

Sites for Business Development. Local Plan policies E10 and E13
**Curtis Industrial Estate and Hinksey Business
Centre, Botley**
SUPPLEMENTARY PLANNING GUIDANCE

1.0 Description of the Sites

- 1.1 These sites, which total about 3 hectares (7.4 acres) in size, are older developments of small and medium sized premises mainly used for storage and distribution close to the A34 where it forms part of the Oxford Ring Road. They are adjacent to retail and residential properties: the western boundary is the A34 Southern Bypass, and to the south is Botley Cemetery.

2.0 Development Guidelines

- 2.1 The Council considers that further intensification of the commercial uses on these sites is unacceptable because of the unsuitability of North Hinksey Lane for any increase in traffic, and the potential nuisance this would cause to residential properties on North Hinksey Lane.
- 2.2 Opportunities for redevelopment of the site for business purposes may however, occur during the lifetime of the Local Plan, offering the chance to enhance the environment and visual appearance of the sites and to improve access arrangements. Any proposed alternative arrangements for access will need to be approved by the Highway Authority. In assessing proposals involving the redevelopment of parts or all of the sites, the Council will seek to maintain traffic and other activities at their current levels (and preferably achieve some reduction).
- 2.3 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

3.0 Protecting Key Sites for Business Use

- 3.1 Both of these sites are included in Local Plan policy E10, which identifies strategic employment sites in the Vale's main urban areas and makes clear that 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 café) as referred to under policy E13. These sites have a range of premises in terms of size and type and their retention as multi-user sites is considered to be essential to the economic health of this part of the District helping to maintain employment opportunities in the Botley area.

4.0 Advice on Planning Applications

- 4.1 Planning applications for the development of these sites 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. The Council would welcome early discussion with the developers before further planning applications are submitted on the sites.

