

by ensuring that there are adequate distances between properties and through the erection of screen walls and fencing. Developments should be designed to avoid overshadowing of any adjoining dwelling or dwellings, although it is recognised that in high density housing schemes overlooking distances may not be so readily achievable. Innovative design approaches will therefore be sought to provide acceptable standards of privacy. The Design Guide contains detailed guidance.

### Policy DES7: Efficient Use of Resources

- 1. New development is required to make provision for the effective use and protection of natural resources where applicable, including:**
  - i) the efficient use of land, with densities in accordance with Policy STRAT5 Residential Densities. Proposals which seek to deliver higher quality and higher density development which minimises land take will be encouraged;**
  - ii) minimising waste and making adequate provision for the recycling, composting and recovery of waste on site using recycled and energy efficient materials;**
  - iii) maximising passive solar heating, lighting, natural ventilation, energy and water efficiency and the re-use of materials;**
  - iv) making efficient use of water, for example through rainwater harvesting and grey water recycling, and causing no deterioration in, and where possible, achieving improvements in water quality (including groundwater quality);**
  - v) taking account of, and if located within an AQMA, is consistent with, the Council's Air Quality Action Plan;**
  - vi) ensuring that the land is of a suitable quality for development and that remediation of contaminated land is undertaken where necessary;**
  - vii) avoiding the development of the best and most versatile agricultural land, unless it is demonstrated to be the most sustainable choice from reasonable alternatives, by first using areas of poorer quality land in preference to that of a higher quality; and**
  - viii) re-using vacant buildings and redeveloping previously developed land, provided the land is not of a high environmental value.**

This policy contributes towards achieving objectives 4, 5, 6, 7 & 8

- 8.21 In South Oxfordshire, the prudent use of natural resources is a key element of delivering sustainable development as this contributes to tackling climate change. The Council encourages applicants to consider how our existing resources can be used effectively and efficiently when planning and designing development proposals. Housing density should be optimised in strategic allocations and at the towns in the district, unless there are overriding reasons concerning townscape, character, landscape, design or infrastructure capacity. Special consideration will be given to the prevailing character and appearance in Conservation Areas and the Areas of Outstanding Natural Beauty.
- 8.22 National policy requires planning policies to take account of the presence of Air Quality Management Areas (AQMA) and the cumulative impacts on air quality from individual sites in local areas. There are three Air Quality Management Areas designated in South Oxfordshire in the Market Towns of Henley-on-Thames and Wallingford, and the Larger Village of Watlington. This Plan seeks to ensure that new development in Air Quality Management Areas is consistent with our Air Quality Action Plan.
- 8.23 The Water Framework Directive seeks to protect the quality of water, including the aquatic ecology, unique and valuable habitats, drinking water resources and bathing water. It requires that there is no deterioration in the status of water bodies and that they all achieve good ecological status by 2027. The Thames River Basin Management Plan sets out actions to help meet this obligation. Policies on Green Infrastructure, biodiversity and promoting sustainable design will also assist in achieving this objective by ensuring that surface water run-off is appropriately controlled. Aquifers within South Oxfordshire support strategically important public drinking water abstractions. Policies will seek to ensure that essential water resources are protected from derogation and pollution. Where required, references will be made to the Environment Agency, Source Protection zone mapping and their guidance - The Environment Agency's approach to Groundwater Protection.

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- 8.24 Oxfordshire County Council is responsible for determining planning applications for minerals and waste development and producing the Minerals and Waste Local Plan, which will safeguard mineral resources, aggregate rail depots, sites for recycled and secondary aggregate supply, other minerals infrastructure sites and sites for waste management. These areas are marked on the Policies Map. Should the District receive a planning application in any of these areas, Oxfordshire County Council will be consulted on the development. Applicants are advised to review the Minerals and Waste Local Plan prior to making a planning application.
- 8.25 All development will be expected to use land efficiently, with a density and form appropriate to the site and its surroundings, taking into account local character and accessibility to services and facilities.

## Sustainable Design and Construction

### Policy DES8: Promoting Sustainable Design

- 1. All new development, including building conversions, refurbishments and extensions, should seek to minimise the carbon and energy impacts of their design and construction. Proposals must demonstrate that they are seeking to limit greenhouse emissions through location, building orientation, design, landscape and planting taking into account any nationally adopted standards and in accordance with Policies DES10: Carbon Reduction and DES7: Efficient Use of Resources.**
- 2. All new development should be designed to improve resilience to the anticipated effects of climate change. Proposals should incorporate measures that address issues of adaptation to climate change taking account of best practice. These include resilience to increasing temperatures and wind speeds, heavy rainfall and snowfall events and the need for water conservation and storage.**
- 3. All new development should be built to last. Proposals must demonstrate that they function well and are adaptable to the changing requirements of occupants and other circumstances.**
- 4. The Council will not refuse planning permission for buildings or infrastructure of an outstanding or innovative design which promote high levels of sustainability or help raise the standard of design, as long as they fit with the overall form and layout of their surroundings.**