

PLANNING AND ACCESS STATEMENT

2 WOODSTOCK ROAD

This statement is to support the change of use of the above address to a Nails Salon (Sui Generis use). This statement will explain how the change of use is supported by the local plan's strategies and assess the effect of the proposal to the local area.

On the very first page, the adopted Local Plan 2036 highlights the vision of Oxford as a growing and developing city. This growth will be associated with a liveable and sustainable environment that balances economic, social and environmental needs, ensuring that the city remains a highly desirable place to live, work and visit.

This property is located in the Oxford City Centre, the primary focus for shopping, employment, leisure and is a vital important tourist destination. The diverse uses of the town centre draws people in from all the city and county. The Plan recognises the importance of having a wide range of town centre use, including retail, leisure and entertainment. This not only acts as an important contribution to Oxford's economy and employment opportunities but also a vital contribution to the long term sustainability of the city and make Oxford an attractive place to live, work and invest .

This proposal will clash with protection A class use, however on Policy V2, the plan stated that *“ Planning permission will be grant if it is demonstrated that changes in the retail circumstances of Oxford city centre mean that there is no longer demand for the existing levels of A1 or other A class units, and if sufficiently robust evidence is provided to clearly demonstrate that the uses proposed would not adversely impact the function, vitality and viability of the particular street frontage itself or the shopping frontage as a whole.”*

This proposal will not only be an important addition to the local business in terms of diverse service, but it also adds employment opportunity and social value as an enjoyable place for local people to use. This business is exactly what the high street needs to create a long term sustainability and viability of Oxford's town centre and this is the core of what the Local Plan has vision.

I hope the information satisfies you to consider the application.

Yours faithfully,

Oanh Le

Applicant's agent.