

On Behalf Of:  
C/o Mr Tom Amer  
Chessington Business Centre Cox Lane  
Chessington  
KT9 1SD

Date: 13th September 2022  
Our Ref: 22/01989/PREAPP  
Please ask for: David Ditchett  
Telephone: 01993 861649  
Email: [david.ditchett@westoxon.gov.uk](mailto:david.ditchett@westoxon.gov.uk)

Dear Sir

Town and Country Planning Act 1990

APPLICATION: 22/01989/PREAPP

PROPOSAL: Industrial units

AT: Lakeside Industrial Park Cotswold Dene Standlake

FOR:

I write in regard to your enquiry received by the Council on the 18.07.2022 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  
EH7 Flood risk  
EH8 Environmental protection  
EH9 Historic environment  
EH15 Scheduled ancient monuments  
DESGUI West Oxfordshire Design Guide  
NPPF 2021

## **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 issues. 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.

Previous pre application advice was provided on 22.07.2021 (ref 21/01951/PREAPP) for smaller units on the same site. Five large units are now proposed.

An on site meeting was held on 13/09/2022.

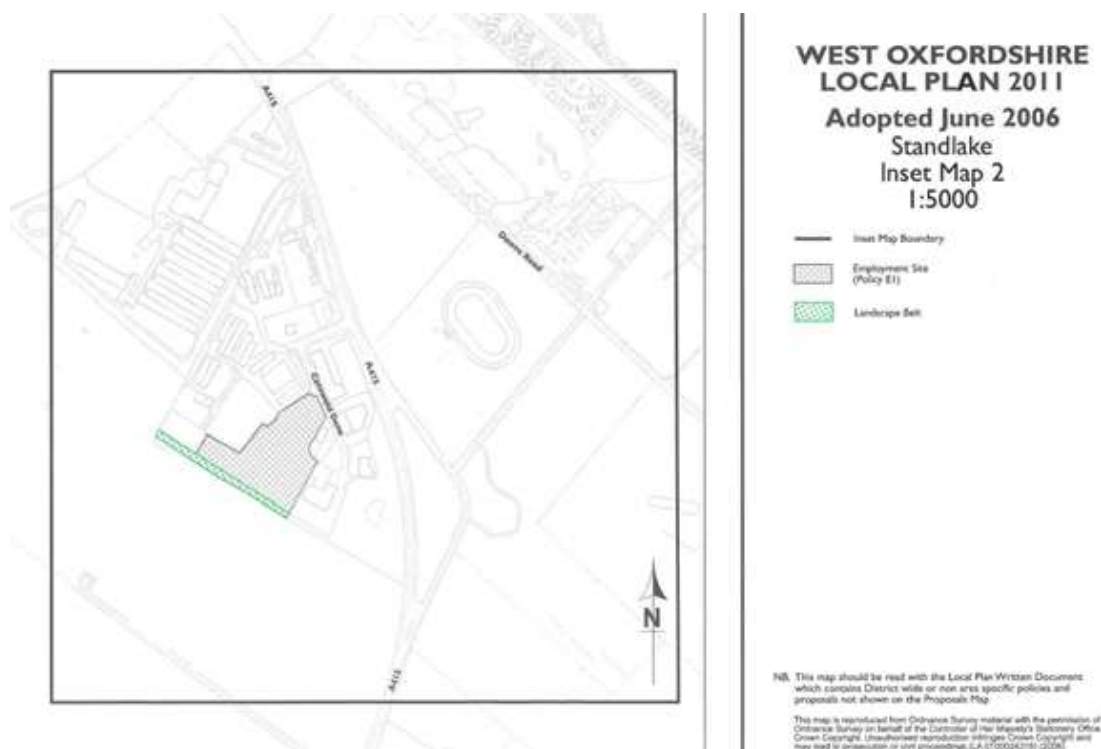
## **Principle of Development**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. In the case of West Oxfordshire, the Development Plan is the Local Plan 2031 adopted in September 2018. Development which is not in accordance with an up-to-date development plan should be refused unless material considerations indicate otherwise.

Policy EI states that ‘the following Employment Development Land provision is identified to meet employment needs:

- Other Towns Villages and Rural Areas – At least 5ha within existing commitments with 2ha at Lakeside Standlake (previous Local Plan allocation)’.

It appears that part of the development site was allocated for employment use within the previous West Oxfordshire Local Plan 2011 (Local Plan Inset Map 2 shown below). This allocation is noted in the current Local Plan 2031. While the allocation only covers part of the site, the proposed development site 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 in light of the allocation, the principle of this development is likely to be acceptable, subject to compliance with other local plan policies.

### **Design and Impact on Visual Amenity**

Limited information is provided with regard to design. However, a block plan showing the layout is submitted and was discussed on site.

Given its 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 discussion noted that the new buildings would be no larger than neighbouring buildings and the designs would be in keeping with the neighbours by utilising cladding/sheet metal and rooflights. This design and height is encouraged.

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 reinforced 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. While the previous number of smaller units was supported, the larger units too are unlikely to raise any objections.

### **Other Matters**

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.

Officers note that works have been completed on the site to address the previous contamination issues. The Council's Contamination Officer was consulted and their comment is included below:

*The proposed development site has formally been used as a quarry. There are also a number of other past and present potentially contaminating land uses in the vicinity of the site. These include an area of unknown filled ground, a lagoon accepting aircraft oils and various factories or works.*

*The GEMCO report recommends that further investigation is completed at the site in order establish if the site was suitable for the proposed use. It is noted that the figures and some appendices are missing from the report. It is agreed that further investigation is required in order to further characterise the site and demonstrate that it is suitable for the proposed use.*

*I have no objection to the proposed industrial use of the site, however, given the former use of the site and surrounding areas I would likely request the following condition be added to any grant of permission*

*1. No development shall take place until a desk study has been produced to assess the nature and extent of any contamination, whether or not it originated on site, the report must include a risk assessment of potential source-pathway-receptor linkages. If potential pollutant linkages are identified, a site investigation of the nature and extent of contamination must be carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any significant contamination is found during the site investigation, a Remediation Scheme specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the Local Planning*

*Authority before any development begins.*

*2 The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority a Verification Report confirming that all works were completed in accordance with the agreed details.*

*If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.*

*Reason: To prevent pollution of the environment in the interests of the amenity.*

*Relevant Policies: West Oxfordshire Local Planning Policy EH8 and Section 15 of the NPPF.*

## **Conclusion**

The development is supported in principle and the overall scale and design as submitted/discussed is likely to be acceptable.

Subject to the technical matters relating to contamination, highways, drainage, archaeology, landscaping and biodiversity net gain being addressed, the development is likely to be supported by officers.

## **Application Submission**

Should you wish to proceed to full application stage, the following documents should be submitted with your application:

Application Form

Location Plan (with the application site outlined in red and other land in ownership outlined in blue)

Existing and Proposed Block Plan

Proposed Elevations

Proposed Sections

Proposed Roof Plan

Design and Access Statement

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,

David Ditchett

Senior 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)