

Tom Amer  
Chessington Business Centre Cox Lane,  
Chessington,  
KT9 1SD

Date: 22nd July 2021  
Our Ref: 21/01951/PREAPP  
Please ask for: Joan Desmond  
Telephone: 01993 861655  
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Dear Tom

Town and Country Planning Act 1990

APPLICATION: 21/01951/PREAPP  
PROPOSAL: To construct a small industrial site with units  
AT: Land West Of Cotswold Dene Standlake  
FOR: Tom Amer

I write in regard to your enquiry received by the Council on the 28.05.2021 seeking the pre-application views of the Local Planning Authority. The relevant information is set out below. Please be aware of the disclaimer at the end of this letter. If you have any questions relating to the advice given, please contact the Case Officer.

### **Policies**

OS1NEW Presumption in favour of sustainable development

OS2NEW Locating development in the right places

OS3NEW Prudent use of natural resources

OS4NEW High quality design

OS5NEW Supporting infrastructure

E1NEW Land for employment

T1NEW Sustainable transport

T2NEW Highway improvement schemes

T3NEW Public transport, walking and cycling

T4NEW Parking provision

EH2 Landscape character

EH3 Biodiversity and Geodiversity

EH8 Environmental protection

EH9 Historic environment

EH15 Scheduled ancient monuments

NPPF 2019

### **Site Characteristics and Constraints**

The site adjoins the Standlake Industrial Estate within the open countryside accessed off the A415. The Industrial Estate lies to the North of the settlement of Standlake. The site has a history of contamination and drainage problems. The historic maps also indicate an area of archaeological importance in the area. A bridleway 360/8/10 runs to the south of the site.

### **Planning Assessment**

It is unclear whether the site forms part of the Standlake Industrial Estate but nevertheless appears to relate well to the existing employment buildings and defined southern boundary. Policy EI of the adopted Local Plan supports the expansion of existing employment uses and as such, the principle of this development may be acceptable subject to compliance with other local plan policies.

Given its open countryside location, one of the main considerations will be the visual impact of the new industrial units which would be viewed from nearby roads and bridleway to the south. The submitted details indicate units with a ridge height of 7.2m which would appear to be in-keeping with other buildings within the estate. Appropriate landscaping would help to soften and mitigate the impact of the development and would have ecological/biodiversity benefits. Any planting should be native and whilst it is recognised that there is some evergreen planting along the southern boundary, this should be re-inforced and replaced where necessary with appropriate woodland planting. The southern boundary is now quite exposed in places and in views from the south new industrial buildings are quite prominent. The mix of units is welcomed and the Council's Business Development Manager agrees that there is a healthy appetite for such units.

The views of the County Council (OCC) have not been sought as part of this pre application response as they operate their own pre-application advice service and would comment on matters such as transport, drainage and archaeology. Their comments would be valuable in this respect as I understand that there is a routing agreement for HGV's from the industrial estate and there have been drainage issues on the site. The historic maps also indicate an area on archaeological interest.

Please note that all applications should demonstrate a net gain in biodiversity where possible

In terms of your latest email indicating that Amazon are extremely interested in purchasing the site to build a regional hub, there are concerns relating to the highway and landscape impacts which may result from such a development. The Council's preference would be for a mix of smaller industrial units as indicated in the original pre-application information.

### **Application Submission**

The following documents should be submitted with your application:

Design and Access Statement

Tree Survey and arboricultural assessment

Landscape and Visual Impact Assessment

Ecological Assessment

Planning Statement

Transport Assessment

Flood Risk Assessment

Land Contamination Assessment

Sustainability Compliance Statement

West Oxfordshire District Council would encourage all applicants to consult with neighbouring properties prior to the submission of any application.

I trust this is of some assistance. If I can be of further help, please do not hesitate to contact me.

Yours sincerely,

*Joan Desmond*  
Principal Planner

### Useful links

Sustainability Standards Checklist: <https://www.westoxon.gov.uk/planning-and-building/planning-permission/make-a-planning-application/sustainability-standards-checklist/>

West Oxfordshire District local plan: <https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-2031/>

Environment Agency: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

Thames Water: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

Natural England: [www.naturalengland.org.uk](http://www.naturalengland.org.uk)

NPPF: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

### Disclaimer

- Please note that this is an officer's opinion and is in no way binding Members of the Area Planning Sub Committee.
- The above advice is given for purposes relating to the Town and Country Planning Acts and for no other Council function.

West Oxfordshire District Council Planning Department promotes email correspondence as it is the quickest, easiest and most environmentally friendly way of contacting us.

Contact us at [planning@westoxon.gov.uk](mailto:planning@westoxon.gov.uk)