

From: Ross Thomson rt@meesonwilliamsphillips.com
Subject: RE: Oxford Spires Business Park
Date: 30 March 2015 08:52
To: suzi coyne suzi.coyne@ntlworld.com

Suzi,

Good morning. I hope you had a good weekend.

Thank you for your email below.

I respond as follows:

1. The site is not for sale.
2. The site would be unsuitable in planning terms for your clients proposed use.
3. The values that the site would generate for your clients proposed use would not be high enough to outweigh the currently consented use for offices.

May I wish you all the best for your search.

Thanks,

Ross.

Ross Thomson BSc (Hons) MRICS
Associate Director
Meeson Williams Phillips Limited - Chartered Surveyors and Chartered Town Planners

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-----Original Message-----

From: suzi coyne [<mailto:suzi.coyne@ntlworld.com>]
Sent: 24 March 2015 14:17
To: Ross Thomson
Subject: Oxford Spires Business Park

Dear Ross

Further to our telephone conversation yesterday, my client, Sheehan Haulage and Plant Hire Ltd, is in need of a replacement site for its waste recycling operations, which are currently taking place at Slape Hill Quarry near Woodstock, but will have to close within the next few years due to the expiry of the lease on the site.

I was enquiring after the property you have at Oxford Spires Business Park, Langford Lane, Kidlington. I believe that whilst planning permission has been granted for office development of the site, that this has not yet been implemented, and I would be grateful if you could confirm the position as to the alternative of the land being available for my client's purposes.

I would also be very grateful if you could let me know if you are aware of any other suitable land or premises within central Oxfordshire that is or may become available for my client's purposes.

With thanks and best regards
Suzi Coyne

From: Adrian Gott adrian@adgott.com 
Subject: Re: Cotswold Farm, Standlake
Date: 2 April 2015 14:48
To: suzi coyne suzi.coyne@ntlworld.com

Hello Suzi,

I don't think this type of user is for us on adjacent sites.

If you identify a "cleaner user" with a requirement then please do not hesitate to contact me.

Best Regards,

Adrian

From: suzi coyne <suzi.coyne@ntlworld.com>
Date: Thursday, 2 April 2015 12:18
To: Adrian Gott <Adrian@adgott.com>
Subject: Cotswold Farm, Standlake

Dear Adrian

Further to our telephone conversation yesterday and my previous email enquiring after the availability of land at the above location, I gather that the site of the proposed Gu factory would not be available, as your clients have every intention of resolving the outstanding matters in relation to the issue of the permission, and needs replacement premises for ones, on which they have been served to notice to quit. Please do let me know if I have misunderstood any of that.

Nevertheless you have advised that there is surplus land within your clients' ownership, which I believe comprises the two fields to the north and west of the Noble Foods development, and which you consider have a land value in the region of £750,00 per acre. I believe that this land does not have any formal Local Plan designation for employment use. Also I gather that the existing developments on the site have had routeing restrictions imposed on them requiring all vehicles to leave and enter the site only via the A415 and A40 to the north (i.e. prohibiting the use of the B4449 to reach Oxford).

My client requires about 2 acres, and as discussed I have provided a sketch layout of how the proposed development might fit into part of the surplus land as shown on the attached plan. I have also attached photographs of a similar skip waste recycling facility (M&M skips at Yarnton) to provide an indication of the type of operation my client is proposing. Maximum average daily lorry vehicle movements are predicted to be in the order of 110.

I would be grateful if you could confirm whether your clients would be content to make the land available for my client's purposes.

With thanks and best regards
Suzi



From: Chris Sheehan Chris@sheehancontractors.co.uk
Subject: RE: Lakeside Industrial Estate.
Date: 13 April 2015 07:36
To: Hodgkinson, Chris - Environment & Economy Chris.Hodgkinson@Oxfordshire.gov.uk
Cc: Periam, David - Environment & Economy David.Periam@Oxfordshire.gov.uk

Mr Hodgkinson,

Presumably you will have received your response at this late stage from the environment agency. Could you please formally update me overall on the position.

Regards

From: Hodgkinson, Chris - Environment & Economy [mailto:Chris.Hodgkinson@Oxfordshire.gov.uk]
Sent: 20 January 2015 11:41
To: Chris Sheehan
Cc: Periam, David - Environment & Economy
Subject: RE: Lakeside Industrial Estate.

Dear Mr Sheehan

I have, today, emailed the Environment Agency (EA) to request an update on their prosecution proceedings. I will provide an update to you when I have received a response.

You can, of course, pursue the matter with the EA directly; telephone: 03708 506 506 or email: enquiries@environment-agency.gov.uk . Further on-line contact information is available here; <http://apps.environment-agency.gov.uk/contact/default.aspx>

Best regards
Chris

Chris Hodgkinson
Senior Planning Enforcement Officer
Oxfordshire County Council

Office: 01865 815872
Mobile: 07899 065518

www.oxfordshire.gov.uk

We value your comments. Please [click here](#) to leave feedback

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From: Chris Sheehan [mailto:Chris@sheehancontractors.co.uk]
Sent: 14 January 2015 15:12
To: Hodgkinson, Chris - Environment & Economy
Cc: Periam, David - Environment & Economy; Kenneford, Chris - Environment & Economy
Subject: RE: Lakeside Industrial Estate.

Mr Hodgkinson,

Please can you make me aware as to what the position is with the Environment Agency's prosecution proceedings. In respect of the above.

Regards

From: Hodgkinson, Chris - Environment & Economy [<mailto:Chris.Hodgkinson@Oxfordshire.gov.uk>]

Sent: 12 January 2015 17:09

To: Chris Sheehan; Kenneford, Chris - Environment & Economy

Cc: Periam, David - Environment & Economy

Subject: RE: Lakeside Industrial Estate.

Dear Mr Sheehan

Thank you for your email regarding the above and apologies for the delay in returning to you.

As you say; waste has been tipped on land at Lakeside Industrial Estate without planning permission. The Environment Agency has been the lead authority in bringing prosecution proceedings for the unlawful tipping on the land without the necessary permits. OCC officers have, in the past, provided evidence for such proceedings. The unauthorised tipping on site has stopped but the unauthorised waste remains in situ.

Planning enforcement proceedings can be brought against the owners of the land and the Council has had difficulties in establishing the correct ownership of this piece of land. Initially, the sale was not properly registered with the land registry and further investigation indicates that mortgages associated with the sale of the land were made to off shore companies.

However, as monies are now owed in respect to the land it has been put in the hands of a 'LPA (Land of Property Act 1925) receiver'. The main purpose of appointing LPA receivers is to take control of and to sell the mortgaged property. The LPA receiver in this instance is; Mr J M M Denney, 132 High St, Esher, Surrey, KT10 9QJ. Tel 01372 471166. They are acting on behalf of Coldunell Ltd who hold the mortgage for the site.

There is a Certificate of Lawfulness for an Existing Use or Development (CLEUD) for part of the site issued in 1997. It allows for the storage of inert builders and construction waste and the siting of recycled material and associated plant and machinery and other structures in specific areas. I attach a copy of the CLEUD for your reference.

OCC maintain a watching brief for the site and it is on our regular Monitoring Schedule.

If I can be of any further assistance please do not hesitate to get in touch.

Best regards

Best regards
Chris

Chris Hodgkinson
Senior Planning Enforcement Officer
Oxfordshire County Council

Office: 01865 815872
Mobile: 07899 065518

www.oxfordshire.gov.uk

We value your comments. Please [click here](#) to leave feedback

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From: Chris Sheehan [<mailto:Chris@sheehancontractors.co.uk>]

Sent: 09 January 2015 10:30

To: Kenneford, Chris - Environment & Economy

Cc: Periam, David - Environment & Economy; Hodgkinson, Chris - Environment & Economy

Subject: RE: Lakeside Industrial Estate.

Mr Kenneford,

Further to our earlier correspondence this week on the matter below. I was rather hoping you would have been able to provide the information promptly. Unfortunately I have received neither a reply or commitment as to when the information will be made available.

Please advise

Regards

From: Kenneford, Chris - Environment & Economy [<mailto:Chris.Kenneford@Oxfordshire.gov.uk>]

Sent: 05 January 2015 10:26

To: Chris Sheehan

Cc: Periam, David - Environment & Economy; Hodgkinson, Chris - Environment & Economy

Subject: RE: Lakeside Industrial Estate.

Dear Mr Sheehan,

Thank you for bringing this to my attention.

I'm copying in my colleagues in our Planning Development Management & Enforcement Team and I will ask them to check out the situation and report back to me.

In the meantime, a Happy New Year to you too.

Regards,

Chris Kenneford

Planning Regulation Service Manager
Oxfordshire County Council
Environment & Economy
Speedwell House, Speedwell Street, Oxford OX1 1NE

T: 01865 815615 | **M:** 0782 505 2783 | **E:** chris.kenneford@oxfordshire.gov.uk

From: Chris Sheehan [<mailto:Chris@sheehancontractors.co.uk>]
Sent: 05 January 2015 10:02
To: Kenneford, Chris - Environment & Economy
Subject: Lakeside Industrial Estate.

Mr Kenneford,

Happy New Year:

Sorry to trouble you again.

It has recently been Brought to my attention that a large plot on the above estate circa 7-8 acres in between the JSP / Micks skips sites.

Has in the last ten years been extensively tipped on by one of London's waste disposal companies.

Rumours abound that a quantity of 300,000 tons of hazardous waste, has been deposited within the boundary of the site. prior to the gates being locked up.

Can you advise of the planning status of this particular site, & more interestingly the status of any outstanding pcn /enforcement actions.

Let me know if you need any further information to assist with site location.

Regards

C J Sheehan
Managing Director

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West Oxfordshire Economic Snapshot

CAG Consultants in association with Ramidus Consulting

January 2015

Chipping Norton

There is very limited business development land allocated, vacant and available in Chipping Norton

Site Ref	Planning History	Site Size (ha)	Availability
C2	Land is allocated as an employment site in the West Oxfordshire Local Plan 2011 (Allocation B1) as part of a wider mixed use development to the north east of Chipping Norton (Proposal 1). Land is currently in use as a highway depot.	0.4	Not Available
C4	One plot remains undeveloped at the existing Cromwell Park office development	0.1	Available



Standlake

Site Ref	Planning History	Site Size (ha)	Availability
S1	Plot of land remains allocated for business use but undeveloped at the Lakeside Industrial Estate. Uses on this site are restricted to B2 and B8. There may be issues of contamination with this site as it is currently being utilised for waste disposal	1.9	Not Available



Witney Plots of land remain undeveloped across a number of separate sites within the West Witney employment area. Not all sites are available for new businesses as many are intended for expansion of existing businesses.

Site Ref	Planning History	Site Size (ha)	Availability
W1	Land allocated for employment development in the West Oxfordshire Local Plan 2011 (Proposal 9) Site currently has permission for a new headquarters for Owen Mumford medical supplies, an existing business in the district currently located in Chipping Norton and Woodstock	5.4	Not Available
W2	Land is owned by CDO and is likely to form part of their future expansion plans.	0.47	Not Available
W4	Vacant plot of land with no existing applications or permissions for development. Permission for erection of buildings for B1, B2 and B8 use has expired (W2003/0950)	0.3	Available
W6	Land allocated for employment development in the West Oxfordshire Local Plan 2011 (Proposal 9) Site is vacant although it is owned by an existing business so may not be available. Land will remain allocated for employment purposes.	2.1	Not Available
W7	Permission has been granted for 10ha of employment land (12/0084/P/OP) as part of the West Witney strategic development area, to include B1, B2 and B8 uses. Permission is subject to a S106 agreement.	10	Not available
W8	This land is a former gas storage facility and is currently vacant. There are no existing applications or permissions relating to this site	1.1	Available
W10	This site is currently vacant but has an existing permission to improve access to the site. May form part of future expansion plans for existing business.	0.9	Not Available

