

# Vale of White Horse Local Plan Part 2 Examination

Written statement in support of original objection by

John Cobb

ID 1095954

## Matter 2

### Question 2.1:

*'How has the 2,200 working assumption for unmet housing needs from Oxford within the Vale been arrived at and is it supported by proportionate evidence?'*

I raised the question of the working assumption of 2,200 for Oxford's unmet housing need in my objection to the publication version of LPP2. I believe it is a figure plucked from the air to support the ambitions of Oxford City Council and should be challenged vigorously. I wish to add some evidence to support this assertion.

A plan to replace some shops in Summertown (a suburb of North Oxford within two miles of the city centre and University area) with a 180 bed hotel ('easyHotel') has recently been reported by the local press; it seems likely to be approved<sup>1</sup>. The same site could be used to provide either accommodation for about 100 students, or between forty and fifty affordable flats.

Oxford City Council recently redeveloped the Westgate retail centre. The opening of the centre has led to the closure of shops in the High Street and the Covered Market. Part of the space could better have been used for housing and the existing town centre kept alive.

The recently-retired leader of Oxford City Council is on record in the local press as saying that the houses in new developments just to the north of Oxford would be sold to **London** commuters.

Oxford City Council has not yet published its local plan and justified the figures for its unmet housing need by any proportionate evidence. A large part of Oxford's unmet housing need is within the gift of Oxford City Council to satisfy and excess housing development in the Vale should not be predicated on an unjustified working assumption.

JHC

10 June 2018

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<sup>1</sup> Report in Oxford Times, 7 June 2018