

Comment

Consultee	Mrs Susan Davidson (829945)
Email Address	
Address	51 Hurst Lane Oxford OX2 9PR
Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Mrs Susan Davidson
Comment ID	LPPub957
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Consultation Point	Core Policy 11: Botley Central Area (View)
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Q1 Do you consider the Local Plan is Legally Compliant? No

Q2 Do you consider the Local Plan is Sound (positively prepared, effective and Justified) No

If your comment(s) relate to a specific site within a core policy please select this from the drop down list. N/A

Q4 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.

It is unsound to conceive of Botley as a town centre, and its proposed role as such in the Local Plan is unjustified and excessive.

Being conveniently close to Oxford, there is no reason Botley would be considered a 'destination' as it cannot, and should not, compete with Oxford, a city. Botley is described in the Local Plan as a 'local service centre' and should be just that, i.e. a centre to serve local people. A local service centre is by definition not a destination, nor should be expected to have facilities of a town centre. Botley neither naturally performs as a town centre nor provides the range of services and other facilities that would

be expected of a town centre, which are already adequately provided in Oxford centre 1.74 miles away. Rather, Botley serves the local community.

Botley is a neighbourhood within the Vale on the boundary edge of Oxford. One of five arterial roads out of Oxford is the Botley Road, which starts at Oxford Railway Station and leads directly to Botley (after 1.43 miles). The retail shops and services at Botley precinct and Elms Parade provide much used and valued local independent shopping units, and a good range of core services, such as pharmacy, PO, banking, dentist, optician etc

Elms Parade (the shops at West Way, Botley) is 1.74 miles from Oxford City Centre, (Westgate Centre/Bonn Sq). Oxford already has the facilities one would expect of a town or city, and Oxford is a city. There is are frequent bus services between Elms Parade to Oxford (Westgate Centre) along the Botley Road.

On Botley Road, within a mile of Elms Parade, there are large retail outlets, and development of a new Waitrose food store and 150 car parking spaces has commenced. Between this new Waitrose and Elms Parade is an Aldi food store on one of the retail parks.

Q5 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 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.

Leave in place only the first sentence "The RetailCity of Oxford". Delete everything else.

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.

Q6 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