

PLANNING

ELECTRONIC
VERSION

Planning Decision

P20/V0855/O

Obsidian Strategic RC Limited
c/o Turley
The Pinnacle
20 Tudor Road
Reading
RG1 1NH

OUTLINE PLANNING PERMISSION

Application No : **P20/V0855/O**

Application proposal, including any amendments :

Outline planning application with all matters reserved (other than access into the site) for the proposed mixed use development of up to 95 residential dwellings and business space (Use Classes B1 and B8) (totalling 1,500 sqm), open space, landscaping, drainage measures and all other associated works.

Site Location : **Rogers Concrete Sandhill Faringdon SN7 7PQ**

Vale of White Horse District Council hereby gives notice that **outline planning permission is GRANTED** for the carrying out of the development referred to above strictly in accordance with the description, plans and specifications contained in the application (as varied by any amendments as referred to above) subject to the following condition(s) :

1. The development hereby permitted shall begin prior to the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act, 1990.

2. Application for the approval in respect of all matters reserved in this permission (internal access, layout, scale, appearance and landscaping) shall be made to the local planning authority within a period of three years from the date of this decision.



Reason: The application has been made for outline planning permission and is not accompanied by the details of these reserved matters.

3. The development hereby approved shall be carried out in accordance with the following approved plans Location Plan drwgno LP.01 Rev P1, 8171142_6402_A1_ Extent of S278 works General Arrangement Proposed drwgno 8171142_6400 Rev A3.

Reason: To secure the proper planning of the area in accordance with Development Plan policies.

4. No more than 95 dwellings shall be constructed on site.

Reason: To define the planning permission, as the technical information submitted as part of the application assumes a maximum number of 95 dwellings and to ensure sufficient provision is made for infrastructure to serve the development in accordance with Core Policy 7 of the Local Plan 2031 Part 1.

5. The quantum of employment floor space, which forms a part of the development hereby approved, shall be no less than 1,500sqm.

Reason: To define the planning permission, as the technical information submitted as part of the application assumes the provision of no less than 1,500sqm of the employment floor space in accordance with Core Policy 28 of the Local Plan 2031 Part 1.

6. That Business Units as identified on the approved plans shall only be used for B1/B8 use and shall not be used for any other purpose, including any other purpose within Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended (or in any provision equivalent to that Class in any statutory instrument amending or revoking and re-enacting that Order), without the prior grant of planning permission.

Reason: To define the planning permission, and to ensure the delivery of the employment Use Class B1/B8 in accordance with Core Policy 28 of the Local Plan 2031 Part 1.

7. Concurrent with the submission of each reserved matters application, a Biodiversity Enhancement Plan (BEP) shall be submitted to and approved in writing by the Local Planning Authority. The BEP should be broadly in accordance with the outline details of habitat enhancements included in the supporting biodiversity metric submitted as part of the October 2020 amendment and based off of the recommendations provided in section 5 of the supporting Preliminary Ecological Appraisal (BWB Consulting Ltd, March 2020, Rev 4). The BEP should include:

- a) Details of habitat creation or enhancements (this could cross reference relevant landscape plans) and include suitably detailed drawings and cross sections as required.
- b) Details of species enhancements including relevant scale plans and drawings showing the location, elevation and type of features such as bat and bird boxes etc. as appropriate
- c) Selection of appropriate strategies for creating / restoring target habitats or introducing target species;
- d) Selection of specific techniques and practices for establishing vegetation;
- e) Sources of habitat materials (e.g. plant stock) or species individuals;
- f) Method statement for site preparation and establishment of target features;
- g) Extent and location of proposed works;
- h) Full details of a biodiversity metric assessment for that phase.

Thereafter, the biodiversity enhancement measures shall be developed on site and retained in accordance with the approved details. All enhancements should be delivered prior to the final occupation of the relevant phase.

Reason: To secure biodiversity enhancements for the site and to secure a net gain, in accordance with Core Policy 46 of the Local Plan Part 1 and paragraphs 170 and 175 of the NPPF.

8. Concurrent with the submission of any reserved matters, a plan showing all details of landscaping, highways works, visibility splays, street lighting, drainage and servicing shall be submitted to and approved in writing by the Local Planning Authority.

Such details shall be submitted and approved by the LPA prior to receiving technical approval of the relevant S38, S278 or private roads agreement. Thereafter the development shall be carried out in accordance with the approved details and implemented prior to the occupation of the penultimate dwelling.

Reason: To ensure the implementation of appropriate landscaping which will improve the environmental quality of the development in accordance with Core Policies 37, 38 and 44 of the Local Plan 2031 Part 1.

9. Concurrent with the submission of the reserved matters, a maintenance schedule and a long-term management plan (for a minimum period of 20 years), for the soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall include:

- Details of long-term design principles and objectives.
- Management responsibilities, maintenance schedules and replacement provisions for existing retained landscape features and any landscape to be

implemented as part of the approved landscape scheme including hard surfaces, street furniture within open spaces and any play/ youth provision.

-A plan detailing which areas of the site the Landscape Management Plan covers and also who is responsible of the maintenance of the other areas of the site.

-Summary plan detailing different management procedures for the types of landscape on site e.g.wildflower meadows, native or ornamental hedgerows.

The schedule and plan shall be implemented in accordance with the agreed programme.

Reason: To ensure the implementation and management of appropriate landscaping which will improve the environmental quality of the development in accordance with Core Policies 38 and 44 of the Local Plan 2031 Part 1.

10. Prior to any development above slab level full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include hard surfacing materials, schedules of new trees and shrubs to be planted (noting species, plant sizes and numbers/densities), the identification of the existing trees and shrubs on the site to be retained (noting species, location and spread), any earth moving operations and finished levels/contours, and an implementation programme.

Reason: To ensure the implementation of appropriate landscaping which will improve the environmental quality of the development in accordance with Core Policies 38 and 44 of the Local Plan 2031 Part 1.

11. The reserved matters for the scheme shall be designed to secure the following mix of market dwellings:

1 bed (flat) - 5.2%
2 bed (flat) - 7.8 %
2 bed (house) -1.3 %
3 bed (house) - 49.3%
4 bed (house)- 36.4 %

This mix shall be set out for approval as part of the reserved matters submission to reflect the findings of the viability assessment.

Reason: To define the planning permission, as the viability assessment submitted as part of the application assumes the provision of the above market housing mix in accordance with Core Policies 7 and 22 of the Local Plan 2031 Part 1.

12. The reserved matters for the scheme shall be designed to comply with the

National Described Space Standards.

Reason: To secure the provision of high-quality living and improve the amenities of future residents in accordance with Development Policy 2 of the Local Plan 2031 Part 2.

13. Concurrent with the submission of any reserved matters, details of any off-site foul water network upgrade required to accommodate the additional flows from the development, or a housing and infrastructure phasing plan agreed in consultation with Thames Water, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter no properties shall be occupied until confirmation has been provided that any necessary wastewater network upgrade has been completed or where a housing and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed housing and infrastructure plan.

Reason: Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents in accordance Core Policy 42 of the Local Plan 2031 Part 1 and Development Policy 23 of the Local Plan 2031 Part 2.

14. Concurrent with the submission of any reserved matters, details of any off-site water supply network upgrades required to accommodate the additional flows to serve the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter no properties shall be occupied until confirmation has been provided that any necessary water supply network upgrades have been completed.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development, in accordance with Core Policy 42 of the Local Plan 2031 Part 1 and Development Policy 23 of the Local Plan 2031 Part 2.

15. Prior to the commencement of development, details of the existing ground levels of the site and the proposed slab levels of the new dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved slab levels.

Reason: In the interests of the character and appearance of the area in accordance with Core Policy 37 of the Vale of White Horse Local Plan 2031 Part 1.

16. Prior to the commencement of each phase of the development, including vegetation clearance or ground works, a construction environmental management plan for Biodiversity (CEMP: Biodiversity) shall be submitted to

and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall include the following:

- a) Update ecological surveys for relevant habitats and species, update surveys shall follow national good practice guidelines
- b) Risk assessment of potentially damaging construction activities.
- c) Identification of biodiversity protection zones
- d) Practical measures (both physical measures and sensitive working practices) to avoid, reduce or mitigate the impacts on important habitats and protected species during construction.
- e) The location and timing of sensitive works to avoid harm to biodiversity features.
- f) The times during construction when specialist ecologists need to be present on site to oversee works.
- g) Responsible persons and lines of communication.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To minimise the impacts of development on biodiversity, in accordance with Core Policy 46 of the Local Plan 2031 Part 1 and paragraphs 170 and 175 of the NPPF.

17. Prior to the commencement of the development a phased risk assessment shall be carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes of Practice such as CLR11 Model Procedures for the Management of Land Contamination and BS10175 investigation of potentially contaminated sites. Each phase shall be submitted to and approved in writing by the Local Planning Authority.

Phase 1 shall incorporate a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model. If potential contamination is identified in Phase 1 then a Phase 2 investigation shall be undertaken.

Phase 2 shall include a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and if significant contamination is identified to inform the remediation strategy.

Phase 3 requires that a remediation strategy be submitted to and approved by the LPA to ensure the site will be rendered suitable for its proposed use.

Reason. To ensure that any ground, water and associated gas contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use in accordance with Development Policies 23, 24 and 27 of the Local Plan 2031 Part 1

18. A Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved CTMP shall be implemented prior to any works being carried out on site, and shall be maintained throughout the course of the construction period and shall provide details of the following:
 1. Vehicle parking facilities for construction works, other site operatives and visitors;
 2. Site offices and other temporary buildings;
 3. Loading and unloading of plant and materials;
 4. Storage of plant and materials used during construction;
 5. Vehicle wheel washing facilities and an effective method for disposal of waste water;
 6. Measures to control the emission of dust and dirt;
 7. A scheme for recycling and / or disposing of waste materials arising from the demolition and construction works;
 8. Installation and maintenance of security hoarding /fencing;
 9. Routing of construction traffic.
 10. Details of times for construction traffic and delivery vehicles, which must be outside network peak hours.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and local residents, particularly at morning and afternoon peak traffic times and in accordance with Development Policy 16 of the adopted Local Plan 2031 Part 2.

19. Prior to the commencement of any site works or operations, including demolition and site clearance relating to the development hereby permitted, an Arboricultural Method Statement and accompanying Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority. The Arboricultural Method Statement must include the following:
 - (1) A specification of any pruning or tree surgery works to any trees to be retained, to prevent accidental damage by construction or demolition activities;
 - (2) The specification and location of temporary tree protective fencing and any ground protection required to protect all retained trees in accordance with the current edition of BS 5837 "Trees in relation to design, demolition and construction", and details of the timing and duration of its erection;

(3) The definition of areas for the storage or stockpiling of materials, temporary on-site parking, site offices and huts, mixing of cement or concrete, and fuel storage;

(4) The means of demolition of any existing site structures, and of the reinstatement of the area currently occupied thereby;

(5) The route and method of installation of drainage or any underground services in the vicinity of retained trees; Consideration will be made to avoid siting of utilities and service runs within the Root Protection Area (RPA) of all trees to be retained. Only where it can be demonstrated that there is no alternative location for the laying of utilities, will encroachment into the RPA be considered. Methodology for any installation works within the RPA will be provided and must be in compliance with the current edition of NJUG 'Guidelines for the planning and installation and maintenance of utility apparatus in proximity to trees'.

(6) The details and method of construction of any other structures such as boundary walls and patios in the RPA of retained trees and how these relate to existing ground levels;

(7) The details of materials and method of construction of any roadway, driveway, parking, pathway or other surfacing within the RPA, which is to be of a 'no dig' construction method, in accordance with the principles of Arboricultural Practice Note 12 "Through the Trees to Development", and in accordance with current industry best practice; and is appropriate for the type of roadway required in relation to its usage.

(8) Provision for the supervision of ANY works within the root protection areas of trees to be retained, and for the monitoring of continuing compliance with the protective measures specified, by an appropriately qualified arboricultural consultant, to be appointed at the developer's expense and notified to the Local Planning Authority, prior to the commencement of development; and provision for the regular reporting of continued compliance or any departure there from to the Local Planning Authority.

The approved details shall be implemented prior to any works being carried out on site, and shall be maintained throughout the course of the construction period

Reason: To protect trees in the interest of visual amenity in accordance with Core Policy 44 of the adopted Local Plan 2031 part 1.

20. A detailed surface water drainage scheme shall be submitted to and approved in writing by the local planning authority prior to commencement of development and with any reserved matters layout application. This shall be

based on the Flood Risk Assessment reference TR8171142/AQ/DW/031 dated 17th March 2020 by Glanville Consultants, sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. No dwelling or building shall be occupied until the foul and surface drainage works to serve the development have been carried out and completed in accordance with the approved details.

The scheme shall also include:

- A compliance report to demonstrate how the scheme complies with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire";
- A range of SuDS techniques throughout the site to manage water quantity and maintain water quality supported by a suitable assessment of risks to groundwater resources;
- Full drainage calculations for all events up to and including the 1 in 100 year plus 40% climate change;
- Sufficient infiltration tests to BRE 365 and the results of ground water monitoring;
- A flood exceedance plan;
- Details of site perimeter soakaway;
- Detailed sustainable drainage layout;
- SUDS and drainage construction details;
- Details of proposed levels;
- Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element; and
- Details of how water quality will be managed and maintained during earthworks activities and construction in general.

Reason: To ensure the effective and sustainable drainage of the site in the interests of public health and the avoidance of flooding in according to Core Policy 42 of the Local Plan 2031 Part 1.

21. A detailed foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing. No dwelling or building shall be occupied until the foul and drainage works to serve the development have been carried out and completed in accordance with the approved details.

Reason: To ensure the effective drainage of the site in the interest of public health in accordance with Core Policy 42 of the Local Plan 2031 Part 1.

22. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority.

The scheme shall be implemented as approved.

Reason(s): To ensure that any contamination associated with the former use of the site as a quarry and industrial area is not mobilised during construction to pollute a Secondary aquifer A.

23. Prior to the commencement of development a Community Employment Plan shall be submitted to and approved in writing by the Local Planning Authority. The Community Employment Plan shall demonstrate how opportunities for local employment, apprenticeships and training can be created by the development and seek to maximise the opportunities for sourcing local produce, supplies and service, during construction and operation. It shall include:

- i) local procurement agreements
- ii) apprenticeships, employment and training initiatives for all ages and abilities, and
- iii) training and work experience for younger people including those not in education, employment or training.

Therefore, the community employment plan shall be implemented in accordance with the approved details.

Reason: To demonstrate how opportunities for local employment, apprenticeships and training can be created by the development and seek to maximise the opportunities for sourcing local products, supplies and service, during construction and operation in accordance with Development Policy 11 of the Local Plan 2031 Part 2.

24. Piling or any other foundation designs using penetrative methods shall not take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To ensure that piling or other deep foundation do not mobilise or create pathways for any contamination present into controlled water receptors in accordance with Development Policy 27 of the Local Plan 2031 Part 1

25. The development shall be designed in accordance with and no dwelling shall be occupied until the noise mitigation measures and specification set out in the Noise Impact Assessment (Report 17/0676/R1) have been implemented.

Reason: To protect the amenities of the proposed dwellings in accordance with Development Policy 25 the Local Plan Part 2 2031.

26. Prior to any part of the permitted development being occupied or brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy approved under conditions 17 and 22 and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason(s) To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 183 of the National Planning Policy Framework.

27. No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason(s): To ensure that the use of infiltration SuDS will not cause pollution by mobilising contaminants already within the ground, in line with groundwater

protection position statement G10. It must also be demonstrated that there is a minimum of 1 m between the base of the infiltration system and the maximum likely groundwater level.

28. The vehicular access and visibility splays shall be provided in accordance with approved plan 8171142_6402_A1_ Extent of S278 works General Arrangement Proposed drwgn 8171142_6400 Rev A3 prior to the occupation or use of the new development and, thereafter, the visibility splays shall be permanently maintained free from obstruction to vision.

Reason: In the interest of highway safety in accordance Development Policy 16 of the Local Plan 2031 Part 2.

29. Prior to first occupation of any dwelling a Full Residential Travel Plan and Residential Travel Information Pack shall be submitted to and approved by the Local Planning Authority. The travel plan should be updated within 3 months of occupation of 50% (47th dwelling) of the site.

A Residential Travel Information (RTI) Pack should be produced prior to first occupation of any dwellings and then distributed to all residents at the point of first occupation of each dwelling.

Reason: To encourage the use of sustainable modes of transport in accordance with Core Policy 35 of the Local Plan 2031 Part 1.

30. Prior to the first occupation of each dwelling the car parking spaces, turning spaces and roads to serve that dwelling shall be constructed, surfaced, drained and marked out on the site in accordance with the approved details unless otherwise agreed by the Local Planning Authority. The parking spaces, turning areas and roads shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking and turning spaces shall be kept permanently free of any obstruction to such use.

Reason: In the interest of highway safety and to avoid localised flooding in accordance with Core Policy 42 of the Local Plan 2031 Part 1 and Development Policy 16 of the Local Plan 2031 Part 2.

31. Cycle parking facilities shall be provided prior to the occupation of the business unit hereby approved, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, prior to the occupation of that unit.

Reason: To encourage the use of sustainable modes of transport in accordance with Core Policy 35 of the adopted Local Plan 2031 Part 1.

- NB: This planning permission needs to be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act 1990. This

Agreement will take effect when the planning permission is implemented.

NB: 1. Prior to the commencement of a development, a separate agreement(s) must be obtained from Oxfordshire County Council's (OCC) Road Agreements Team for the proposed highway works (vehicular access, new footway links, bus infrastructure, pedestrian refuge island, carriageway widening and new right-turn lane) under S278 of the Highways Act 1980. For guidance and information please contact the county's Road Agreements Team via: <https://www.oxfordshire.gov.uk/cms/content/contact-road-agreements-team>.

2. It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.

3. Please note the Advance Payments Code (APC), Sections 219-225 of the Highways Act 1980, is in force in the county to ensure financial security from the developer to off-set the frontage owners' liability for private street works, typically in the form of a cash deposit or bond. Should a developer wish for a street or estate to remain private then to secure exemption from the APC procedure a 'Private Road Agreement' must be entered with the county council to protect the interests of prospective frontage owners.

4. No vehicles associated with the building operations on the development site shall be parked on the public highway, so as to, cause an obstruction. Any such obstruction is an offence under S137 of the Highways Act 1980.

NB: The chosen building control body should be consulted if contamination is identified at the development site or if the development is being designed to be resistant to contamination. This would enable the building control body to take account of the risks to the development from contamination and to undertake any necessary inspections.

To help ensure developers submit information to the standard expected, a leaflet entitled "Dealing with Land Contamination During Development: A Guide for Developers" is available as a download on the following websites:

<http://www.whitehorsedc.gov.uk/services-andadvice/environment/pollution/contaminated-land/contaminated-land-planningadvice> <http://www.southoxon.gov.uk/services-andadvice/environment/pollution/contaminated-land/contaminated-land-planningadvice>

NB: Openreach will provide Fibre to the Premises (FTTP) technology infrastructure free of charge to development of 30 or more plots. You'll need to register your site at least nine months before the date that you want Openreach to provide service to the first new property, or if you're installing a lift, at least nine months

before the lift commissioning date. This must be at least eight weeks before development commences on the site.

Please note: if you don't register within this timeline it could compromise the broadband service prior to homeowners moving in. For more information please visit : <https://www.ournetwork.openreach.co.uk/property-developers/site-registration.aspx>.

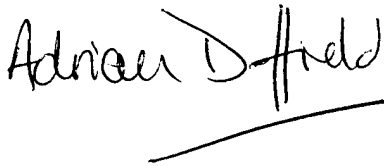
- NB: The above permission/consent may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development/works cannot be made until the particular requirements of the pre-condition(s) have been met.
- NB: This approval is specific to the details of the development as shown on the approved plans and other associated documentation. Unless otherwise agreed by the Council any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. As such the Council must be advised in writing of any proposed variations from the approved plans and other associated documentation at the earliest stage possible. A decision will then be made as to whether the changes can be dealt with as a minor revision to the approved details or whether a revised application is required.

Key Policies

CP01	Presumption in Favour of Sustainable Development
CP04A	Meeting our Housing Needs
CP20A	Housing Supply for Western Vale Sub-Area
CP28	
CP29	Change of Use of Existing Employment Land and Premises
CP47A	Delivery and Contingency
CP03	Settlement Hierarchy
CP06	Meeting Business and Employment Needs
CP04	Meeting Our Housing Needs
CP07	Providing Supporting Infrastructure and Services
CP20	Spatial Strategy for Western Vale Sub-Area
CP22	Housing Mix
CP23	Housing Density
CP24	Affordable Housing
CP33	Promoting Sustainable Transport and Accessibility
CP35	Promoting Public Transport, Cycling and Walking
CP36	Electronic communications
CP37	Design and Local Distinctiveness
CP38	Design Strategies for Strategic and Major Development Sites
CP39	The Historic Environment
CP40	Sustainable Design and Construction
CP42	Flood Risk
CP43	Natural Resources
CP44	Landscape
CP45	Green Infrastructure
CP46	Conservation and Improvement of Biodiversity
CP47	Delivery and Contingency
DP02	Space Standards
DP16	Access
DP17	Transport Assessments and Travel Plans
DP20	Public Art
DP21	External Lighting
DP23	Impact of Development on Amenity
DP24	Effect of Neighbouring or Previous Uses on New Developments
DP25	Noise Pollution
DP26	Air Quality
DP27	Land Affected by Contamination
DP28	Waste Collection and Recycling
DP30	Watercourses
DP33	Open Space
DP34	Leisure and Sports Facilities
DP36	Heritage Assets
DP38	Listed Buildings

DP39 Archaeology and Scheduled Monuments

Note : The full wording of the above policies are available on our website or in the local plan documents, at our offices.

A handwritten signature in black ink, reading "Adrian D. Field". The signature is written in a cursive style with a long horizontal line underneath it.

Head of Planning
8th April 2022

STATUTORY INFORMATIVE

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under sections 78 and 79 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from :

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN
Telephone : 0303 444 5000
www.planningportal.gov.uk
email: enquiries@pins.gsi.gov.uk.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notice

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council

(District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI, Chapter 1 of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.

OTHER INFORMATION

The Planning Portal contains a wide range of helpful planning-related guidance and services. You may wish to view their website (www.planningportal.gov.uk).

BUILDING OVER GAS MAINS AND SERVICES

Please note before you plan to dig, or carry out building work within the SGN gas network, you must:

1. Check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risk associated with your development **and**
2. Contact the SGN Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone SGN with general plant protection queries. See SGN details below: Phone 0800 912 1722 or email plantlocation@sgn.co.uk

For further information please refer to:

<https://www.sgn.co.uk/damage-prevention>

<https://www.sgn.co.uk/help-and-advice/digging-safely>