

STATEMENT FROM EDWARD CHIPPERFIELD, ON BEHALF OF THE TRIANGLE ASSOCIATION OF EAST OXFORD

I would like to state the support of residents in The Triangle group of East Oxford for the proposed new legislation. We are a group of Residents Associations between The Plain and Magdalen Road who are directly affected by the proposals.

The provision of affordable housing, balanced communities and a better quality of life for all is a win-win for everyone. Long-term residents agree with the council that students play an important role in East Oxford, and we have been extremely concerned about the quality of life they have to endure at present.

By providing a balanced mix of residents, East Oxford will become a more attractive place to live for workers, students and businesses. Diversity is key to this. Giving students the housing they deserve in suitable locations, provided by landlords who care deeply about standards and who are able to run their businesses successfully, is an achievable goal that this proposal will reach.

By freeing up homes for families and workers, the economy of East Oxford will not slide into the doldrums of a situation where consumers only use local businesses and facilities during term-time. Too many residents have seen local businesses fold due to 'quiet' periods in vacation time; houses falling into disrepair as they stand empty for months; streets that are unattractive for families because of their dilapidated state.

More workers and families mean a better place for students to come and live, shop and socialise. Students choose to live off-campus because they want to come to a community that is alive and thriving, and restricting the growth of HMOs and the threat of monoculture in East Oxford makes it a better place for them, as well as a more pleasant place for permanent residents.

The plan to locate future student developments along sensible routes is also applauded by our residents. Students suffer from the friction that unplanned HMO growth creates in the community. A street that has more than the proposed 20% of HMOs is no longer a quiet residential street, as our members know. Students cannot be blamed for feeling a sense of ownership over a road where they have been allowed to live in great numbers, but likewise, it is only natural that residents may feel a sense of being displaced, and leave in greater numbers. The inevitable conflicts that have arisen between a small but disruptive minority of students and their neighbours can only be resolved by this proposal.

A sensible mix of HMOs, family housing and purpose-built student accommodation will increase the quality of student life and guarantee that students feel closer ties to the community that they live in. It will maintain East Oxford's reputation as a vibrant, diverse and friendly place to live for all.

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