

- 7.48 The Council is empowered under the Planning (Hazardous Substances) Act 1990 to regulate the presence of hazardous substances, so that they cannot be kept or used above specified quantities. National Planning Practice Guidance provides further advice on how the planning system deals with hazardous substances. Development of new installations where hazardous substances are handled will be carefully controlled.

Waste Collection and Recycling

Policy EP3: Waste Collection and Recycling

1. **Development proposals for residential use must ensure:**
 - i) **adequate facilities are provided for the sorting, storage and collection of waste and recycling;**
 - ii) **sufficient space is provided for the storage and collection of individual or communal recycling and refuse containers; and**
 - iii) **access is provided that is safe for existing users/residents and for refuse and recycling collection vehicles.**
2. **Development proposals for non-residential use must ensure:**
 - i) **sufficient space is provided for the storage of communal recycling and refuse containers; and**
 - ii) **provision is made that is adequate for the proposed use. The location and design of recycling and refuse provision should be integral to the design of the proposed development.**
3. **In assessing recycling and refuse provision, the following points should be considered:**
 - i) **the level and type of provision, having regard to the above requirements and relevant space standards;**
 - ii) **the location of the provision, having regard to the need to provide and maintain safe and convenient access for occupants, while also providing satisfactory access for collection vehicles;**
 - iii) **the impact of the provision on visual amenity, having regard to the need to minimise the prominence of the facilities and screen any external provision;**
 - iv) **the impact of the provision on health and amenity of neighbouring development and the proposed development; and**
 - v) **the security of the provision against scavenging pests, vandalism and unauthorised use.**

4. **Recycling and refuse storage should be separate from cycle storage, car parking and key circulation areas.**
5. **Development will not be permitted if recycling and refuse provision that meets the above requirements cannot feasibly or practicably be provided.**

This policy contributes towards achieving objectives 4 & 8.

- 7.49 In promoting good design it is important to ensure that proper provision is made for waste and recycling, storage and collection, and that opportunities are taken for incorporating re-use and recycling facilities in all new developments.
- 7.50 Policy DES7 encourages developers to make provision for the effective use of resources, including minimising waste and making provision for the recycling of waste on site.
- 7.51 In combination with Policy DES7, Policy EP3 requires that adequate facilities for the sorting, storage and collection of waste are provided on all new developments and seeks to further encourage sustainable waste management initiatives.
- 7.52 Refuse and recycling storage and collection facilities should be designed and provided with regard to the South Oxfordshire Design Guide and South Oxfordshire and Vale of White Horse District Council's Waste Planning Guidance which can be found on the Council's website.

Flood Risk

Policy EP4: Flood Risk

1. **The risk and impact of flooding will be minimised through:**
 - i) **directing new development to areas with the lowest probability of flooding;**
 - ii) **ensuring that all new development addresses the effective management of all sources of flood risk;**
 - iii) **ensuring that development does not increase the risk of flooding elsewhere; and**
 - iv) **ensuring wider environmental benefits of development in**