

Site for Business Development. Local Plan policies E8, E11 and E14E13

Kingston Business Park

Kingston Bagpuize

REVISED DRAFT SUPPLEMENTARY PLANNING GUIDANCE

1.0 Description of site

1.1 This site, of about 4.5 hectares in size, is located to the south east of the village of Kingston Bagpuize situated in open countryside. There are several residential properties close by, including Kingston Bagpuize House – an important Grade II* listed building, set in its own parkland landscape. The site has now changed its name to Kingston Business Park and recent development has taken place including the provision of a new access road to serve the site from the A415 Abingdon to Witney road in accordance with a planning permission dated 1 March 2001.

1.2 Once a part of the wartime Kingston Bagpuize Aerodrome, the site was later used for intensive poultry production but now provides accommodation for a variety of industrial and storage uses. Some are housed in older buildings and redevelopment of part of the site is being undertaken to provide new business premises.

2.0 Development guidelines

2.1 Care will be needed in accommodating any further development on the site to limit the possible visual impact on the surrounding countryside and to ensure that the living conditions of nearby residents are not affected adversely. In this respect the design, height and positioning of any new buildings will need to be carefully considered. New B2 uses (general industrial) or B8 uses (warehousing and distribution) will not be allowed close to residential properties. Furthermore, the Council is keen to ensure that any proposals on the site will have a minimal impact in terms of light pollution.

2.2 If new industrial uses are proposed which are likely to have an adverse effect on residential amenities, the Council will require them to be sites where the disturbance to nearby housing will be minimised. Limitations on the hours of operation of such businesses may also be imposed as a condition on any planning permission the Council might grant, and where necessary physical measures may be required to limit the emission of noise, fumes, etc to acceptable levels.

2.3 The suitability of Kingston Business Park for B1, B2 and B8 uses is confirmed in policy E8 of the new Local Plan 2011 which relates to the site area shown on the Proposals Map. In this respect there is vacant land available for business purposes on plots within the site together with further redevelopment opportunities. There are no public sewers serving the site and therefore arrangements must be made by applicants to provide private drainage facilities, including foul sewage disposal, in order to avoid contamination in the area. Surface water drainage must not make use of the connection to the off site system at the northern end of the site. Developers will be required to demonstrate that there is adequate waste water and water supply capacity 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. In accordance with the requirements of DETR Circular 03/99, details of these arrangements must be submitted as an integral part of planning applications for development.

- 2.4 The Council wishes to encourage the availability of premises which are affordable, including starter units, as part of a mix of business premises in the Park. This will help to retain existing small companies and encourage new firms to locate there. Policy E8 states that development or redevelopment at the Park will be limited to the creation of premises up to 500 sq m gross floor area, for occupation by a single business enterprise, apart from certain exceptions.
- 2.5 The land around the estate is generally open and flat and some of the existing industrial buildings are clearly visible from the surrounding road network. The District council has imposed a condition on the planning permission referred to above requiring the preparation and implementation of a landscape scheme including comprehensive perimeter landscaping as well as planting within the site.
- 2.6 In the interests of sustainable transport secure/covered cycle parking will be provided on the site. New planning applications for significant development should be accompanied by a Travel Plan to encourage greater use of public transport, walking and cycling, and to reduce the need to travel by car. Financial contributions towards sustainable transport may also be required

3.0 Protecting the site for business use

- 3.1 Kingston Business Park is included in Local Plan policy E11 which identifies key sites for business use including local rural sites. The policy states that on such sites, proposals which would lead to the loss of existing business land and premises to other uses will not be permitted, unless they are for small scale ancillary uses (for example a crèche facility or café) as referred to under policy E14E13.

4.0 Advice on planning applications

- 4.1 Planning applications for the development of the site will be assessed against all relevant policies in the Local Plan and 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~~ ~~directorates~~ Planning and Community Strategy Services Development Control Services.