

Help Shape the Future of Enstone Business Park

Welcome to this consultation event. We are sharing our current thinking for the future of Enstone Business Park. These proposals are at a **pre-application stage** and remain **indicative**.

Over the past year, we've undertaken a range of technical studies, held pre-application discussions with planning officers, and begun engaging with current tenants. This is your opportunity to **review the emerging**

plans and **provide feedback** to help shape what comes next.

This event is to raise awareness of our emerging proposals and seek your views on them.



A Site in Urgent Need of Modernisation

Enstone Business Park is a significant brownfield site with a mix of occupied, vacant, and underused buildings.

Many structures are **outdated**, **inefficient**, and in some cases, **present health and safety concerns**.

The site has developed **organically**, resulting in an inefficient layout and infrastructure that does not support modern business operations or sustainable travel.

Without investment, the park risks long-term decline.

Our goal is to create a **modern**, **flexible**, and **sustainable business park**- a place that meets current and future needs, supports local businesses, and attracts new investment.



Defining the Area of Change

The proposals cover the majority of the business park but **exclude** units under separate ownership or long-term lease: ABN and Oxford Plastics. These lie **outside the redline boundary**.

We are also including an **area of expansion**. This is critical for enabling **phased redevelopment**, providing **relocation space** for tenants, and delivering a scheme that is **financially viable**.

The vision is to create a **best-in-class, sustainable business park**, with space for industrial, mid-tech and innovation-led occupiers.



A Landscape-Led Approach to Regeneration

We're committed to creating a more **attractive, healthy and connected** working environment:

- **Retention** of mature trees, green buffers and key landscape features
- **Reuse** of old runways for circulation and parking
- **New Sustainable drainage** system
- **New energy efficient** buildings and modern services
- **New amenity areas**, open spaces and boundary planting
- **10% Biodiversity Net Gain**
- A clear sense of arrival with a **landscaped gateway zone**
- **Sustainable transport:** enhanced walking and cycling access, with potential for staff shuttle bus services to nearby towns and employment hubs.

This framework helps integrate the business park into its rural surroundings while improving daily experience for those working here.



Traffic & Travel Help Shape Future Access

We're developing a vision-led strategy for travel to and from Enstone Business Park. A vision-led approach is required to ensure that reliance on private car trips is minimised. Your views will help guide how we manage traffic and improve sustainable access as the project evolves.

What's being explored:

- Ongoing traffic modelling to assess potential impacts on local roads and junctions
- Aiming to reduce longer commutes by creating more local job opportunities
- Opportunities for sustainable transport including:
 - ⦿ Walking and cycling access
 - ⦿ Electric bicycle hubs
 - ⦿ We are currently investigating bus service options for the site: We are looking at a potential staff shuttle bus and will investigate whether there is the possibility of connecting to existing or proposed shuttle bus services for the Soho Farmhouse or proposed Mullin development (see route plan of those bus services). We may also look at the potential for adjustments to local bus routes.

- ⦿ Car sharing schemes
- ⦿ All of which would be supported by future workplace travel plans as part of the vision

Minimising Local Impact:

Since taking ownership of the site, our client has actively redirected lorry movements away from Enstone village through updated signage and lease agreements. This approach will continue wherever possible to reduce disruption to local residents.

We want your input:

- ⦿ How do you currently travel in the area?
- ⦿ What would make sustainable travel more practical for you?
- ⦿ Are there local transport issues or ideas we should consider?

Your feedback will help shape a transport strategy that supports local needs and priorities.

Construction – What to Expect (Outline Stage)

The planning application we intend to submit for the regeneration proposals will be an **Outline Planning Application**. The details of building sizes and designs and the nature of business operations on the site will be determined later (Reserved Matters applications). We are however, at this time, seeking to define the broad extent of development and how we intend to carry out the regeneration of the site in a phased manner.

Some key headlines regarding how construction operations will be managed:

- Construction will be delivered in **phases**, minimising disruption where possible (phasing plan/zone plan on the Board)
- Plans will include **traffic routing for HGVs**, safety controls, and restricted working hours.
- In due course there will be a clear **Construction Management Plan** to control noise, dust and disruption.
- We would appreciate **your views on what matters should be taken into consideration when the regeneration scheme is delivered**, assuming planning permission is obtained in the future - please share any comments on this with us today.



Building Heights & Visual Impact

Visual sensitivity is a key part of the design process. All proposals have been shaped by a **landscape-led masterplan**.

- The tallest existing building (ABN) sits outside the development area.
- All new buildings will be significantly lower than the ABN building (35+), with proposed building ridge heights of between 10 and 14m, similar to the Oxford Plastics building (circa 12m). The heights and orientation of buildings have been carefully planned to take into account topography and viewpoints into the site.
- The scheme will include substantial new planting and screening to soften visual impact.
- Building design and massing will respond to the surrounding landscape and character of the site



Community Benefits & Next Steps

A modern business park that works for Enstone and West Oxfordshire

This regeneration brings a range of local benefits:

- A new **technology hub** for sectors like motorsport, clean energy and advanced manufacturing
- **New job opportunities** and support for existing local businesses
- A commitment to **sustainability**, including:
 - ⊙ 10% **Biodiversity Net Gain**
 - ⊙ **Reused runways** for parking and access
 - ⊙ Promotion of sustainable travel options
- A better working environment with amenity space, landscaping, and modern facilities

Next Steps:

- Public consultation is ongoing, the deadline to submit feedback forms for today's event is **Friday the 27th of June**.
- Feedback from public consultation and other stakeholder engagement will inform the Outline Planning Application
- Submission anticipated: **Summer 2025**
- If planning permission is granted at the end of 2025 or early 2026, then enabling works could begin in **2026**.

How to have your say:

- Speak to the team today
- Fill in a paper feedback form and leave it with us today.
- Or scan the QR code to complete the online survey

