

View Response

Response Details

From bob colenutt

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Status Complete

Email Address [Redacted]

Postal Address [Redacted]

Postcode ox27qj

Gender [Redacted]

What is your age? [Redacted]

What is your ethnic group? [Redacted]

Are you disabled? [Redacted]

Areas of Interest [Redacted]

[Redacted]

Response ID #798421

Visibility Unknown.

Question 1.

Your Name:

You must provide an answer to this question.

robert colenutt

Question 2.

Your organisation (if applicable):

Summertown St Margaret's Neighbourhood Forum

Question 3.

Your Address:

You must provide an answer to this question.

[REDACTED]

Oxford OX2 7QJ

Question 4.

Your email address:

You must provide an answer to this question.

[REDACTED]

Question 5.

Do you wish to be notified when the Oxford Local Plan 2036 is adopted by the Council?

You must provide an answer to this question.

Yes

No

Question 6.

DATA PROTECTION:

Please note that your response will be made available for inspection by the public in paper form at the Council's offices, or other locations as appropriate for the purpose of facilitating public access.

Your personal details will be properly safeguarded and processed in accordance with the requirements of the General Data Protection Regulation (GDPR) 2018. Your information will be used for The Oxford Local Plan 2036 Main Modifications Consultation only, and we will only store your data until the Oxford Local Plan 2036 is adopted. Information you give in this form will be shared with the Independent Examiners.

Please note: Anonymous representations may not be accepted.

Select at least 1 option.

Select this box if you are happy for us to state your name and the first line of your address and postcode when publishing your response(s).

Select this box if you would rather all personal details except your name and a non-specific address (e.g. Oxford) to be obscured.

Question 7.

To which Modification(s) or part(s) of the Sustainability Appraisal does this response relate?

You must provide an answer to this question.

'We are making an objection to this modification proposed by the Inspector

But we consider that a main modification is required exempting the development of certain forms of student accommodation on campus and university redevelopment

sites from those contributions, in recognition of the onus to provide for additional student

accommodation which is specifically placed on the universities by the effect of the Policy H9 cap'.

Question 8.

Do you Support or Object the proposed modification(s)?

You must provide an answer to this question.

Support

Object

Question 9.

If you object, please state why:

The Examination Inspectors are required to consider whether the Local Plans have been properly prepared against tests set out in the Government's National Planning Policy Framework (paragraph 182). Please tick any which apply:

Not positively prepared - i.e. the strategy will not meet development needs

Not justified - i.e. there is no evidence to justify the modification

Not effective - i.e. it won't work

Not consistent with national policy - i.e. does not comply with the law

Question 10.

Reason for **SUPPORT** or **OBJECTION**:

Please give details to explain why you support or object to the wording of the Modification(s) or part(s) of the Sustainability Appraisal of the Main Modifications.

You must provide an answer to this question.

The Summertown & St Margaret's Neighbourhood Forum wishes to submit an objection to one of the Main Modifications proposed by the Planning Inspector. Our Neighbourhood Plan is concerned with the impact of the expansion of the education sector on the local community and in particular the Plan seeks to protect and maximise affordable housing in our neighbourhood..

The Planning Inspector has recommended that the two Universities in the city will be exempt from section 106 affordable housing obligations, based on the premise they will provide for their own students on their campus sites and are thus relieving housing pressure in the city.

One of test of soundness of Local Plan policy is Justification. We contend this

proposal is not justified for the following reasons:

No evidence has been submitted that the universities are unable to afford to provide section 106 affordable housing obligations given their land ownership and charitable tax exempt status. They have provided no justification for not being subject to the viability test in the Local Plan as any other developer of more than 10 units is required to do. .

No evidence has been submitted that the student accommodation on their campus sites will be developed solely by themselves rather than by highly profitable student housing developers who can afford section 106 obligations

No evidence has been submitted that new housing development housing on their campus sites would include housing for their own key workers who will expand in number as the universities expand. They will have to find accommodation elsewhere in the city

There is no planning or viability evidence that the Universities should be exempt from providing off site affordable housing obligations

There is no evidence that the Universities intend to make other (non-housing) section 106 contributions to substitute for the fact that they will be not be required to make affordable housing contributions

For these reasons the exemption of the Universities from section 106 affordable housing obligations on their campus sites is not justified and thus the Inspector's recommendations are not sound.

Question 11.

Summary of Representation:

If your reason for support or objection is longer than 100 words, please summarise the main issues raised.

There is no justification in the form of evidence that the two universities should be exempt from section 106 affordable housing obligations on their campus sites. The exemption the Universities seek is not based on evidence of viability or evidence that they will house additional key workers within their new campus developments. Nor have they provided any evidence why they cannot provide off site affordable housing contributions.