

Unit 5, Oxford Technology Park, Langford Lane, Kidlington
WAE Technologies Limited
Written by Darcey Whitlock & Checked by Jonathan Phillips
December 2023



UNIT 5A AND 5B, OXFORD TECHNOLOGY PARK, LANGFORD LANE, KIDLINGTON PLANNING STATEMENT

Quality Assurance

Site name: Unit 5a, Oxford Technology Park, Langford Lane, Kidlington

Client name: WAE Technologies Limited

Type of report: Planning Statement

Prepared by: Darcey Whitlock

Signed



Date December 2023

Reviewed by: Jonathan Phillips

Signed



Date December 2023



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1.0 Introduction

- 1.1 This Planning Statement (“PS”) has been prepared on behalf of Williams Advanced Engineering (“WAE”) Technologies Limited (‘the Applicant’) to accompany an application for planning permission for the following proposed development:

Full planning permission for additional structures within the service yard at conjoined unit 5A and 5B, Oxford Technology Park, Langford Lane, Kidlington, OX5 1GN.

- 1.2 The proposed development will enable a more functional use of the current industrial building and better meets the bespoke needs of the Applicant.

- 1.3 The additional structures and alterations include:

- 15m x 10m open sided pitched roof canopy structure supported by 4No. corner columns;
- 1No. Storage Cabin;
- 2No. Storage Containers;
- 2No. Quarantine Containers;
- 1No. Water pump/tank containers; and
- GRP Housing.

- 1.4 In accordance with the Town and Country Planning (Development Management Procedure) Order 2015, this application comprises the following:

- Application Form
- Planning Statement
- Location Plan (Ref: 2851-01-PL1)
- Existing Site Plan (Ref: 2851-02 PL1)
- Proposed Site Plan (Ref: 2851-05 PL2)
- Existing Rear Yard Elevation (Ref: 2851-09 PL1)
- Proposed Rear Yard Elevation (Ref: 2851-10 PL1)
- Proposed Cell Z-1 Elevations (Ref: 2851-11 PL1)
- Proposed Cell Z-23 Elevations (Ref: 2851-12 PL1)

- Proposed Water Tank Elevations (Ref: 2851-13 PL1)
- Proposed Quarantine Elevations (Ref: 2851-14 PL1)
- Proposed Canopy (Ref: 2851-15 PL2)

2.0 Site Context

- 2.1 The application site is located to the south of Langford Lane and east of Technology Drive, towards the north-western edge of the built-up area of Kidlington. It comprises Plot 4, named Units 5A and 5B on the 8.3ha Oxford Technology Park, which lies south of London Oxford Airport and west of the Motor Park.
- 2.2 To the immediate west of OTP are the South Central Ambulance Resource Centre and Campsfield House Immigration Removal Centre. To the north on the opposite side of Langford Lane, are buildings/hangars serving London Oxford Airport and to the east is the Oxford Motor Park where a number of car dealerships are located. Beyond this lies a cluster of employment parks comprising Cherwell Business Park, Station Field Industrial Park and the West Side of Canal, covering 25ha and providing a wide range of commercial uses.
- 2.3 The proposed development relates to the conjoined units 5A and 5B, now occupied by Williams Advanced Engineering (WAE).

Planning History

- 2.4 The wider industrial park known as Oxford Technology Park was granted outline planning consent with conditions for the construction of 40,362 sq m. of office, research and development, laboratory and storage business space within Use Classes B1, B2 and B8 in October 2016 (LPA Ref: 14/02067/OUT).
- 2.5 Conditions 6, 10, 11, 12, 14, 15, 16 and 18 of 14/02067/OUT were discharged in April 2017 (LPA Ref: 16/00533/DISC).
- 2.6 Planning permission was subsequently granted in June 2017 for amendments to the approved scheme by variation of conditions 1, 2, 3, 5, 7, 9 and 21 (LPA Ref: 17/00559/F).
- 2.7 Planning permission was granted in June 2022 for the construction of up to two commercial units within use classes E (g) (i) – (iii), B2 and B8 on Plot 4 (Units 5A and 5B) in a new single building measuring 4,078m², including 1,384m² at mezzanine first floor level. The building was proposed to be 10m tall over two stories, with a very shallow pitched roof surrounded by a 1.4m parapet. The building measures 60m wide to north and south elevations and 47.6m deep to east and west.

As stated above the building has been completed and was originally designed as two units, namely Units 5A and 5B, but has been conjoined into one.

3.0 Relevant Policy

3.1 The following planning policy is considered pertinent to the proposed amendments:

National Planning Policy Framework (2023)

3.2 The National Planning Policy Framework (“NPPF”) sets out a presumption in favour of sustainable development which means approving development proposals that accord with an up-to-date development plan without delay (paragraph 11).

3.3 In relation to economic development, the framework outlines that planning decisions should help create the conditions in which businesses can invest, expand and adapt, and that significant weight should be placed on the need to support economic growth and productivity (paragraph 81).

3.4 Paragraph 130 of the NPPF requires that planning policies and decisions are visually attractive and sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change.

Cherwell Local Plan (2011-2031)

3.5 **Policy PSD1 (Presumption in Favour of Sustainable Development)** states that when considering development proposals, Cherwell District Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the NPPF and in doing so will approve applications that accord with the Development Plan without delay unless material considerations indicate otherwise.

3.6 **Policy SLE1 (Employment Development)** states that employment development on new sites allocated in this Plan will be the type of employment development specified within each site policy, whilst other types of employment development (B Use class) will be considered in conjunction with the use(s) set out if it makes the site viable.

3.7 **Policy Banbury 6 (Employment Land West of M40)** allocates the wider ‘Central M40’ site for 35ha of mixed employment generating development, including B1 (office), B2 (General Industrial) and B8 (Storage and Distribution) uses. The policy sought to achieve a high-quality commercial District for the east of Banbury that has high connectivity to major transport routes, is well integrated with the adjacent commercial uses, and achieves a successful transition between town and country environments.

3.8 **Policy ESD13 (Local Landscape Protection and Enhancement)** expects development to respect and enhance local landscape character and avoid undue visual intrusion into the open countryside.

3.9 **Policy ESD15 (The Character of the Built and Historic Environment)** expects that new development will complement and enhance the character of its context through sensitive siting, layout and high-quality design. New development should support the efficient use of land and infrastructure, through appropriate land uses, mix and density/development intensity.

Cherwell Local Plan 1996

3.10 The Cherwell Local Plan was adopted in November 1996 to provide the framework development for the district. A saving direction was issued by the Secretary of State on 27th September 2007 in order to retain several policies. The following saved policy is considered pertinent to the development proposals:

3.11 **Policy C28 (Layout, design and external appearance of new development)** seeks to ensure that the layout, design and external appearance of new development, including the choice of external-finish materials, are sympathetic to the character of the urban or rural context of that development.

4.0 The Proposal

The planning application seeks permission for the construction of structures within the rear service yard at the conjoined unit. These include:

- 15m x 10m open sided pitched roof canopy structure supported by 4No. corner columns;
- 1No. Storage Cabin;
- 2No. Storage Containers;
- 2No. Quarantine Containers;
- 1No. Water pump/tank containers; and
- GRP Housing.

4.1 The application is submitted on behalf of WAE. The principal need for this application is to enable WAE Technologies Limited to provide storage for the existing battery commissioning cells within the external areas, as well as add an open sided pitched roof canopy, a water pump/tank container and GRP Housing.

4.2 The existing commissioning cells (each measuring circa. 2.5m (d) x 3.5m (h) x 6m (w)) are used to test the batteries that WAE Technologies Limited would be producing on the site and are a fundamental part of the proposed business operations. Due to health and safety reasons, the

commissioning cells cannot be accommodated internally and are, therefore, required to be situated outside of the building. The proposed storage facilities consist of 1 cabin measuring 6.6m (w) x 2.8m (h) x 2.44m (d) for Cell Z-1, and 2 quarantine containers for Cell Z-2 and Z-3 measuring 6.06m (w) x 2.9m (h) and 2.44m (d). The water pump/tank container measures 6.06m (Wd) x 2.9m (h) x 2.44m (d). The 2 storage containers measure 3.06m (w) x 2.9m (h) x 2.44m (d).

- 4.3 The open sided pitched roof canopy structure is supported by 4 corner columns and is constructed out of an aluminium structural frame with white membrane covering on the roof. The canopy structure measures 10.1m (w) x 15.2 m (d) x 5.2m (h to eaves) x 7.7m (h to ridge). The canopy is required to facilitate the delivery of goods and engineering parts out of inclement weather, especially rain. There is insufficient space internally to accommodate such deliveries by HGVs and so the canopy will provide full shelter.

5.0 Planning Assessment

The site forms part of a larger allocated site in the adopted local plan under Policy Kidlington 1. Therefore, the additional structures within the rear service yard of Unit 5A and 5B will support its continued employment use and are supported in principle.

Design and Character

- 5.1 The application site is flat and is not within a sensitive landscape. The site is surrounded on its north, south and west by other built development, much of which, are naturally commercial in appearance. The proposals are in keeping with the existing design and character of the area when viewed within its immediate location of the Technology Park and will, therefore, be unharmed to the visual amenity. In terms of scale, the proposed structures are subservient to the existing building and are considered acceptable in the context of the Technology Park. It is therefore considered that the proposed development is acceptable in design and character and therefore accords with policies PSD1, ESD15 of the Cherwell Local Plan Part 1 and saved policy C28 of the 1996 Cherwell Local Plan.

Pitched Roof Canopy

- 5.2 The proposals include the addition of an open sided pitched roof canopy structure is supported by 4 corner columns and is constructed out of an aluminium structural frame with white membrane covering on the roof. The canopy structure measures 10.1m (w) x 15.2 m (d) x 5.2m (h to eaves) x 7.7m (h to ridge). The materials and colour specification match that of the existing building. As such, the proposed canopy is not anticipated to have any adverse impacts on the visual appearance or operation of the site.

6.0 Summary and Conclusion

In summary, the proposed additional structures within the rear service yard at Units 5A and 5B, Oxford Technology Park, comply with relevant planning policy and there is therefore a presumption in favour of planning permission. There are no known material considerations that would dictate otherwise.

Considering the above, it is considered that the proposals fully accord with the development plan and, therefore, that planning permission should be granted.

7.0 Design and Access Statement

The application's proposals comprise additional freestanding structures within the rear service yard at Units 5A and 5B at Oxford Technology Park, Langford Lane, Kidlington. The Town & Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 requires a Design & Access Statement for these works. Government advice is clear that the level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long.

Amount

- 7.1 The proposals amount to a modest scheme of works at this existing commercial unit, as described in paragraph 1.3 and as detailed in the accompanying plans.

Layout

- 7.2 The existing layout of the premises themselves is generally unaffected by the proposed works. Overall, these changes do not result in any significant impacts upon the general layout of the premises, its external areas and the areas of public access. The proposals are considered to be sympathetic and appropriate in nature.

Scale

- 7.3 The proposals do not impact upon the existing scale of the application site but, instead, enhance and improve the existing functions.

Landscaping

The proposals do not impact upon any existing landscaping at the application site.

Appearance

The external appearance of the premises themselves would be maintained and appropriate within the setting of Units 5A and 5B. For the reasons rehearsed within the accompanying Planning Support Statement the proposals are considered to be sympathetic and appropriate in nature.

Use

**Unit 5a, Oxford Technology Park, Langford Lane, Kidlington
Planning Statement**

7.4 The commercial use of the application premises would remain unaltered.

Access

7.5 Access arrangements would not be altered as a result of the proposals.