolitan Green Belt to the north east of Guildford, and possibly to the south of Woking, and
- ii. in the Oxford Green Belt to the south of the City

In addition, a boundary review will be required in the area of the former DERA site at Chertsey.

Smaller-scale local reviews are likely to be required in other locations, including around Redhill-Reigate, and these should be pursued through the local development framework process.

These reviews should satisfy national criteria for Green Belt releases, accord with the spatial strategy, and ensure that sufficient land is safeguarded to avoid the need to further review to meet development needs to at least 2031. Where reviews cover more than one local authority area they should be undertaken through a joint or co-ordinated approach. Where selective reviews are undertaken local authorities should satisfy themselves that there will not be a need for further review before 2031. In undertaking this exercise the same annual rate of development as set out in Table H1b of this strategy should be assumed for the years 2026-2031.

POLICY CC1: SUSTAINABLE DEVELOPMENT

The principal objective of the Plan is to achieve and to maintain sustainable development in the region. Sustainable development priorities for the South East are identified as:

- i. achieving sustainable levels of resource use
- ii. ensuring the physical and natural environment of the South East is conserved and enhanced
- iii. reducing greenhouse gas emissions associated with the region
- iv. ensuring that the South East is prepared for the inevitable impacts of climate change
- v. achieving safe, secure and socially inclusive communities across the region, and ensuring that the most deprived people also have an equal opportunity to benefit from and contribute to a better quality of life.

All authorities, agencies and individuals responsible for delivering the policies in this Plan shall ensure that their actions contribute to meeting the objectives set out in this policy and in the regional Sustainability Framework.

POLICY CC6: SUSTAINABLE COMMUNITIES AND CHARACTER OF THE ENVIRONMENT

Actions and decisions associated with the development and use of land will actively promote the creation of sustainable and distinctive communities. This will be achieved by developing and implementing a local shared vision which:

- i. respects, and where appropriate enhances, the character and distinctiveness of settlements and landscapes throughout the region
- ii. uses innovative design processes to create a high quality built environment which promotes a sense of place. This will include consideration of accessibility, social inclusion, the need for environmentally sensitive development and crime reduction.

POLICY BE5: VILLAGE MANAGEMENT

In preparing local development documents (LDDs), local planning authorities should positively plan to meet the defined local needs of their rural communities for small scale affordable housing, business and service development, taking account of changing patterns of agriculture, economic diversification, and continued viability of local services. LDDs should define their approach to development in villages based on the functions performed, their accessibility, the need to protect or extend key local services and the capacity of the built form and landscape setting of the village. All new development should be subject to rigorous design and sustainability criteria so that the distinctive character of the village is not damaged.

To assist this, local planning authorities should encourage community-led local assessments of need and action planning to inform decision making processes.

POLICY T1: MANAGE AND INVEST

Relevant regional strategies, local development documents and local transport plans should ensure that their management policies and proposals:

- i. are consistent with, and supported by, appropriate mobility management measures
- ii. achieve a re-balancing of the transport system in favour of sustainable modes as a means of access to services and facilities
- iii. foster and promote an improved and integrated network of public transport services in and between both urban and rural areas
- iv. encourage development that is located and designed to reduce average journey lengths
- v. improve the maintenance of the existing transport system

- vi. include measures that reduce the overall number of road casualties]
- vii. include measures to minimise negative environmental impacts of transport and, where possible, to enhance the environment and communities through such interventions
- viii. investment in upgrading the transport system should be prioritised to support delivery of the spatial strategy by:
 - a. supporting the function of the region's international gateways and inter-regional movement corridors (see Diagram T1 at the end of this chapter)
 - b. developing the network of regional hubs and spokes (see Diagram T2 at the end of the chapter)
 - c. facilitating urban renewal and urban renaissance as a means of achieving a more sustainable pattern of development
 - d. improving overall levels of accessibility.

POLICY TRS2: RURAL TOURISM

Opportunities to promote tourism and recreation-based diversification should be encouraged where they provide jobs for local residents and are of a scale and type appropriate to their location.

Local planning authorities in formulating planning policies and taking decisions will:

- i. support proposals which seek to develop the tourism opportunities associated with all types of rural development initiatives
- ii. protect access to, and support proposals for upgrading, inland waterways and associated facilities for recreational use in accordance with relevant management strategies
- iii. in surrounding countryside areas with significant tourism potential, local authorities should identify actions to strengthen linkages between market towns and their hinterlands through the provision of integrated sustainable transport and complementary product development, investment and marketing, including the promotion of locally produced products, such as food and crafts.

POLICY NRM5: CONSERVATION AND IMPROVEMENT OF BIODIVERSITY

Local planning authorities and other bodies shall avoid a net loss of biodiversity, and actively pursue opportunities to achieve a net gain across the region.

- i. They must give the highest level of protection to sites of international nature conservation importance (European sites). Plans or projects implementing policies in this RSS are subject to the Habitats Directive. Where a likely significant effect of a plan or project on European sites

- cannot be excluded, an appropriate assessment in line with the Habitats Directive and associated regulations will be required.
- ii. If after completing an appropriate assessment of a plan or project local planning authorities and other bodies are unable to conclude that there will be no adverse effect on the integrity of any European sites, the plan or project will not be approved, irrespective of conformity with other policies in the RSS, unless otherwise in compliance with 6(4) of the Habitats Directive.
 - iii. For example when deciding on the distribution of housing allocations, local planning authorities should consider a range of alternative distributions within their area and should distribute an allocation in such a way that it avoids adversely affecting the integrity of European sites. In the event that a local planning authority concludes that it cannot distribute an allocation accordingly, or otherwise avoid or adequately mitigate any adverse effect, it should make provision up to the level closest to its original allocation for which it can be concluded that it can be distributed without adversely affecting the integrity of any European sites.
 - iv. They shall avoid damage to nationally important sites of special scientific interest and seek to ensure that damage to county wildlife sites and locally important wildlife and geological sites is avoided, including additional areas outside the boundaries of European sites where these support the species for which that site has been selected.
 - v. They shall ensure appropriate access to areas of wildlife importance, identifying areas of opportunity for biodiversity improvement and setting targets reflecting those in the table headed 'Regional Biodiversity Targets – Summary for 2010 and 2026' below. Opportunities for biodiversity improvement, including connection of sites, large-scale habitat restoration, enhancement and re-creation in the areas of strategic opportunity for biodiversity improvement (Diagram NRM3) should be pursued.
 - vi. They shall influence and applying agri-environment schemes, forestry, flood defence, restoration of mineral extraction sites and other land management practices to:
 - deliver biodiversity targets
 - increase the wildlife value of land
 - reduce diffuse pollution
 - protect soil resources.
 - vii. They shall promote policies that integrate the need to accommodate the changes taking place in agriculture with the potential implications of resultant development in the countryside.
 - viii. They shall require green infrastructure to be identified, developed and implemented in conjunction with new development.

POLICY NRM10: NOISE

Measures to address and reduce noise pollution will be developed at regional and local level through means such as:

- i. locating new residential and other sensitive development away from existing sources of significant noise or away from planned new sources of noise
- ii. traffic management and requiring sound attenuation measures in major transport schemes
- iii. encouraging high levels of sound-proofing and screening as part of sustainable housing design and construction.

POLICY C4: LANDSCAPE AND COUNTRYSIDE MANAGEMENT

Outside nationally designated landscapes, positive and high quality management of the region's open countryside will be encouraged and supported by local authorities and other organisations, agencies, land managers, the private sector and local communities, through a combination of planning policies, grant aid and other measures.

In particular, planning authorities and other agencies in their plans and programmes should recognise, and aim to protect and enhance, the diversity and local distinctiveness of the region's landscape, informed by landscape character assessment.

Positive land management is particularly needed around the edge of London and in other areas subject to most growth and change. In such areas long-term goals for landscape conservation and renewal and habitat improvement should be set, and full advantage taken of agri-environmental funding and other management tools.

Local authorities should develop criteria-based policies to ensure that all development respects and enhances local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided.

POLICY S1: SUPPORTING HEALTHY COMMUNITIES

Local development documents should embrace preventative measures to address the causes of ill health by reflecting the role the planning system can play in developing and shaping healthy sustainable communities, including:

- i. community access to amenities such as parks, open spaces, physical recreation activity, and cultural facilities
- ii. mixed and cohesive communities, with a particular focus on access to housing for socially excluded groups
- iii. healthier forms of transport, by incorporating cycle lanes and safe footpaths in planned developments.

POLICY S3: EDUCATION AND SKILLS

Local planning authorities, taking into account demographic projections, should work with partners to ensure the adequate provision of pre-school, school and community learning facilities. Policies should advocate the widening and deepening of participation through better accessibility, reflecting the role the planning system can play in developing and shaping healthy sustainable communities. Policies should:

- i. take account of the future development needs of the economy and the community sector
- ii. encourage mixed use approaches, that include community facilities alongside 'formal' education facilities
- iii. seek to ensure access for all sections of society to education facilities at locations with good public transport access.

POLICY S5: CULTURAL AND SPORTING ACTIVITY

Increased and sustainable participation in sport, recreation and cultural activity should be encouraged by local authorities, public agencies and their partners through local development documents and other measures in order to improve the overall standard of fitness, enhance cultural diversity and enrich the overall quality of life.

Provision for cultural and sporting activity should:

- i. be based on an up to date strategy for the selected provision which should cover aspects such as the arts, heritage, the museums, libraries and archive sectors and sporting activity
- ii. be based on an audit of current supply and an assessment of this supply against estimated demand/growth. The audits should cover the quantitative, qualitative and accessible nature of provision. Authorities should encourage formal partnership working to put in place effective programmes of provision and management.

Local development documents should include policies relevant to local needs designed to:

- i. encourage participation by disadvantaged and socially excluded persons/groups
- ii. locate facilities sustainably where they can be accessed by a range of modes of transport particularly healthy forms of transport i.e. walking and cycling
- iii. make joint service provisions where appropriate
- iv. give special attention to cultural provision in supporting economic growth and urban regeneration, which may be the subject of area action plans
- v. include policies encouraging workplace and other everyday provision for increased physical activity.

POLICY S6: COMMUNITY INFRASTRUCTURE

The regional planning authority and regional partners, including SEEDA, will work with Government and other agencies to increase investment in physical and social infrastructure and secure co-ordination between development and essential infrastructure provision.

Where appropriate, the mixed use of community facilities should be encouraged by local authorities, public agencies and other providers, through local development documents and other measures in order to make effective use of resources and reduce travel and other impacts.

Local planning authorities, in consultation with those delivering services using community infrastructure (including the Third Sector and Faith organisations), will ensure facilities are located and designed appropriately, taking account of local needs and a whole life costing approach.

Policies should also ensure that:

- i. community infrastructure supports economic growth and regeneration, with particular priority for health and education provision
- ii. creative thinking and action on new mixes of cultural and community facilities is encouraged
- iii. appropriate facilities are made accessible to all sections of the community, in both urban and rural settlements.

POLICY CO4: GREEN BELT

A Green Belt will be maintained around Oxford to:

- i. preserve the special character and landscape setting of Oxford
- ii. check the growth of Oxford and prevent ribbon development and urban sprawl
- iii. prevent the coalescence of settlements
- iv. assist in safeguarding the countryside from encroachment
- v. assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

A selective review of Green Belt boundaries will take place on the southern edge of Oxford through one or more co-ordinated development plan documents. It will identify land to be removed from the Green Belt to facilitate a sustainable urban extension to Oxford with minimal impact on village identity and the landscape setting of the city.

Development in the Green Belt will only be permitted if it maintains its openness and does not conflict with the purpose of the Green Belt or harm its visual amenities.

POLICY W5: TARGETS FOR DIVERSION FROM LANDFILL

A substantial increase in recovery of waste and commensurate reduction in landfill is required in the region. Accordingly, the following targets for diversion from landfill of all waste need to be achieved in the region (Policy W6 targets are a component of these):

Year	Municipal Solid Waste (MSW)	Commercial and Industrial (C&I)	Construction and Demolition (C&D)	All Waste	
	mt/yr	mt/yr	mt/yr	mt/yr	%
2008	2.0	5.2	10.0	17.2	68
2010	2.5	5.8	10.1	18.4	71
2015	3.9	7.4	10.4	21.7	79
2020	4.7	8.7	10.7	24.0	84
2025	5.1	9.4	10.9	25.5	86

Regional Targets for Diversion from Landfill

Source: Regional Waste Management Capacity: Survey, Methodology and Monitoring, Updated Final Report, 2008 (modelled Scenario 1)

Note: Percentage targets for diversion from landfill in the year 2008 have been interpolated.

Waste planning authorities (WPAs) should ensure that policies and proposals are in place to contribute to the delivery of these targets, and waste management companies should take them into account in their commercial decisions. The optimal management solution will vary according to the individual material resource streams and local circumstances and will usually involve one or more of the following processes:

- re-use
- recycling
- mechanical and/or biological processing (to recover materials and produce compost, soil conditioner or inert residue)
- thermal treatment (to recover energy)
- priority will be given to processes higher up this waste hierarchy.

WPAs should continue to provide sufficient landfill capacity to process residues and waste that cannot practicably be recovered.

POLICY W17: LOCATION OF WASTE MANAGEMENT FACILITIES

Waste development documents will, in identifying locations for waste management facilities, give priority to safeguarding and expanding suitable sites with an existing waste management use and good transport

connections. The suitability of existing sites and potential new sites should be assessed on the basis of the following characteristics.

- i. good accessibility from existing urban areas or major new or planned development
- ii. good transport connections including, where possible, rail or water
- iii. compatible land uses, namely:
 - active mineral working sites
 - previous or existing industrial land use
 - contaminated or derelict land
 - land adjoining sewage treatment works
 - redundant farm buildings and their cartilages
- iv. be capable of meeting a range of locally based environmental and amenity criteria.

Waste management facilities should not be precluded from the Green Belt. Small-scale waste management facilities for local needs should not be precluded from Areas of Outstanding Natural Beauty and National Parks where the development would not compromise the objectives of the designation.

POLICY M2: RECYCLED AND SECONDARY AGGREGATES

The use of secondary aggregates and recycled materials in the South East should increase from 6.6mtpa (29% of the guidelines for primary aggregate production in the region) to at least 7.7mtpa (34%) by 2016 so as to reduce the need for primary aggregates extraction. To enable this target to be met, and where possible exceeded, mineral planning authorities (MPAs) should ensure that their mineral development frameworks enable provision to be made for the following:

Mineral Planning Authority Area	Apportionment of recycled and secondary aggregate provision (million tonnes per annum) by 2016
Berkshire Unitaries	0.7 mtpa
Buckinghamshire	0.6 mtpa
East Sussex/Brighton and Hove	0.5 mtpa
Hampshire/Portsmouth/Southampton/ New Forest	1.7 mtpa
Isle of Wight	0.1 mtpa
Kent	1.4 mtpa
Medway	0.2 mtpa
Milton Keynes	0.2 mtpa
Oxfordshire	0.9 mtpa
Surrey	0.8 mtpa
West Sussex	0.8 mtpa

MPAs should identify sites to contribute to such provision in minerals development frameworks. Local planning authorities should safeguard these sites through their local development frameworks.

Policy W17 – Location of Waste Management Facilities applies to all proposals for mineral recycling facilities. Where temporary recycling facilities are to be proposed in the Green Belt, Areas of Outstanding Natural Beauty or National Parks, they should be sited at existing minerals or waste sites wherever possible.

Note

The reference to mineral development frameworks should be taken to embrace mineral, waste or combined mineral and waste development frameworks.

West Oxfordshire Local Plan 2011

POLICY BE1 - ENVIRONMENTAL AND COMMUNITY INFRASTRUCTURE

Development will not be permitted unless appropriate supporting transport, service and community infrastructure is available or will be provided and appropriate provision has been made to safeguard the local environment. Contributions will be sought from developers and/or landowners in accordance with Government advice.

POLICY BE2 - GENERAL DEVELOPMENT STANDARDS

New development should respect and, where possible, improve the character and quality of its surroundings and provide a safe, pleasant, convenient and interesting environment.

Proposals for new buildings and land uses should clearly demonstrate how they will relate satisfactorily to the site and its surroundings, incorporating a landscape scheme and incidental open space as appropriate.

A landscape scheme accompanying detailed proposals for development should show, as appropriate, hard and soft landscaping, existing and proposed underground services, a phasing programme for implementation and subsequent maintenance arrangements.

Proposals will only be permitted if all the following criteria are met:

Quality of Development and Impact upon the Area:

- a) the proposal is well-designed and respects the existing scale, pattern and character of the surrounding area;

- b) new buildings or extensions to existing buildings are designed to respect or enhance the form, siting, scale, massing and external materials and colours of adjoining buildings, with local building traditions reflected as appropriate;
- c) the proposal creates or retains a satisfactory environment for people living in or visiting the area, including people with disabilities;
- d) existing features of importance in the local environment are protected and/or enhanced;
- e) the landscape surrounding and providing a setting for existing towns and villages is not adversely affected;
- f) in the open countryside, any appropriate development will be easily assimilated into the landscape and wherever possible, be sited close to an existing group of buildings.

Crime:

- g) good design has been used to help reduce the opportunities for crime.

Energy and Resources:

- h) regard has been given to:
 - i. principles of energy and resource conservation;
 - ii. provision for sorting and storage facilities to facilitate recycling of waste.

POLICY BE3 - PROVISION FOR MOVEMENT AND PARKING

Development should make provision for the safe movement of people and vehicles, whilst minimising impact upon the environment. Within built-up areas priority should be given to pedestrians, cyclists and public transport.

Proposals will only be permitted if all the following criteria are met:

- a) safe and convenient circulation of pedestrians and cyclists, both within the development and externally to nearby facilities, with provision to meet the needs of people with impaired mobility as appropriate;
- b) safe movement of all vehicular traffic both within the site and on the surrounding highway network;
- c) provision for the increased use of public transport as appropriate to the scale of development;
- d) provision for the parking of vehicles, including bicycles and motorcycles, in accordance with the standards in Appendix 2.

Development which would have a significant impact on the highway network will not be permitted without the prior submission of a Transport Assessment.

POLICY BE4 OPEN SPACE WITHIN AND ADJOINING SETTLEMENTS

Proposals for development within or adjoining the built-up area should not result in the loss or erosion of:

- a) an open area which makes an important contribution to:
 - i. the distinctiveness of a settlement; and/or
 - ii. the visual amenity or character of the locality;
- b) a facility of benefit to local residents;
- c) an area of nature conservation value;
- d) common land or a village green.

When assessing any proposals for development which could affect existing open space, consideration will be given to the opportunity to:

- i) remedy deficiencies in provision, and
- ii) exchange the use of one site for another to substitute for any loss of open space.

POLICY BE5 - CONSERVATION AREAS

The special architectural, historic and environmental character or appearance of the Conservation Areas will be preserved or enhanced. Every effort will be made to ensure that this character or appearance is not eroded by the introduction of unsympathetic development proposals either within or affecting the setting of the designated area.

POLICY BE16 - FEATURE ILLUMINATION

The use of floodlighting on landmark features and buildings will be permitted subject to the following criteria

- a) the means of lighting will be unobtrusively sited;
- b) the level and type of illumination will enhance the feature itself and the character and amenity of the area;
- c) the proposal will not have a detrimental effect on the amenity of \surrounding occupiers;
- d) the proposal will not have a detrimental impact on nature conservation sites designated for their wildlife interest.

POLICY BE18 – POLLUTION

Planning permission will not be permitted for development which could give rise to unacceptable levels of pollution, unless adequate mitigation measures are provided to ensure that any discharge or emissions will not cause harm to users of land, including the effects on health and the natural environment.

POLICY BE19 – NOISE

Planning permission will not be granted for:

- a) housing and other noise sensitive development if the occupants would experience significant noise disturbance from existing or proposed development;
- b) development including the use of land, if because of the noise it will create, the occupants of housing and other noise sensitive development would be exposed to significant noise disturbance, unless there is an overriding need for the proposal which cannot be met elsewhere.

POLICY BE21 - LIGHT POLLUTION

The installation of external lighting and proposals for remote rural buildings will only be permitted where all of the following criteria are satisfied:

- a) the means of lighting is appropriate, unobtrusively sited and would not result in excessive levels of light;;
- b) elevations of buildings, particularly roofs, are designed to limit light spill;
- c) the proposal would not have a detrimental effect on the amenity of surrounding occupiers;
- d) the proposal would not have a significant adverse impact on the character of a town or village and its setting or of the wider countryside;
- e) the proposal will not be detrimental to an area of nature conservation interest.

POLICY C3 – PROTECTING AND ENHANCING THE BUILT ENVIRONMENT

The distinctive character of the River Thames and its valley and the settlements on its banks will be maintained and, where appropriate, enhanced. Proposals for any form of development which detracts from its special character will not be permitted.

POLICY NE1 - SAFEGUARDING THE COUNTRYSIDE

Proposals for development in the countryside should maintain or enhance the value of the countryside for its own sake: its beauty, its local character and distinctiveness, the diversity of its natural resources, and its ecological, agricultural, cultural and outdoor recreational values.

POLICY NE3 - LOCAL LANDSCAPE CHARACTER

Development will not be permitted if it would harm the local landscape character of the District. Proposals should respect and, where possible, enhance the intrinsic character, quality and distinctive features of the individual landscape types.

NB. When considering proposals the West Oxfordshire Landscape Assessment, the Lower Windrush Valley Project Report and the Windrush in Witney Project Report will be taken into account where appropriate.

POLICY NE6 - RETENTION OF TREES, WOODLANDS AND HEDGEROWS

Planning permission will not be granted for proposals that would result in the loss of trees, woodlands or hedgerows, or their settings, which are important for their visual, historic, or biodiversity value. Removal will only be allowed where it can be demonstrated that the proposed development would enhance the landscape quality and nature conservation value of the area.

POLICY NE9 - SURFACE WATER

New development or intensification of existing development will not be permitted where the additional surface water run-off would result in adverse impacts such as an increased risk of flooding, river channel instability or damage to habitats, unless appropriate attenuation and pollution control measures are provided.

POLICY NE13 - BIODIVERSITY CONSERVATION

In determining planning applications, the Council will seek to safeguard, maintain and enhance priority habitats and species within the District. Development proposals should include measures to mitigate any effects upon features of nature conservation value, including where appropriate the provision of compensatory habitats or management.

POLICY T1 - TRAFFIC GENERATION

Proposals which would generate significant levels of traffic will not be permitted in locations where travel by means other than the private car is not a realistic alternative.

POLICY T6 - TRAFFIC MANAGEMENT

Traffic management schemes will be sought which:

- a) promote and give priority to the safe and convenient movement of pedestrians and cyclists, particularly on roads with significant or potentially significant pedestrian and cycle flows;
- b) promote safe and convenient movement of buses, particularly on routes into town centres, within town centres and on radial routes;
- c) reduce traffic conflicts, the potential for accidents and alleviate congestion;
- d) reduce environmental damage caused by traffic.

POLICY TLC1 - NEW TOURISM, LEISURE AND COMMUNITY FACILITIES

Permission will be granted for:

- a) visitor-related proposals which respect and enhance the intrinsic qualities of the District;
- b) community facilities to meet local needs;
- c) the recreational and cultural use of land on a small scale to meet local needs;
- d) new recreational and cultural buildings where they are essential to the existing use of the associated land and are appropriate in scale, design and siting.

Proposals for leisure, tourist and community developments will not be allowed where they would have an adverse impact on the character or environment of the countryside or on towns and villages within the District or would generate unacceptable levels of traffic on the local highway network.

POLICY TLC5 - EXISTING OUTDOOR RECREATIONAL SPACE

Development proposals should not result in the loss of existing recreational open space (including school playing fields, allotments and amenity areas) unless:

- a) the development is for buildings and/or facilities ancillary to, or enhancing, the amenity or recreational value of the open space; or
- b) alternative provision of at least equivalent suitability and accessibility, particularly by foot, is made; or
- c) there is clear evidence that now, and in the future, the land will no longer be needed for its current purpose or for recreational uses by the wider community.

POLICY TLC12 - PROTECTION OF EXISTING COMMUNITY SERVICES AND FACILITIES

Development proposals should not result in the loss of useful local services and facilities unless it can be demonstrated that:

- a) the existing use is not viable; or
- b) adequate and accessible alternative provision remains or will be provided.

South Oxfordshire Local Plan (2011)

GENERAL APPROACH

POLICY G2

The district's countryside, settlements and environmental resources will be protected from adverse developments and opportunities sought to enhance the environment wherever they arise.

POLICY G4

The need to protect the countryside for its own sake is an important consideration when assessing proposals for development. Unless permitted by other policies in the plan, new built development in the countryside, in the open gaps between settlements and on the edge of settlements where the built-up area would be extended, will not normally be permitted, except for agriculture and forestry.

POLICY G6

Planning permission will not be granted for proposals which are not of a high quality and inclusive design, which fail to protect and reinforce local distinctiveness, or which are of a scale or type that is inappropriate to the site and its surroundings.

GREEN BELT

POLICY GB2

Within the Green Belt the construction of new buildings will not be permitted except for the following purposes:-

- (i) agriculture and forestry (unless permitted development rights have been withdrawn);
- (ii) essential facilities for outdoor sports and recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- (iii) the limited extension, alteration or replacement of existing dwellings where consistent with Policies H12 and H13;
- (iv) limited infilling in existing villages which have an adequate range of services and facilities provided it complies with the requirements of Policy H5; and
- (v) limited affordable housing provided it complies with Policy H10.

The major developed sites of Oxford Brookes University, Culham Science Centre, No 1 Site, Culham and Sandford Sewage Treatment Works are considered in Section 9.

POLICY GB4

Where new development is permitted, either within or where it would be conspicuous from the Green Belt, it should be designed and sited in such a way that its impact on the open nature, rural character and visual amenity of the Green Belt is minimised.

COMMUNITY FACILITIES

POLICY CF2

Proposals that would result in the provision of additional community facilities or services within settlements will be permitted, provided that there are no overriding amenity, environmental or traffic objections to the proposals and that there is no conflict with the other policies in this plan.

COUNTRYSIDE

Protecting and enhancing the natural and built environment

POLICY C1

The conservation and where possible, enhancement of the landscape of the district will be sought. Development that would adversely affect the distinctive features of the landscape character areas will not be permitted.

Where development is acceptable in principle it should:

- (i) be integrated into the landscape character of the area;
- (ii) protect important local features; and
- (iii) where possible, contribute to local distinctiveness.

Measures will be sought to integrate new development sensitively, mitigate impacts and where appropriate, enhance local landscape character through conditions and agreements attached to planning permissions.

POLICY C2

In the Chilterns and North Wessex Downs Areas of Outstanding Natural Beauty the primary aim is to conserve and enhance the natural beauty, special landscape quality and distinctiveness of the area. Development which would harm the beauty or distinctiveness of the area will not be permitted. To be acceptable development must be of a scale and type appropriate to the area, and be sympathetic in terms of its siting, design and materials used.

POLICY C9

Any development that would cause the loss of landscape features will not be permitted where those features make an important contribution to the local scene, and/or provide all or part of an important wildlife habitat and/or have

important historical value. Where features are retained within the development site, conditions will be used to ensure that they are protected during development and have sufficient space to ensure their survival after development.

ENCOURAGING SUSTAINABLE AND HIGH-QUALITY DEVELOPMENT

POLICY D1

The principles of good design and the protection and reinforcement of local distinctiveness should be taken into account in all new development through:

- (i) the provision of a clear structure of spaces;
- (ii) respecting existing settlement patterns;
- (iii) providing for a choice of routes and transport modes to, from and within the development;
- (iv) providing a development that users find easy to understand through the use of landmarks, vistas and focal points;
- (v) providing landscape structure as a framework for new development;
- (vi) respecting the character of the existing landscape;
- (vii) respecting distinctive settlement types and their character;
- (viii) providing good quality site and building design and appropriate materials;
and
- (ix) providing well-designed external areas.

PROTECTING AND ENHANCING THE NATURAL AND BUILT ENVIRONMENT

POLICY EP2

Proposals which would by reason of noise or vibrations have an adverse effect on existing or proposed occupiers will not be permitted, unless effective mitigation measures will be implemented. In addition, noise sensitive development will not be permitted close to existing or proposed sources of significant noise or vibrations.

SUPPORTING THE LOCAL ECONOMY

POLICY E8

Proposals for the re-use of rural buildings will be permitted provided that:

- (i) they are of permanent and substantial construction and are capable of conversion without major or complete reconstruction;
- (ii) their form, bulk and general design are in keeping with their surroundings;
- (iii) the fabric and essential character of the buildings are maintained;

- (iv) if the buildings are in the Green Belt, the proposed use does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;
- (v) there are no overriding amenity, environmental or highway objections;
- (vi) in the case of proposals for B1 or B2 uses the floorspace in the building or in the complex of buildings does not exceed 500 square metres; and
- (vii) in the case of proposals for residential use, other uses have been explored and found to be unacceptable in planning terms.

PROMOTING A SUSTAINABLE TRANSPORT STRATEGY

POLICY T1

Proposals for all types of development will, where appropriate:

- (i) provide for a safe and convenient access to the highway network;
- (ii) provide safe and convenient routes for cyclists and pedestrians;
- (iii) be accessible by public transport and have a safe walking route to nearby bus stops or new bus stops and appropriate infrastructure should be provided;
- (iv) be served by an adequate road network which can accommodate traffic without creating traffic hazards or damage to the environment;
- (v) where new roads, pedestrian routes, cycleways and street lighting are to be constructed as part of the development, be constructed to adoptable standards and be completed as soon as they are required to serve the development; and
- (vi) make adequate provision for those whose mobility is impaired.

Oxfordshire Minerals & Waste Local Plan 1996

POLICY W3

Proposals for re-use/recycling will normally be permitted provided that:

- (a) the site is close to the source of the waste and/or the market for the re-used/recycled material;
- (b) the site is well related to appropriate parts of the transport network, and located where the number and length of motorised journeys is likely to be minimised;
- (c) the proposal will not cause unacceptable nuisance in terms of noise, dust, fumes, smell, visual intrusion or traffic;
- (d) the proposal will not pose an unacceptable risk to the water environment;
- (e) the proposal does not conflict with Structure and Local Plan policies.

POLICY W4

Proposals for re-use/recycling and ancillary processes will not normally be permitted in the open countryside unless:

- (f) there is established overriding need and there is no other suitable site available and/or;
- (g) the development is to form part of a mineral extraction/landfill site and will be removed on completion of extraction/landfill.

POLICY PE3

Appropriate buffer zones will be safeguarded around mineral working or waste disposal sites for protection against unacceptable losses of residential or natural amenity.

POLICY PE18

In determining applications covered by this Plan the County Council will:

- (a) have regard to the appropriate provisions of the Code of Practice in Annex 1, which is part of this Plan, and
- (b) regulate and control development by the imposition of conditions on the grant of permission. Where this cannot satisfactorily be done, appropriate planning obligations will be sought.

Planning Policy Statements

Planning Policy Statement 7: Sustainable Development in Rural Areas ('PPS7') states that Areas of Outstanding Natural Beauty have been confirmed by the Government as having the highest status of protection in relation to landscape and scenic beauty. New building should be strictly controlled and priority should be given to the use of brownfield sites. Planning Policy Statement 3: Housing ('PPS3') defines brownfield sites as "previously-developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface Infrastructure". This definition excludes "land that is or has been occupied by agricultural or forestry buildings".

Planning Policy Statement 10: Sustainable Waste Management ('PPS10') sets out the key planning objectives of the government regarding sustainable waste management. One such key objective is to "help deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option".