

## Suzi Coyne

---

**From:** BATES Matthew [mbates@oxford.gov.uk]  
**Sent:** 15 February 2010 09:41  
**To:** Suzi Coyne  
**Subject:** RE: Potential Locations for Aggregate Recycling in Oxford

Dear Suzi

To confirm the comments made during our telephone conversation last week, I would advise that there is very limited opportunity for the development of the type and scale you describe, within the tightly drawn boundaries of Oxford City. This takes into account the following:

- the small land area of Oxford due to its tightly drawn administrative boundary - only around 45.6 square km out of a total County land area of 2,598 square km;
- significant statutory environmental and other constraints e.g. 27% of the City is Green Belt and 20% of the City is in Flood Zone 2 or 3;
- The built-up area is predominantly residential, therefore highly sensitive to the uses you have described;
- Employment uses are for the most part B1a,b,c high-value employment, or D1 institutional (e.g. hospital/medical, university/academic);
- Those areas with lower-value employment designations (B2, B8 uses) are protected as key employment areas, and expected to see higher-value employment uses come forward in future years.

A list and detailed profiles of all the employment sites are in the Oxford Employment Land Study, should further detail be needed. See links below. Also I have listed the main employment sites, the locations can be found by referring to the map in the main report Employment Land Study between pages 30 and 31.

<http://www.oxford.gov.uk/Direct/77099OELSMMainReport.pdf>

<http://www.oxford.gov.uk/Direct/77101OELSAppendices.pdf>

### Main employment sites:

Jordan Hill Business Park

Summertown Pavilion

Nielsen House

Oxford Enterprise Centre, Cave Street

Horspath Industrial Estate

BMW Plant Oxford

Unipart

Chiltern Business Centre

Fenchurch Court

County Trading Estate

Cowley Business Centre

Ashville Way

Oxford Business Park

Sandy Lane West

Nuffield Industrial Centre

Oxford Science Park

Littlemore Park

Oxford Business Centre

Oxford Innovation Centre, Park Street

Osney Mead Industrial Estate

I hope that helps, feel free to respond with any further questions or if clarification needed.

Kind regards

**Matthew Bates**

Senior Planner (Planning Policy)

City Development

Oxford City Council

10 St Ebbe's Street

Oxford OX1 1PT

T: 01865 252277

E: [mbates@oxford.gov.uk](mailto:mbates@oxford.gov.uk)

[www.oxford.gov.uk/planningpolicy](http://www.oxford.gov.uk/planningpolicy)

---

**From:** Suzi Coyne [mailto:[suzi.coyne@ntlworld.com](mailto:suzi.coyne@ntlworld.com)]

**Sent:** 12 February 2010 11:45

**To:** BATES Matthew

**Subject:** Potential Locations for Aggregate Recycling in Oxford

Dear Matt

Further to our telephone conversation just now, I am a minerals and waste planning consultant and have recently made a planning application to Oxfordshire County Council for an aggregate recycling facility at a site near Eynsham. (It is an existing site though on a temporary permission). The location is in the countryside and although I have done an alternative site search to support the application I have been asked by the County Council to undertake further work on this aspect, and they have suggested that I contact you for information regarding possible alternative sites within the built up area of Oxford. The development is of a heavy industrial type, involving crushing and screening inert waste materials and needs quite a large site (in the region of 1.5 - 2.5 hectares).

I would be very grateful if you could let me know what sites/locations there are that might be able to accommodate this type of development within Oxford. It would also be very useful to have your views regarding the use of these sites for this type of development.

Best regards

Suzi Coyne

\_\_\_\_\_ Information from ESET NOD32 Antivirus, version of virus signature database 4860  
(20100212) \_\_\_\_\_

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

29/03/2010