



**Vale of White Horse Local Plan Part One:
Strategic Sites and Policies**
Publication Stage Representation Form

Ref:

(For official use only)

Name of the Local Plan to which this representation relates:

Vale of White Horse Local Plan

Response form for the Vale of White Horse strategic planning policy document, the Local Plan Part one. Please return to Planning Policy, Vale of White Horse District Council, Benson Lane, Crowmarsh, Wallingford, OX10 8ED or email planning.policy@whitehorsedc.gov.uk no later than Friday 19 December 2014 by 4.30 pm precisely.

This form has two parts –

Part A – Personal Details

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

1. Personal Details*

**If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.*

2. Agent's Details (if applicable)

Title

Dr

First Name

Kathryn

Last Name

Davies

Job Title

(where relevant)

Organisation

(where relevant)

Address Line 1

5 Third Acre Rise

Line 2

Oxford

Line 3

Line 4

Post Code

OX2 9DA

Telephone Number

E-mail Address

(where relevant)

Part B – Please use a separate sheet for each representation

Name or Organisation :

3. To which part of the Local Plan does this representation relate?

Paragraph

5.29 et al

Policy

CP11

Proposals Map

Botley Central Area

4. Do you consider the Local Plan is :

4.(1) Legally compliant

Yes

No

4.(2) Sound (Positively Prepared, Effective and Justified)

Yes

No

No

4 (3) Complies with the Duty to co-operate

Yes

No

Please mark as appropriate.

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

In Chapter 4, there is some ambiguity as to what a service centre is and what a local service centre is, which has repercussions throughout the local plan. This lack of clarity becomes almost contradictory in chapter 5 where The Oxford Fringe sub area is considered as a highly sustainable location for growth and the

overarching priority is to maintain Botley as a service and employment centre. Para 5.29 refers to the Nathaniel Lichfield retail study and it appears that the policy for Botley is based on findings in this report. The report, however, discusses Botley as a much wider area, taking in the large retail parks which line the Botley Rd. This area is not part of Botley, neither currently nor historically and it forms no part of the community of Botley. It is erroneous to assess local needs on the basis of this report. The comparison with Faringdon illustrates this. Faringdon is a historic market town bearing no resemblance to Botley, functionally or physically.

The boundary of the central area has changed from the 2011 local plan and now includes the age-restricted housing of Field House and Vale House, only completed about 25 years ago and the Vicarage. There is no explanation or justification for this put forward and there is major local objection to this. There would also be major opposition to the demolition of the much-loved and much-used local heritage asset of Elm's Parade. It is this 1930s shopping parade which defines the character of the area and it serves its purpose very well. Selective redevelopment within the original boundary would, therefore, be more appropriate.

6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

I am completely in favour of some redevelopment of the centre of Botley, but this should reflect local needs and be of a scale proportionate to the character of the area. This is not the right location for a major comprehensive redevelopment of the heart of the community to create a drive-to retail destination or district centre.

I therefore strongly object to the wording of Core Policy 11 and suggest the following amendments:

- The Botley Central Area should be redefined on the Adopted Policies Map to exclude Field House, Vale House, the Vicarage and Elms Parade
- Para (i) is fine
- para (ii) is meaningless and should be excluded
- para (iii) is fine
- para (iv) should be more positive and state that proposals should enhance the character and appearance of the local area.
- Para (v) should include reference to working with the community and key stakeholders to achieve a masterplan for the area.
- Para (vi) should be excluded and Elm's Parade should be retained

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes

Yes, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

I would like to point out the lack of clarity, many ambiguities and contradictions in the status of Botley and which policies are meant to apply

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Signature:

Date:

15.12.14

