

Site for Business Development. **Local Plan** policy E2 (i)

Cumnor Hill – Land to the West of Timbmet Timber Yard

REVISED DRAFT SUPPLEMENTARY PLANNING GUIDANCE

1.0 Site Description

1.1 This small 0.5 hectare site lies to the west of Timbmet Timber Yard and adjacent and to the rear of three adjoining car sales outlets on Cumnor hill. It is bounded by open countryside to the south, **and** residential properties to the west and north and it has direct access onto Cumnor Hill.

2.0 Development guidelines

2.1 The site is part of a larger area of about 0.8 hectares in size which was allocated in the Vale of White Horse Local Plan 2001 for business development. Part of the original allocation has now been developed in the form of a new office building together with car parking but there is a remaining area of vacant land which is suitable for new business units and is identified for this use in the Council's **new** Local Plan to 2011.

2.2 The site adjoins and faces residential properties and therefore its future use needs to be controlled strictly, to ensure that the activities permitted do not cause disturbance to, or affect adversely the amenities of local residents. Furthermore, policy H3 of the new Local Plan identifies the Timbmet Timber Yard to the east as a site to be redeveloped for housing and therefore it is also important that the amenities of future residents on the site are respected. Policy E2 of the Local Plan restricts use of the employment site to Class B1 of the 1987 Town and Country Planning Use Classes order (as amended), **in** **to** uses such as offices, light industry or quiet research and development.

2.3 The design, massing and positioning of any new buildings proposed to accommodate these uses, and the provision of essential parking and servicing areas, should be undertaken with the amenity and interests of the residents of adjoining properties in mind. Suitable landscaping will be required to screen views of the site from the open countryside and strengthening of site boundaries by additional planting or fencing may be necessary.

2.4 A high quality of materials and design will be essential for any development, and the height of buildings should respect adjoining commercial and residential buildings. Any ancillary storage areas should be hidden from views into the site.

2.5 There have been concerns in the past over the impact of external lighting schemes associated with commercial development on Cumnor Hill. Therefore, the Council is keen to ensure that any proposals on the site will have a minimal impact in terms of light pollution.

2.6 In the interests of sustainable transport and the objective of reducing the need to travel by car it may be appropriate for the developer or owner to provide secure/covered cycle parking on the site as well as a financial contribution towards the cost of subsidised public transport.

2.7 Developers will be required to demonstrate that there is adequate capacity for waste water and water supply both on and off the site to serve the development and that it would not lead to

problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing infrastructure. Any developer should make early contact with Thames Water

3.0 Advice on planning applications

- 3.1 Planning applications for the development of the site will be assessed against all relevant policies in the Local Plan, and relevant Supplementary Planning Guidance. Developers are advised to refer to the plan in detail before submitting a planning application. Advice on the relevance or otherwise of particular policies and guidance can be obtained from the District Council's Environmental Services Department Planning and Community Strategy Services Development Control Service