

Summertown and St Margaret's Neighbourhood Plan

The Neighbourhood Planning (General) Regulations 2012 – Regulation 16 Representation Form

University of Oxford Representation:

Part B - DETAILS OF YOUR COMMENT

To which part of the document does your representation relate?

Page	32	Section	Housing Policies	Policy	HOS5
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Do you support, oppose, or wish to comment in this part of the Plan? (Please tick one answer)

Support Support with Modifications Oppose Have Comments

Please give details of your reasons for support/ opposition, or make comments here:

Policy HOS5 states that 'new-build student accommodation on potential C3 sites will not be supported'.

The University of Oxford appreciates that the local community is concerned that in the Neighbourhood Plan Area a number of sites, which might have been suitable for further housing, have been used for student accommodation of one sort or another.

However, Core Strategy Policy CS 25, Student accommodation, places this restriction on the University:

All future increases in student numbers at the two Universities as a result of increases in academic/administrative floor-space must be matched by a corresponding increase in purpose built student accommodation.

The University considers, therefore, that Policy HOS5 is not in general conformity with an Oxford City Council strategic policy, because it undermines the University's ability to increase purpose built student accommodation.

The University accepts that it is reasonable for a draft neighbourhood plan policy to seek to provide a distinct local approach to that set out in a strategic policy as long as that policy is not undermined. Therefore, the University would like to suggest a modification to Policy HOS5 to acknowledge that there may be circumstances where student accommodation, when part of a mixed-use development, could make a valuable contribution to the community and would help relieve pressure on the private rented sector.

(Continue on a separate sheet if necessary)

What improvements or modifications would you suggest?

The University of Oxford suggests that Policy HOS5 should be modified to read:

*In order to protect the current housing stock, and sites suitable for general housing, proposals to convert existing C3 dwellings into student accommodation, or for new-build student accommodation on potential C3 sites, will not be supported, **unless this is part of a mixed-use development.***

(Continue on a separate sheet if necessary)

If you have any additional representations feel free to include additional pages. Please make sure any additional pages are clearly labelled/ addressed or attached.