

Matter 5:7 Student Accommodation

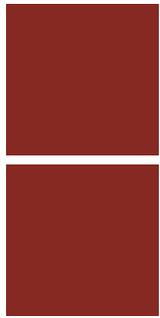
Issue 1: Why is policy CS26 considered necessary?

1. Policy CS26 is not helpful to Oxford Brookes University as it does not provide any comfort whatsoever by indicating where sites for student accommodation will be located. The framework necessary to allow the requirements of RSS policies S4 and RE4 (CD10/1) to cascade down to the next level of development plan is not in position within the Core Strategy (CD1/1). This brings into question the soundness tests of deliverability and flexibility. Because of the absence of this framework, Oxford Brookes University does not believe that this policy can exist in isolation because of the shortage of land and other competing uses.

Issue 2: What is the current student accommodation position in the city?

2. Data relating to Oxford Brookes University is provided in the Annual Monitoring Report for 2007/8 an extract from which is provided in Appendix A. The University currently has 3,742 units of student accommodation. In 2007/8 3,425 full time students were living within Oxford but not in either university provided accommodation or at their family home. In order to comply with Core Strategy policy CS26 the University will need to reduce this figure down to 3,000.

3. On page 24 of the Annual Monitoring Report 2007/8 it states that *'there are a number of student accommodation schemes being proposed (about 2,000 student rooms, several have planning permission and others at pre-application stage) that would be restricted to occupation by students of the*



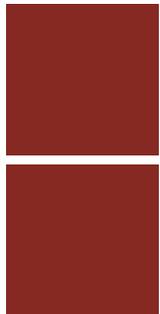
two universities. Figure 1 and Table 3 in Appendix C provide details of the sites the officers state are referred to in this statement and why most are not suitable for Oxford Brookes University.

Issue 3: Why is the limit set at 3,000?

4. When the Oxford Local Plan (CD7/6) was under preparation in 2001 it was indicated that the number of students living outside of purpose built accommodation was about 3,780 and the City Council had aspirations to bring it down to 3,500 in the period up to 2008 and 3,000 from that time forward.

Issue 4: What would be the implications for the two Universities of the application of this policy?

5. Without the designation of a site/sites for student accommodation, which are deliverable, the policy would have significant negative implications for Oxford Brookes University. The policy states that *'Planning permission will only be granted for additional teaching or administrative accommodation where the number of full-time students... who live in Oxford outside University provided accommodation, does not exceed 3,000.'* It is essential therefore for Oxford Brookes University to have the means to provide more student accommodation in a sustainable location or it will not be able to obtain planning permission for new academic floorspace, even if its provision is vitally important for promoting academic excellence at the University. This is particularly significant in the case of Oxford Brookes University where much of its estate dates from the 1950s and 1960s and is no longer fit for purpose, so there is a pressing need to redevelop its facilities over the lifetime of the Core Strategy, to provide more flexible teaching space appropriate to the twenty first century. In this regard Oxford City Council has endorsed a Masterplan which identifies a framework for comprehensive redevelopment of the Headington campus.

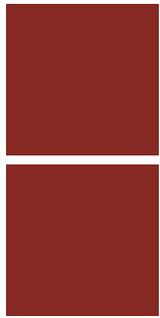


Summary

6. If policy CS26 prevents new academic floorspace being provided because the University is unable to provide more student accommodation this policy fails the 'effectiveness' soundness test because it would have a significant impact upon the delivery of the University's aspirations, as well as potentially harming its wish to maintain its status as the best new University in the country. In addition to this it would potentially conflict with policy RE4 of the South East Plan (CD10/1).

Issue 5: Is there realistic potential for universities to provide further residential accommodation for students, or would this policy serve to unreasonably limit the potential growth of the Universities?

7. Oxford Brookes University has significantly increased the amount of student accommodation in recent years. In 2000 there were 2,928 units, while in 2007/8 there were 3,742. However, the opportunity for further increases is strictly limited. The University is currently constructing 79 extra units at Morrell Hall, which are due to be completed in July 2010, and has planning permission for a further 361 student units at Marston Road, but thereafter has no capacity to increase the number of student units on its own land. It is anticipated that these two developments will bring the number living outside University provided accommodation in Oxford close to the 3,000 figure given in policy CS26, but it is essential for the Core Strategy to ensure that further sites are available to enable the University to expand its student population in line with its own projections and with South East Plan policy RE4 (CD10/1) and provide their student accommodation in a more sustainable fashion.



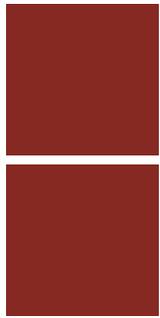
Summary

8. The University is concerned that sites will not be found through the DPD process which are suitable for student accommodation and within a sustainable location. The University strongly feels it necessary for the framework to be provided for student accommodation (exclusively for Oxford Brookes University) at the Core Strategy stage otherwise the document remains unsound and this is likely to limit the potential growth of the University.

Issue 6: If so, where would this be? Should the policy go on to identify where and how further student accommodation could be provided?

9. Oxford Brookes University considers that student accommodation should be provided in the immediate vicinity of its Headington Campus. Students at the University have a clear preference for living in those units such as Cheney, Morrell Hall and Clive Booth that are in close proximity to the Campus.

10. It has been suggested in consultation with Oxford City Council that it should be located within a radius of 1.25 km of the University's Headington campus. The plan at Figure 2 shows the area that this would cover. If this is considered too close then it is considered that the maximum radius should be 1.6km, as shown on the Plan at Figure 3. At present the University has a measure of control over students as most first year students want to live in University provided accommodation, and the University can therefore decide where they are accommodated. However, as Policy CS26 requires all increases in student numbers to be matched by an equivalent increase in university provided accommodation, increasingly the University will need to persuade second and third year students to live



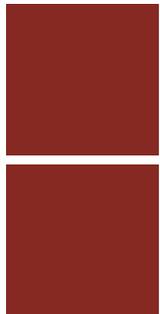
in University provided accommodation. These students often have a preference to live outside of University provided accommodation. In order to ensure that these students will live in University provided accommodation it has to be attractive of the right quality; be located close to the University and the right price, otherwise they will choose to live in private housing.

11. It is therefore a matter of great concern to Oxford Brookes University that the Core Strategy does not give any indication as to where the student accommodation required by policy CS26 would be located.

There are a number of suitable sites in the locality of the Headington Campus, including:

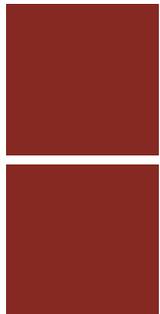
- the Park Hospital;
- Warneford Hospital;
- Warneford Meadow;
- Harcourt House;
- Dorset House

12. Development for student accommodation on each of these sites would accord with existing 'saved' Local Plan (CD7/6) policies and together these five sites would go a substantial way towards meeting the University's estimated need for 1,250 – 2,000 units to accommodate the forecasted increase in student numbers. However, as explained in Appendix B, apart from Harcourt House it is unlikely that these sites will now become available for Oxford Brookes University. It is important, that until a strategy for the provision of student accommodation for the exclusive use of Oxford Brookes University within



Headington is agreed that these sites should remain as 'saved' policies and nothing put in place to remove them.

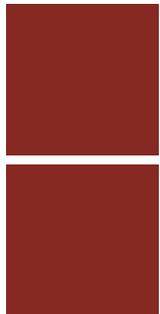
13. It is true that the Local Plan does allocate the BT site in Hollow Way for Oxford Brookes University student accommodation under 'saved' policy DS.12 and planning permission has also been obtained for 353 units of student accommodation on an unallocated site formerly occupied by the Territorial Army in Mascall Avenue, which could potentially be occupied by Oxford Brookes University if this development should proceed. However, Oxford Brookes University does not want to further concentrate student accommodation in the Cowley area. It wishes to provide the accommodation in a more sustainable location closer to the main Headington Campus. At present the University has two sites with student accommodation in Cowley, namely Paul Kent Hall with 242 rooms and Cresecent Hall with 306 rooms, giving a total of 548. These units are considerably less popular with students than those closer to the University and in the period covered by the Core Strategy the University wish to relinquish these sites so they could be released for general purpose housing, while providing further student accommodation closer to the Headington Campus. This means that the total number of units that the University aspires to provide in Headington during the Core Strategy period is between 1,800 and 2,550, which includes the expected growth in student numbers of between 1,250 – 2,000, plus relocating the 548 units currently provided in Cowley. In this respect it is noted that the sites allocated for the University of Oxford in the Oxford Local Plan are almost all in the city centre and within walking distance of the Colleges, yet Oxford Brookes University is being forced out into the suburbs in an unsustainable fashion.



14. The University therefore considers that the tight controls in Policy CS26 requiring the provision of a significant amount of student accommodation and the absence of any sites being identified, means that it cannot be established that the policy is either deliverable or flexible. The importance of providing student accommodation is also recognised by paragraph 15.21 of the South East Plan (CD10/1). It is therefore considered that a strategic site should be identified in the vicinity of the University's Campus which would contribute towards the provision of student accommodation or a radius identified where sites will be allocated for up to 2,550 units. Given the centrality of the provision of student accommodation to Policy CS26 and that without suitable sites being available the University can have no confidence to plan for future academic development on its Headington Campus, it is considered that the identification of a suitable site or sites is a strategic issue for higher education in Oxford and that a site or sites should be identified. The sites that Oxford Brookes University consider meet the criteria include:

- i) Warneford Hospital playing fields;
- ii) Morrell Trust allotments, Pullens Lane.

15. These sites are identified on Figures 4 and 5 appended to this statement. The University has little knowledge regarding deliverability of these sites. It has tried over time to meet with officials of the City Council to discuss a strategic allocation, but the only meeting took place very late in the process on the 4th June 2009, when no agreement could be reached. The University has not advanced any wording for a strategic site since if the Inspector agrees with the University's position the Core Strategy would be found to be unsound and would not be adopted.

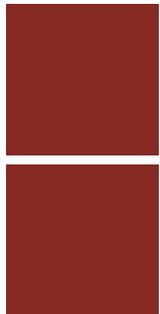


16. If this is not accepted, then to give the University some confidence in spatial terms that its needs will be accommodated then it is suggested that the following text should be added outlining the strategy that will be followed in the subsequent Site Allocations DPD. Oxford Brookes University would suggest that a similar form of words is used to that used for the University of Oxford in relation to medical research in the fifth paragraph of page 109 of the Core Strategy (CD1/1), which could be inserted immediately prior to Policy CS26. The words would state:

‘Oxford Brookes University has identified a requirement for areas of land to meet their obligations to reduce the number of students in private rented accommodation to 3,000 and to allow for the anticipated growth in student numbers. Student accommodation is best located close to the University and the University wish to vacate their more distant sites, if possible within the plan period. These are unpopular with students and increase their need to travel. As a consequence the City Council acknowledge that sites for student accommodation for the exclusive use of Oxford Brookes University should be located within a 1.25 km radius of the University’s Headington Campus. These should provide for 2,550 students’

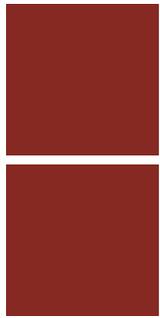
Issue 7: Is the restriction proposed in the final paragraph of the policy, to those in full-time education, reasonable and appropriate?

17. The restriction to those in full time education is entirely appropriate. If part timers were allowed to occupy some of the accommodation they would displace full timers who have a greater need to be in Oxford and the University would have to provide even more accommodation.



Issue 8: Does policy CS31 have any implications for the provision of student accommodation?

18. In the Local Plan (CD7/6) the Warneford and Park Hospital sites are allocated for uses which included student accommodation for Oxford Brookes University. In order to ensure that these sites became available for the use of Oxford Brookes University, the ‘saved’ Local Plan policies relating to these two sites (DS.64 & DS.86) state that any medical research facilities should be small scale and related to healthcare provision on the site. The changes to Policy CS31 in the Proposed Changes to the Submission Core Strategy (CD1/1) would supersede these policies (as the policy now states that *‘planning permission will be granted for...medical research associated with the university and hospitals on existing hospital sites in Headington and Marston.’*) Potentially therefore the whole of the Park and Warneford Hospital sites could be used for medical research, including Warneford Hospital playing fields. This is of major concern to the University. The University is aware that there is a significant demand for medical research in the Headington area, and that some of this needs to be located close to the hospitals. However, there are other uses such as student accommodation, which also need to be located in this area. A balance therefore needs to be provided through a framework, which recognises the needs of both uses. At present the Core Strategy does not provide this balance (this is discussed elsewhere). Policy CS31 would enable all surplus land at hospital sites to be used for medical research even where this conflicts with current ‘saved’ Local Plan policies. The accompanying text on page 109 also states that the scale of the future requirement for medical research may generate some demand for additional land close to the main hospital sites. This could therefore potentially result in the loss of further sites, which Oxford Brookes University need for the provision of student accommodation. Until



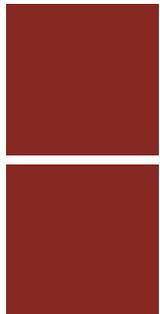
this matter of locating student accommodation is resolved the University considers that all of the 'saved' policies, which provide for student accommodation must remain.

19. As currently worded the proposed change to Policy CS31 fails to meet the test of soundness as it would change policy relating to student accommodation for Oxford Brookes University, without considering the consequences, and therefore it cannot be said that the policy relating to medical research is the most appropriate strategy when considered against the reasonable alternatives. The consequence of this is to bring into question the late changes introduced by the City Council within policy CS31 and the accompanying text.

20. In order to make the policy sound it is considered that the following changes are required:

Firstly, to amend the text in Policy CS31 by deleting the first sentence in the second paragraph which states: *'Planning permission will be granted for healthcare facilities and medical research associated with the universities and hospitals on existing hospital sites in Headington and Marston.'* and replacing it with the following wording:

'Medical research associated with the universities and hospitals will be accommodated firstly on existing medical research facility sites in Headington and Marston.'



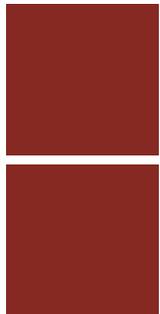
21. Secondly, to amend the wording in the fifth paragraph on page 109, by adding the words in bold:
*‘These types of facilities are best located close to hospitals, and while some recent development has been brought forward at the Churchill Hospital site for this purpose, further research space is likely to be developed at other hospital sites. **This will, however, remain small scale at the Warneford and Park Hospital sites and ancillary to healthcare facilities until and unless suitable alternative sites are identified for student accommodation for Oxford Brookes University.**’*

Issue 9: Should any exceptions be made to the requirement of policy CS26 that students do not bring cars to Oxford?

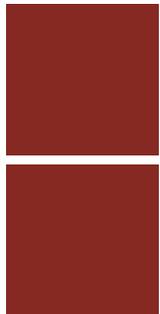
22. Oxford Brookes University considers that the requirement that students do not bring cars to Oxford would discriminate unfairly against those people with disabilities who rely on a car in order to be able to study at Oxford Brookes University. In this way it conflicts with the Core Strategy’s strategic objective to *‘promote social inclusion and reduce inequalities in employment, healthcare and education.’* It is also likely to be in breach of the Disability Discrimination Act. A discriminatory policy cannot be justified and must fail the test of soundness of being the most appropriate strategy. It is therefore proposed that the following words are deleted from Policy CS26:

‘Appropriate management controls will be secured, including an undertaking that students do not bring cars to Oxford,’ and replaced with:

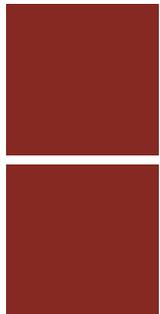
‘Appropriate controls will be secured, including an undertaking that car parking will only be



provided on sites for purpose built student accommodation for students with disabilities and for operational employees at the site. The level of car parking will be detailed within the appropriate DPD.'



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Appendix A

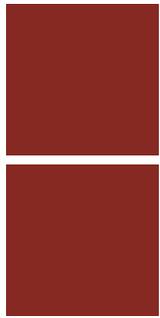
Extract from Annual Monitoring Report for 2007/8

Oxford City Council's Annual Monitoring Report 2007/8 indicates that out of a total of 12,690 full-time higher education students at Oxford Brookes University, some 7,075 were based at campuses within the city. How these students are housed is indicated below.

Oxford Brookes University data on postcode address of students for 2007/8

	Oxford Brookes University maintained property	At home	Away from home	Total
Within Oxford	3,271	1,123	3,425	7,819
Outside Oxford	471	2,636	1,316	4,423
Total	3,742	3,759	4,741	12,242

The University therefore currently has 3,742 units of student accommodation. In 2007/8 3,425 full time students were living within Oxford but not in either university provided accommodation or at their family home. In order to comply with Core Strategy policy CS26 the University will need to reduce this figure down to 3,000.



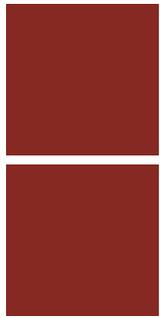
Appendix B

There are a number of suitable sites in the locality of the Headington Campus, including:

- the Park Hospital;
- Warneford Hospital;
- Warneford Meadow;
- Harcourt House;
- Dorset House

Development for student accommodation on each of these sites would accord with existing 'saved' Local Plan (CD7/6) policies and together these five sites would go a substantial way towards meeting the University's estimated need for 1,250 – 2,000 units to accommodate the forecasted increase in student numbers.

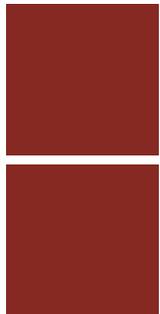
However, the proposed changes to policy CS31 would allow development for medical research on all hospital land, whilst stating that further sites in Headington may also be required for this use also. Oxford Brookes University cannot accept the proposed changes to the wording of Policy CS31 because it would remove land otherwise suitable for student accommodation for exclusive use of Oxford Brookes University. Additionally, the Oxfordshire and Buckinghamshire Mental Health NHS Foundation Trust has decided not to vacate the existing Warneford Hospital, as envisaged at the time of the Oxford Local Plan Inquiry in 2004, so this is no longer available. Following a Public Inquiry, Oxfordshire County Council has resolved to designate Warneford Meadow as a Town Green. Dorset House is allocated under 'saved' Local Plan policy DS.27 for a mixed use scheme which could incorporate a variety of uses of which



student accommodation is one. However, there is no guarantee that student accommodation will be provided there. This leaves Harcourt House as the only site allocated in the vicinity of the Headington Campus of which there is a reasonable prospect that it may come forward.

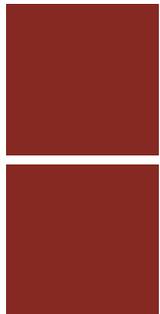
The playing fields at Warneford Hospital are allocated in the Oxford Local Plan under 'saved' policy DS.86 exclusively for replacement mental healthcare facilities, and while it is understood that the Oxfordshire and Buckinghamshire Mental Health NHS Foundation Trust no longer have a need for it to be used for this purpose, policy CS31 would potentially allow it to be developed for medical research as mentioned above.

The Nathaniel Lichfield Report on 'The Economic Role of the Higher Education, Health and Retail Sectors in the Oxford Economy' (2008) (CD14/6) pointed out in paragraph 7.27 that a third of the development sites in the Oxford Local Plan are already identified for student accommodation either exclusively or as part of mixed use developments and considered that student accommodation was now a high value use, which could increase supply. However, the analysis of the allocated sites in Tables 1, 2 & 3 in appendix C indicates that many of them are either not likely to be developed for student accommodation or would be unsuitable for Oxford Brookes University. There is also fierce competition for sites that would be suitable for student accommodation in the vicinity of the University's Headington Campus as was demonstrated in 2006, when the University was unsuccessful in bidding for the former Plater College site in Pullens Lane, which was acquired by EF International school of English. This



illustrates the need for sites to be allocated exclusively for Oxford Brookes University if the University is to be successful in providing student accommodation close to its Headington Campus.

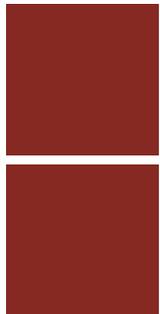
Appendix C shows those sites where officers consider, amongst other uses, that student accommodation is acceptable for Oxford Brookes University. The Appendix also indicates the reasons why in the University's opinion many of the sites are either unlikely to become available or are unsuitable for Oxford Brookes University.



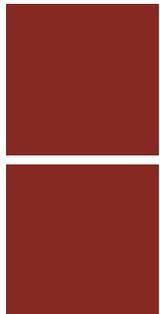
Appendix C

Table 1: Sites allocated in the Oxford Local Plan 2001 - 2016 where reference is made to student accommodation for Oxford Brookes University. See Figure 1 for plan of sites.

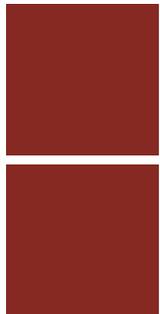
Site	Suitable for Oxford Brookes University (OBU)?	Likely Availability	Number of units that will or could potentially be accommodated for OBU
British Telecom Site, Hollow Way (Site allocated under Policy DS.12 in adopted Oxford Local Plan 2001 -2016.)	University would prefer accommodation to be located closer to its Campus	The University have had negotiations about this site but have not heard from them for the past six months.	300 (approx)
Dorset House, London Road (Site allocated under Policy DS.27 in adopted Oxford Local Plan 2001 -2016.)	Yes	Site is not allocated just for student accommodation but for a mixed use development for a variety of uses which may include student accommodation. Quintain applied for planning permission for 360 units in 2006 but application withdrawn.	Around 300 units if Oxford City Council were prepared to accept a single use on the site
Former Government Buildings site, Marston Road (Site allocated under Policy DS.31 in adopted Oxford Local Plan 2001 -2016.)	Yes	Planning permission granted and land owned by Oxford Brookes University	361



Harcourt House, Marston (Site allocated under Policy DS.32 in adopted Oxford Local Plan 2001 -2016.)	Yes	This site is ideally located for OBU. The University has had discussions with the City Council about this site. There would, however, be limits on the amount of accommodation that could be provided as the site adjoins Headington Hill Park and is in the Headington Hill Conservation Area.	150?
Park Hospital (Site allocated under Policy DS.64 in adopted Oxford Local Plan 2001 -2016.)	Yes	It is understood that the University of Oxford are in the process of purchasing this site, with the intention of using it for medical research. Local Plan policy DS.64 states that medical research is to be small scale and ancillary to healthcare facilities. However, the revised wording for Core Strategy policy CS31 would allow the whole site to be developed for medical research. Oxford City Council officers have suggested that this site could be developed for a mixed use scheme with medical research and a small number of student rooms above. However, there has been no feasibility	



		assessment or discussions with OBU.	
Ruskin College, Dunstan Road (Site allocated under Policy DS.71 in adopted Oxford Local Plan 2001-2016.)	Yes	No. Ruskin College was intending to find a new site in Oxford but has now decided to accommodate all of its educational facilities on the Dunstan Road site, so it will not become available to OBU.	-
Warneford Hospital Site (Site allocated under Policy DS.86 in adopted Oxford Local Plan 2001-2016.)	Yes	At the time of the Oxford Local Plan inquiry in 2004, the Oxfordshire & Buckinghamshire Mental Healthcare Trust were planning to vacate the existing Warneford Hospital and build replacement accommodation on the adjoining playing field. Since then they have decided to remain in the existing hospital. The adjoining playing fields are not available for OBU as policy DS.86 states that their development is ' <i>limited to replacement mental healthcare facilities.</i> ' The revised wording for Core Strategy policy CS31 would also allow them to be developed	-



		for medical research.	
Warneford Meadow (Site allocated under Policy DS.87 in adopted Oxford Local Plan 2001 -2016.)	Yes	Oxfordshire County Council has now resolved that this site should be designated as a Town Green, so that it is unlikely to become available for development.	-

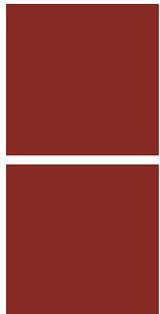
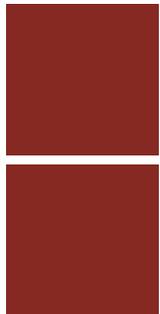
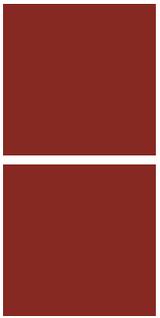


Table 2: Other sites allocated in the Oxford Local Plan 2001 - 2016 where reference is made to student accommodation which could be for either the University of Oxford or Oxford Brookes University (In many cases these sites will not appear on the open market, because they are owned by colleges of the University of Oxford, who will develop them for their own use.) See figure 2 for plan of sites.

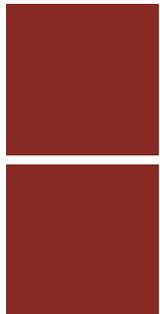
Site	Suitable for Oxford Brookes University (OBU)?	Likely Availability	Number of units that will or could potentially be accommodated for OBU
Cowley Marsh Depot site, Marsh Rd (Site allocated under Policy DS.19 in adopted Oxford Local Plan 2001 -2016.)	Poor location as too far from the University	Low. Site is occupied by a City Council depot which would need to be relocated. Prime allocated use is for residential accommodation, with student accommodation one of several possible complementary uses	-
Donnington school site, Cornwallis Road, Cowley (Site allocated under Policy DS.26 in adopted Oxford Local Plan 2001 -2016.)	Poor location as too far from the University	Site has been developed for care home.	-
Osney Warehouse, City centre (Site allocated under Policy DS.56 in adopted Oxford Local Plan 2001 -2016.)	Poor location as too far from the University	Allocated for mixed use development. Close to University of Oxford, so unlikely to be available for OBU.	-
Rewley Road, City Centre (Site allocated under Policy DS.68 in adopted Oxford Local Plan 2001 -2016.)	Poor location as too far from the University	Currently occupied by fire station. Close to University of Oxford, so unlikely to be available for OBU.	-
St Aldate's Regeneration Zone-	Poor location as too far from the University	Student accommodation one of a range of	-



Oxford City Centre (Site allocated under Policy DS.78 in adopted Oxford Local Plan 2001 -2016.)		potential uses. If any student accommodation provided it would be likely to be occupied by the University of Oxford	
Scrap Yard, Jackdaw Lane (Site allocated under Policy DS.73 in adopted Oxford Local Plan 2001 -2016.)	Poor location as too far from the University	Site occupied by scrap yard, which would need to relocate or vacate the site. At present no indication that this will occur. Site allocated for residential & purpose built student accommodation.	-
St Aldate's Police Station & land to the rear (Site allocated under Policy DS.79 in adopted Oxford Local Plan 2001 -2016.)	Poor location as too far from the University	Site currently occupied by police station & benefits office, which would need to relocate. Site allocated for employment uses, with student accommodation as a possible complimentary use. Given the site's location, any student accommodation would be likely to be occupied by the University of Oxford.	-
Telephone Exchange, Speedwell St (Site allocated under Policy DS.76 in adopted Oxford Local Plan 2001 -2016.)	Poor location as too far from the University	Site presently occupied by a telephone exchange. Student accommodation is one of the possible uses. Given the site's location, any student accommodation would be likely to be occupied by the University of Oxford.	-



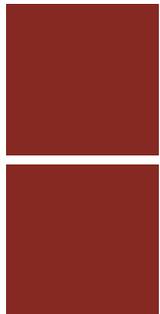
Temple Cowley School site, Temple Rd (Site allocated under Policy DS.84 in adopted Oxford Local Plan 2001 -2016.)	Poor location as too far from the University	Site has been developed for residential purposes.	-
Worcester Street Car Park (Site allocated under Policy DS.91 in adopted Oxford Local Plan 2001 -2016.)	Poor location as too far from the University	Allocated for mixed use development. Given the site's location, any student accommodation would be likely to be occupied by the University of Oxford.	-



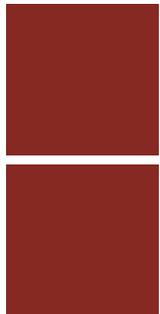
In its Annual Monitoring Report for 2007/8 Oxford City Council states that *'there are a number of student accommodation schemes being proposed (about 2,000 student rooms, several have planning permission and others at pre-application stage) that would be restricted to occupation by students of the two universities.'* Information on the sites that were included has been obtained from the City Council and the table below assesses their suitability and likely availability for Oxford Brookes University.

Table 3: Sites which the City Council were referring to in the Annual Monitoring Report 2007-2008 when it made reference to possibly 2,000 student rooms becoming available for Oxford's two Universities

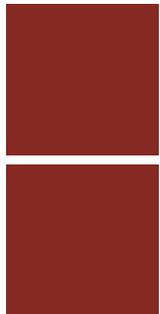
Site	Suitable for Oxford Brookes University (OBU)?	Likely Availability	Number of units that will or could potentially be accommodated for OBU
Morrell Hall	Yes	Units currently under construction by OBU due for completion in July 2010.	79
Territorial Army Site, Mascall Avenue	University would prefer accommodation to be located closer to its Campus	University would need to agree a nominations agreement with an independent operator. Unite were intending to provide student accommodation but have sold the site back to Berkeley Homes. Uncertain whether student accommodation will be provided & if it is University would only proceed if rents are reasonable.	353 (if development proceeds)



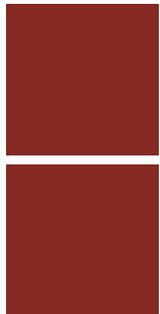
Marston Road (Site allocated under Policy DS.31 in adopted Oxford Local Plan 2001 -2016.)	Yes	Planning permission granted and land owned by Oxford Brookes University	361
88 & 90 Windmill Road	Yes	Owned by Dominion Housing Association & OBU has a nominations agreement. Development nearly complete.	49
381 – 389 Cowley Road	The site is just outside the 1.25 kms zone from the Headington Campus, where the University would prefer accommodation to be located.	Uncertain. Condition 7 on appeal decision APP/G3110/A/08/2070632 states that the accommodation shall only be occupied by students <i>'of either the University of Oxford or Oxford Brookes University or by full time students from another single Oxford based educational establishment.'</i>	125 (if development proceeds & OBU were to secure the nomination rights)
Corner of Queen St/St Aldates	More suitable for University of Oxford as very close to many of its colleges.	Current application for mixed use scheme including 96 student rooms. Commercial providers of student accommodation tend not to be interested in site providing less than 250 units. Colleges would outbid the University on any site in the city centre as have deeper reserves. The applicants (Merton College & the Carlisle Group) have not approached the University to find out whether they	-



		would be interested in this site.	
61 St Aldates	Ideal for University of Oxford as very close to many of its colleges.	Planning permission for 53 student units under 07/01253/FUL. The applicants Knowles & Son/Brabazon Property Investments Ltd have not approached the University to see if they would be interested in units on this site.	-
Roger Dudman Way	No. It is the opposite side of the City Centre & adjoins existing University of Oxford accommodation.	Planning application 07/00885/FUL was for 48 study bedrooms. Understand currently deferred for legal agreement.	-
British Telecom Site, Hollow Way (Site allocated under Policy DS.12 in adopted Oxford Local Plan 2001 -2016.)	University would prefer accommodation to be located closer to its Campus	The University have had negotiations about this site but have not heard from them for the past six months.	300 (approx)
Harcourt House, Marston (Site allocated under Policy DS.32 in adopted Oxford Local Plan 2001 -2016.)	Yes	This site is ideally located for OBU. The University has had discussions with the City Council about this site. There would, however, be limits on the amount of accommodation that could be provided as the site adjoins Headington Hill Park and is in the Headington Hill Conservation Area.	150?
Travis Perkins, Chapel Street, (off Cowley Road)	Yes	Officials at Oxford City council believe that St Hilda's is likely to purchase the site and	-



		<p>promote student accommodation for themselves, but there could be some potential for a small number of units for another institution. There have been no discussions with Oxford Brookes University who would have been contacted if St Hilda's college wished them to occupy some of the units.</p>	
<p>Dorset House, London Road (Site allocated under Policy DS.27 in adopted Oxford Local Plan 2001 -2016.)</p>	Yes	<p>Site is not allocated just for student accommodation but for a mixed use development for a variety of uses which may include student accommodation. Quintain applied for planning permission for 360 units in 2006 but application withdrawn.</p>	<p>Around 300 units if Oxford City Council were prepared to accept a single use on the site</p>
<p>Part of St Clement's Car Park (Site allocated under Policy DS.82 in adopted Oxford Local Plan 2001 -2016.)</p>	Yes	<p>Policy requires provision of replacement car parking as part of any scheme. Providing car parking under the student accommodation would make the site very expensive to develop. The site adjoins existing student accommodation of Queen's college who have greater financial resources than Oxford Brookes University. It is unlikely therefore to be available for OBU</p>	-
<p>Park Hospital (Site</p>	Yes	<p>It is understood that the</p>	60?



<p>allocated under Policy DS.64 in adopted Oxford Local Plan 2001 -2016.)</p>		<p>University of Oxford are in the process of purchasing this site, with the intention of using it for medical research. Local Plan policy DS.64 states that medical research is to be small scale and ancillary to healthcare facilities. However, the revised wording for Core Strategy policy CS31 would allow the whole site to be developed for medical research. Oxford City Council officers have suggested that this site could be developed for a mixed use scheme with medical research and a small number of student rooms above. However, there has been no feasibility assessment or discussions with OBU.</p>	
<p>Former Bus Garage Site, Cowley Road</p>	<p>University would prefer accommodation to be located closer to its Campus</p>	<p>Current application with Oxford City Council for 106 student rooms, but scheme likely to be refused planning permission for loss of employment.</p>	