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Our reference: PE/V0376/15

22 September 2015

Dear Mary Gill,

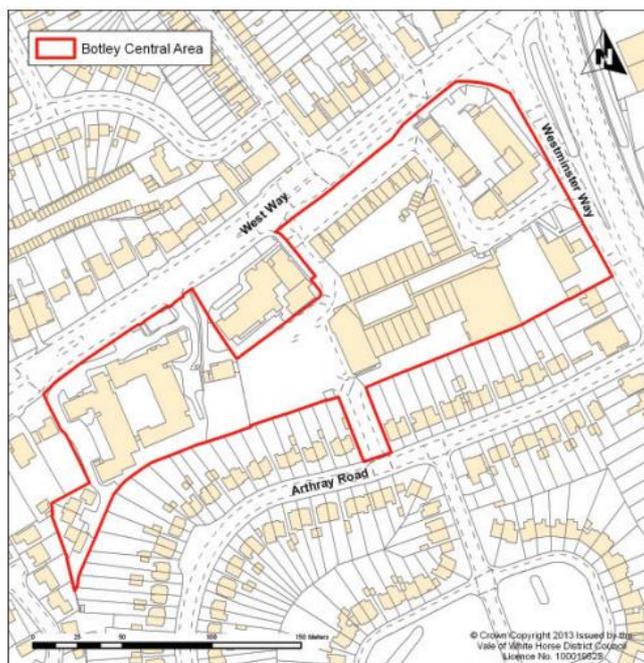
## Response to Questions Regarding Botley Draft SPD

Thank you for your emails received on 4 and 10 September regarding the Botley Centre draft Supplementary Planning Document. In response to your further questions, please see our response below.

- 1. What is the reason for the SPD area (i.e., the location of the red line)? Why does it include residential areas, but not the pub and shops on the other side of West Way?**

The Local Plan 2031 Part 1 identified the Central Botley as a Sub-Area of the Abingdon-Thames and Oxford Fringe. Figure 5.3 on pg. 58 of the Local Plan 2031 Part 1 illustrates this. The boundary was then revised to include St. Peter and St. Paul Church to better integrate it into the site.

Figure 5.3: Botley central area



The Local Plan 2031 boundary closely follows the development site identified in the draft SPD on pg. 6 and in Figure 2 below:

**Figure 2.**



**2. Why does the SPD concentrate only on the shopping area, and not provide any detail of the area occupied by Field House, Vale House and the church?**

The SPD addresses the whole of the site. We anticipate development pressure focused on the eastern part of the site, and therefore have emphasised development principles there. The western part of the site, which the SPD identifies as a low-activity zone includes the Church, and Vale and Field Houses. Much of this area will remain the same, however, it is important that the urban design principles carefully integrate the western site with the eastern side of the site.

**3. Why are 8 storeys for the 'landmark' and 5 storeys elsewhere considered acceptable? How does this enhance the character of the area?**

Through the urban design and townscape analysis which considered, visual impact, character, the surrounding context, sensitive boundaries, and gateways a framework for maximum heights was established. However, the appropriateness of these maximum heights are very much subject to any detail design proposal meeting the relevant Development Principles contained within Section 4.4 Density, Scale and Massing and Section 4.5 Design Quality and Character of the SPD.

**4. What is the evidence of need for proposed new uses, e.g. student accommodation, cinema, 'night-time economy'?**

The SPD identifies a range of uses that could be appropriate for the site (Development Principle 4.1.2), which includes amongst other uses those stated above. All uses have been subject to research with regards to viability and deliverability and all uses listed within 4.1.2 are policy compliant with regards to adopted local and national planning policy.

**5. How much car-parking will be required for each of the proposed uses?**

The SPD is not prescriptive in terms of the land uses and therefore parking numbers would be determined based on the exact land uses and quantum of development on the site. Parking standards for new developments are set out in the Vale of Whitehorse Local Plan under policy DC5 and the SPD Development Principles within Section 4.6 provide additional site specific guidance.

**6. You indicated that the Sustainability Appraisal was based on DTZ's viability assessment. When will this document, and other supporting documents such as the June 2015 SA Scoping Report, be made available to the public?**

The evidence base reports will be made available as soon as possible.

- 7. We look forward to an early response to the above questions, and also to our email of 4th September, which asked about the timing of making the responses received visible to the public, and confirmation that stand-alone letters will be given equal weight to questionnaire responses. Additional question emailed 4 Sept; please can you confirm your plans to allow for public access to the consultation comments as soon as possible?**

Whether we have individual letters or completed online forms, the comments submitted are all considered. Comments made online will be made available as soon as possible after the consultation, however if we receive hard copy comments, you will not be able to see them online until they are uploaded, which will take considerable time. Hence, why we encourage respondents to complete forms online.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Sophie Horsley', written in a cursive style.

Sophie Horsley