

Site for Business Development. **Local Plan** policies E8 (ii), E11 and E14E13

White Horse Business Park – Stanford-in-the-Vale

REVISED DRAFT SUPPLEMENTARY PLANNING GUIDANCE

1.0 Site Description

- 1.1 White Horse Business Park is located to the west of Stanford-in-the-Vale on the site of a former wartime airfield. The landscape surrounding the Park is generally open and flat and there are areas of hardstanding and isolated airfield buildings dotted around its periphery
- 1.2 Vehicular access to the Park is by means of a long private road (Ware Road) which joins the A417 Wantage – Faringdon road at a roundabout north of the Horse & Jockey public house.

2.0 Development guidelines

- 2.1 White Horse Business Park had its origins in the District Council's Rural Areas Local Plan (1984), which allocated 2.5 hectares (6.4 acres) at the former Shellingford airfield for business use. The aims of the Local Plan were to create an opportunity for a development which would provide accommodation for small firms, and to regularise the planning situation at the site, where a number of industrial and storage uses had become established in former airfield buildings, some without planning permission. The 1984 Local Plan proposed the division of the allocated site into two areas; one to be developed for industrial or enclosed storage uses, either in the existing buildings or in new replacement accommodation; the other to be used for open storage businesses, a purpose to which part of the land was already being put. This division was continued in the Local Plan to 2001 (see site plan), and was carried forward into the Council's draft Local Plan to 2011.
- 2.2 Since 1984 a number of planning permissions have been granted for B1 (light industrial), B2 (general industrial) and B8 (storage) uses and a considerable amount of floorspace has been erected, including a 10,869 sq m building on the western part of the site and 1951 sq m of small speculative factory units. Part of the former storage area is now occupied by Krupp Ltd who use it for the storage of mobile cranes Biwater Ltd who refurbish/hire portable buildings. The remainder of the storage area has been extinguished by recent planning consents. Recent planning permissions have been granted for development to the south east of the Park alongside Ware Road, which are reflected in a revised site boundary as shown on the site plan which forms part of this guidance, and also on the Local Plan Proposals Map.
- 2.3 A landscaping scheme for the Business Park has been approved, including on-site and off-site planting to help blend the development into the countryside, and however only part of the scheme has been partly implemented. The Council considers that effective landscaping within and around the site is essential in view of its exposed location to the west of Stanford-in-the-Vale. In this respect a comprehensive scheme would help to minimise the visual impact of development in the landscape, it could provide shelter from winds, and could improve the Park's attractiveness to new businesses and as an environment for employees and visitors. Any further development within the Park, including intensification and redevelopment, will need to encompass a landscaping scheme which will need to be implemented in the first planting season after development commences

2.4 The suitability of White Horse Business Park for B1, B2 and B8 development is confirmed in policy E8 of the ~~new~~ Local Plan ~~2011~~. In this respect there is ~~one area of vacant land without planning permission~~ available for business purposes ~~on plots~~ within the site amounting to 0.11 ha. There are no public sewers on the site although the site is connected to a public sewer at the junction of Ware Rd and Faringdon Rd. ~~and therefore arrangements must be made by applicants to provide private drainage facilities within the site, including foul sewage disposal, in order to avoid contamination in the area. 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. 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.~~

2.5 New developments on the Park should provide for small businesses in accordance with Oxfordshire Structure Plan objectives. Local Plan policy E8 states that development or redevelopment at the Park will be limited to the creation of premises of up to 500 sq m gross floor area for occupation by a single business enterprise, apart from certain exceptions.

~~2.5 The District Council will continue to restrict use of that part of the allocated site, east of the access road, to open storage. (See site plan). There are relatively few sites in the District where such uses can be accommodated. New building on this area will be resisted unless it is small scale and clearly ancillary to a substantial open storage use. Limits will be imposed on the height up to which plant, equipment, or materials can be stored, to minimise the visual impact of the site in views from the A417 Faringdon Wantage road. The limits will be determined taking into account the individual circumstances of each proposal, in particular the extent to which landscaping (including earth mounding, if appropriate) will provide effective screening from the A417. The District Council will impose conditions on any new planning permissions for open storage uses, requiring the landscaping to be in place prior to the commencement of the use.~~

2.6 Given the location of the Business Park in open countryside, floodlighting and other forms of illumination will be required to be kept to a minimum and carefully arranged to avoid light spillage to areas beyond the limits of the site.

2.7 The former use as an airfield means that there may be some degree of contamination associated with the site. Potential developers are advised to contact the Environment Agency at the earliest opportunity to discuss the need for historical information and site investigations to determine whether the site suffers from contamination associated with its previous use.

2.8 In the interests of sustainable transport, secured/covered cycle parking may be required on the site. Financial contributions may also be required to subsidised public transport

3.0 Protecting the site for business use

3.1 White Horse 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 ~~E14~~E13.

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~~ Department ~~Planning and Community Strategy Services~~ ~~Development Control Service~~.

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