

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**

relation to flood risk.

2. The suitability of development proposed in Flood Zones will be strictly assessed using the 'Sequential Test' and where necessary the 'Exceptions Test'. A sequential approach should be used at site level.
3. A site-specific Flood Risk Assessment (FRA) should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1 a FRA should accompany all proposals involving:
 - sites of 1 hectare or more;
 - land which has been identified by the Environment Agency as having critical drainage problems;
 - land identified in the Strategic Flood Risk Assessment as being at increased flood risk in future; or
 - land that may be subject to other sources of flooding, where development would introduce a more vulnerable use.
4. All development proposals must be assessed against the current South Oxfordshire Strategic Flood Risk Assessment or any updates and the Oxfordshire Local Flood Risk Management Strategy to address locally significant flooding. Appropriate mitigation and management measures must be implemented and maintained.
5. All development will be required to provide a Drainage Strategy. Development will be expected to incorporate Sustainable Drainage Systems and ensure that run-off rates are attenuated to greenfield run-off rates. Higher rates would need to be justified and the risks quantified. Development should strive to reduce run-off rates for existing developed sites.
6. Sustainable Drainage Systems should seek to enhance water quality and biodiversity in line with the Water Framework Directive.

This policy contributes towards achieving objectives 5 & 8.

7.53 Areas of South Oxfordshire are at risk of flooding and the impact of climate change is important. Climate change allowances should be taken into consideration in Flood Risk Assessments as set out in National Planning Practice Guidance. The planning system has an important role to play in minimising flooding, the risk of flooding and increasing resilience. Only appropriate development should take place in areas at risk from flooding, and development

should be directed away from areas of the highest risk. A sequential, risk-based approach to locating development, referred to as applying the Sequential Test, and if necessary, the Exception Test should be applied, taking into account climate change.

7.54 The Council will uphold the sequential approach to flood risk. Neighbourhood planning groups considering proposed development within areas at risk of flooding must apply the Sequential Test to the whole neighbourhood area. If necessary, the Exception Test should also be applied. The Environment Agency provide bespoke advice where developments in high flood risk areas require a site-specific Flood Risk Assessment. Should mitigation be required, the Council will expect those measures to be in the application proposals and part of the development.

7.55 Where the redevelopment or change of use of a previously developed site in Flood Zone 2 or 3 is proposed, opportunities should be taken to:

- reduce vulnerability to flooding by promoting less vulnerable and water compatible uses; and
- reduce the built development footprint, thus improving floodplain storage and flow paths.

Minerals Safeguarding Areas

Policy EP5: Minerals Safeguarding Areas

1. **Minerals are a non-renewable resource, therefore to safeguard future potential extraction, development will be directed away from Minerals Safeguarding Areas.**
2. **Where development in Minerals Safeguarding Areas cannot be avoided, developers are encouraged to extract minerals prior to non-mineral development taking place, where this is practical and environmentally feasible.**

This policy contributes towards achieving objective 7.

7.56 Minerals Safeguarding Areas as identified in Oxfordshire County Council's Minerals and Waste Core Strategy are shown on the Policies Map.