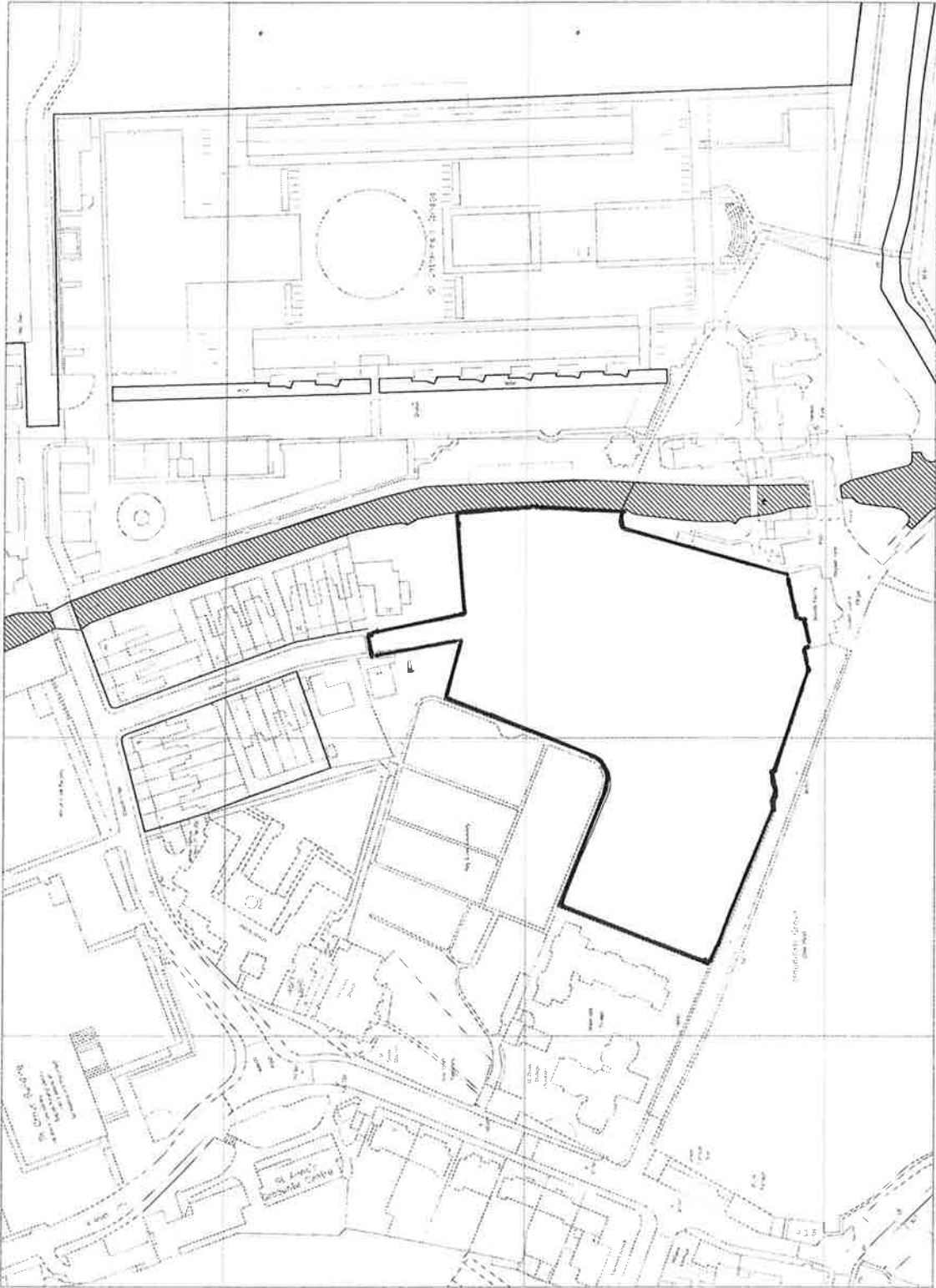


APPENDIX 1



|  |                                |            |         |
|--|--------------------------------|------------|---------|
| CLIENT   |                                |            |         |
| STRUCTURAL ENGINEER  |                                |            |         |
| SERVICES ENGINEER  |                                |            |         |
| CONSULTANT   |                                |            |         |
| REV PLAN   |                                |            |         |
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| REV  | 01.06.15 (ISSUED FOR PLANNING) |            |         |
| By   | SD JAK                         |            |         |
| Checked  | Drawn (Date)                   |            |         |
| Headline   |                                |            |         |
| PLANNING   |                                |            |         |
| tp bennett   |                                |            |         |
| architecture   |                                |            |         |
| interiors  |                                |            |         |
| planning   |                                |            |         |
| One Avenue Road, London EC1A 3DF, UK. +44 (0) 20 7298 2000 www.tp-bennett.com  |                                |            |         |
| Project  |                                |            |         |
| Proposed Development on Manor Place, Oxford  |                                |            |         |
| Drawing Title  |                                |            |         |
| Existing Plans SITE PLAN   |                                |            |         |
| Drawn  | Date                           | Scale @ A2 | A4 Ref. |
| SD   | 01.06.15                       | 1:1000     |         |
| tp-bennett Project No.   | Drawing Number                 |            | Rev     |
| A10298   | F 0001                         |            | P1      |

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8 October 2015

Stuart Black  
McLaren Property Ltd  
McLaren House  
100 Kings Road  
Brentwood  
Essex  
CM14 4EA

Our reference: DCC/0655

**Oxford City Council: Manor Place**

Your reference: 15/01747/FUL

Dear Stuart Black,

Thank you and the design team for presenting at the ODRP review meeting on 24 September 2015. This is our formal response to the updated planning application drawings following your discussions with Oxford City Council, local groups and neighbours subsequent to the original application dated 10 June 2015. We support new student housing on this site and acknowledge the efforts of the client and design team to respond to the character of the area and to engage with key stakeholders throughout the design process.

**Design principles**

This site is of outstanding significance. A building is appropriate in this location but needs to have a considered approach with outstanding architectural quality that builds upon the unique qualities of this historically-rich site in a verdant conservation area. The proposed design approach is sound and many aspects are promising. The formal axial site arrangement with a series of rectilinear buildings that frame the outdoor taking cues from the building arrangement of St Catherine's College could form the basis of a good proposal. However, the design appears overly constraints-led in its attempts to respond to the listed cemetery and Magdalene Deer Park, and the River Cherwell. Embracing these special qualities as opportunities, and not just constraints, will help to deliver a scheme that is confident in its design yet sensitive to its setting. At this stage we strongly urge the client and design team to step back and address the scheme in a more holistic way, taking the necessary steps to test and change aspects of the landscape and building design if needed. Providing these steps are achieved, we are confident the client and design team, in collaboration with the city council, will create an appealing and appropriate scheme. We are unable to support this application at this stage.



### *Blocks A, B and C*

The placement and configuration of the L-shaped blocks work well as the blocks frame the central courtyard and do not overly impinge on the views from Holywell Lane and Magdalene Deer Park. To the north, Block A forms a welcoming single entry point at Manor Place. The principle of a more lightweight structure for bike storage at the eastern end of this block is reasonable to avoid deep piles in the vicinity of the civil war remains. We suggest exploring whether this area could be better used for shared facilities, for eating or catering for example, particularly given its key location and views to the Manor Place entrance, central courtyard and existing mature trees.

### *Dining hall*

The proposed dining hall is the most significant building in this scheme as it links the north-south and east-west axes and frames the central courtyard. We support the principle of a sunken building that enables unobstructed views from the cemetery to River Cherwell. However, this requires external stairs and makes access for disabled users difficult and, as proposed, does not give protected access from rooms to the dining hall. The green roof, in keeping with the natural setting, supports biodiversity and provides a calm backdrop when gazing across East Oxford from the edge of the cemetery wall. However, its design approach and location on the site are not yet convincing, particularly as the dining hall feels unreasonably close to the cemetery and outdoor access to it is not ideal.

### **Elevations and roofscape**

We welcome the initiatives to respond to the residential character of the area and create a homely feel. The pitched roof works well on the site as it is in keeping with the surrounding roof forms. However, the stone base, split gabled roof, crenellated roofline, fenestration and roof form appear over complex which seems at odds with the tranquility of the site. We encourage the design team to continue to investigate roof materials, such as slate tiles, that help in reducing the overall impact of the roof on the skyline and views into the site. It will be beneficial to also continue investigating the proportions and placement of the windows further.

The internal layouts within the blocks appear sound. As minor alterations, we suggest providing natural light and ventilation to the staircases in Blocks B and C, and increasing the size of the shared lounge rooms on each floor, where possible, to provide more practical and useable spaces for students.

Thank you for consulting us and please keep us informed of the progress of the scheme. If there is any point that requires clarification, please telephone us.

Yours sincerely



Victoria Lee  
Design Council Cabe Advisor



### **Landscape design**

The proposed central courtyard is an attractive feature that successfully connects the listed cemetery and the River Cherwell whilst providing a large space for outdoor activity for students and staff. The idea of regular tree planting that reflects the orchard that existed some time ago in the northern part of the site adjacent to the entrance gates is successful.

A scheme in a unique, natural and historic setting such as this should be led by its landscape. Currently, this is not the case. A stronger landscape narrative that better embraces the conservation area and the character of the wet and low lying site is needed. As a matter of priority, we recommend addressing the landscape strategy in two ways:

1. A more formal design approach to landscape, including the edge treatment, that relates to the axial building arrangement would provide a clearer sequence and hierarchy of spaces for users. Currently the landscape design is neither formal nor informal with somewhat undefined open spaces and is not strong enough to create a sense of place. Paths that cut through the blocks could help to make the site feel more open and permeable similar to the historic college buildings in Oxford. A trimmed hedge along the southern boundary, as opposed to the proposed haphazardly planted trees, would help in the transition from the formal site arrangement to the wider context and allow views to the listed deer park wall. More sketches of both the indoor and outdoor spaces at key junctions will help to illustrate how the buildings, gardens and internal spaces work together.
2. We urge the design team and client to integrate the existing site character and natural assets more in the landscape design. The water features which relate as a concept to the River Cherwell could be part the site wide sustainability strategy, for example by incorporating sustainable urban drainage systems or rainbeds and other planting and growing activities, creating a more purposeful way for students and staff to use the site.

### **Height, massing and wider context**

The proposed height and massing of the blocks in the updated planning application drawings are sound. They work well with the existing buildings in the immediate area, such as the height and massing of Blocks B and C in relation to the adjacent Brasenose College buildings. Based on the verified views provided subsequent to the original planning application, the proposed blocks do not appear to negatively impact on the surrounding area and views. In our view, the taller blocks in the original planning application are also acceptable providing that a confident and sensitive elevational treatment and roofscape are achieved, as described below.

### **Site layout**

While the proposed building layout creates some well-framed courtyard spaces, it could do more to strengthen the north-south route which currently appears is unresolved. It does not take advantage of the great opportunity to establish a strong axial connection from the Manor Place entrance to the dining hall and beyond.



Email [Victoria.lee@designcouncil.org.uk](mailto:Victoria.lee@designcouncil.org.uk)  
Tel +44(0)20 7420 5244

cc (by email only)

|                 |                                |
|-----------------|--------------------------------|
| Bruce Ruddle    | McLaren Group                  |
| Bill Soper      | tp bennett                     |
| Mike Habermehl  | Adams Habermehl                |
| Mick Rawlings   | RPS                            |
| Nik Lyzba       | JPPC                           |
| Katherine Owen  | Oxford City Council            |
| Trevor Saunders | Oxford City Council            |
| Amy Ridding     | Oxford City Council (Observer) |
| Ian Marshall    | Oxford City Council (Observer) |

**Review process**

Following a site visit and discussions with the design team and local authority and a pre-application review, the scheme was reviewed on 24 September 2015 by Fred Manson (chair), Peter Studdert, Deborah Nagan, Eddie Booth, Alan Berman and Jon Rowland. These comments supersede any views we may have expressed previously.

As this scheme is the subject of a planning application, we will publish our views on our website, [www.designcouncil.org.uk](http://www.designcouncil.org.uk).



7 January 2016

Stuart Black  
 McLaren Property Ltd  
 McLaren House  
 100 Kings Road  
 Brentwood  
 Essex  
 CM14 4EA

Our reference: DCC/0655

**Oxford City Council: Manor Place**

Your reference: 15/01747/FUL

Dear Stuart Black,

Thank you for submitting the following items to us in conjunction with the current planning application for Manor Place:

- Sketchbook Addendum to the June 2015 Design and Access Statement, dated November 2015
- Briefing Note to the ODRP, dated November 2015
- Accurate Visual Representation (AVR) document, issued 3 December 2015
- The sample material palette

We reviewed the material on 17 December 2015 and this letter is our formal response to the updated planning application.

**Summary**

New student housing is appropriate in this location and we support the updated planning application. The unique characteristics of this site have been taken into account in the proposed building and landscape design. Since the Oxford Design Review Panel (ODRP) review of the planning application (letter dated 8 October 2015), the siting of the proposed buildings has improved and now have a successful relationship with the historic cemetery wall. The formal character of the landscape works well with that of the buildings and the improved axial arrangement makes navigation easier along the north-south route. The sketches of both the indoor and outdoor spaces at key junctions have been helpful in illustrating how the buildings, gardens and internal spaces work together. While covered access has been provided between the blocks, the proposed pedestrian access with the level differences between the dining hall, Blocks B and C and the new pavilion building to the south are unsatisfactory and should be resolved prior to the consideration of the Planning Application by the Council. Aspects of the detailed building design would also benefit from further resolution.

**Landscape design**

The proposed landscape design is successful, responding well to the character of the conservation area and the wet and low-lying character of the site. The formal arrangement of the landscape relates well to the axial building configuration and provides a clear sequence of spaces for users to walk through. The central



courtyard with the proposed water features, a key element of the landscape design, connects the listed cemetery and the River Cherwell, and provides a generous space for outdoor activities for students and staff. Paths give access to other large spaces with outdoor seating enabling enjoyment of the greenery of the site. The idea of regular tree planting that refers to the orchard that once existed in the northern part of the site adjacent to the entrance gates is convincing. It will be helpful to consider in more detail the placement of the proposed trees in close proximity to the site boundary, particularly to the north, in terms of their future growth and maintenance. We suggest enhancing the natural biodiversity across the site by introducing more diverse species of trees and plants that also support local wildlife. Wildlife planting on the green roof of the dining hall would also contribute to this and work well with the meadow-like landscape character of the site.

### **Height, massing and wider context**

The proposed height and massing of the blocks in the updated planning application drawings are sound. They work well with the existing buildings in the immediate area, such as Blocks B and C in relation to the adjacent Brasenose College buildings. Based on the verified views provided subsequent to the original planning application review, the proposed blocks do not appear to negatively impact on the surrounding area and views.

### **Site layout**

#### *Blocks A, B, C and pavilion buildings*

The location and configuration of the blocks on the site and their relationship to the historic cemetery wall work well. To the north, Block A forms a welcoming single entry point from Manor Place. The new shared facilities on the eastern end of Block A takes better advantage of this key location adjacent to the river and mature trees, and the views across the central courtyard and to the Manor Place entrance. The relocation of the bike storage to the north of the site is also positive. To provide more usable spaces for students, it would be preferable to have natural light and ventilation to the staircases in Blocks B and C and larger shared lounge rooms on each floor.

The addition of the single-storey pavilion to the south between Blocks B and C is positive. It provides covered shared space with a direct view to the outdoors and the Magdalene Deer Park wall beyond, and complements the single-storey bike storage building to the north. However, the large refuse stores that open into this space compromise its quality and the experience of accessing the dining hall from Blocks B and C, making it feel and function more like a service area than a peaceful place for students and staff. Consideration needs to be given to the relocation of these bin stores and/or their entrances.

#### *Access*

While pedestrian and wheelchair access is provided from all blocks to the sunken dining hall, the proposed access arrangements are unsatisfactory. The routes are convoluted and not generous enough for the large number of students using this site. The placement, size and relationship of the wheelchair lift and dining hall staircases in relation to the block entrances is awkward and would benefit from further investigation.

### **Elevations and roofscape**

The proposed elevations are well-composed and in keeping with the character of the conservation area. The proposed material palette appears promising. The slate roof tiles, for example, help to reduce the overall impact of the roof on the skyline and views into the site, and the proposed brick and windows are appropriate.

The protruding glass boxes at the end of the corridors in the blocks require more detailing. As shown, they are likely to be difficult and costly to build, and will also need some ventilation or shading devices to avoid



overheating. The small dormer windows on the top floors are likely to be insufficient in terms of providing daylight into the student rooms.

An energy strategy for a scheme of this scale in this location will be beneficial.

Thank you for consulting us and please keep us informed of the progress of the scheme. If there is any point that requires clarification, please telephone us.

Yours sincerely



Victoria Lee  
Design Council Caba Advisor  
Email Victoria.Lee@designcouncil.org.uk  
Tel +44(0)20 7420 5244

cc (by email only)

|                |                     |
|----------------|---------------------|
| Bruce Ruddle   | McLaren Group       |
| Jeff Wall      | tp Bennett          |
| Bill Soper     | tp Bennett          |
| Mike Habermehl | Adams Habermehl     |
| Mick Rawlings  | RPS                 |
| Nik Lyzba      | JPPC                |
| Alice Brockway | Historic England    |
| Andrew Murdoch | Oxford City Council |
| Katherine Owen | Oxford City Council |

**Review process**

Following a site visit, and discussions with the design team and local authority, a pre-application and planning application review, the scheme was reviewed on 17 December 2015 by Fred Manson (chair), Alan Berman and Deborah Nagan. These comments supersede any views we may have expressed previously.

As this scheme is the subject of a planning application, we will publish our views on our website, [www.designcouncil.org.uk](http://www.designcouncil.org.uk).





APPENDIX H

APPENDIX H

CLIENT

STRUCTURAL ENGINEER

SERVICES ENGINEER

CONSULTANT

KEY PLAN

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2015 Planning and Construction  
TP 010818 CDPP Draft 1/2015  
No. Date Client  
Revision

PLANNING

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architecture  
interiors  
planning

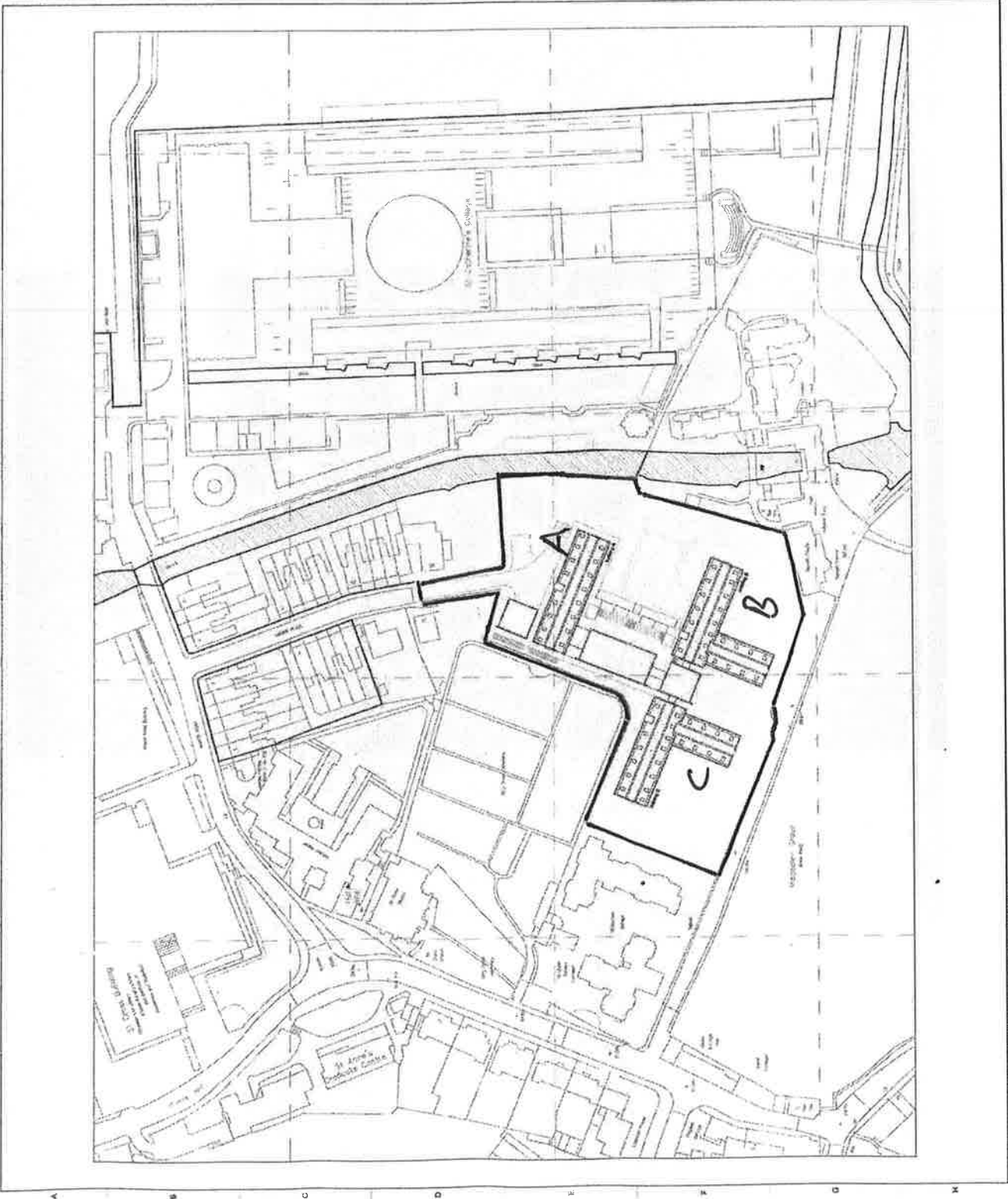
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Project  
Proposed Development on  
Manor Place, Oxford

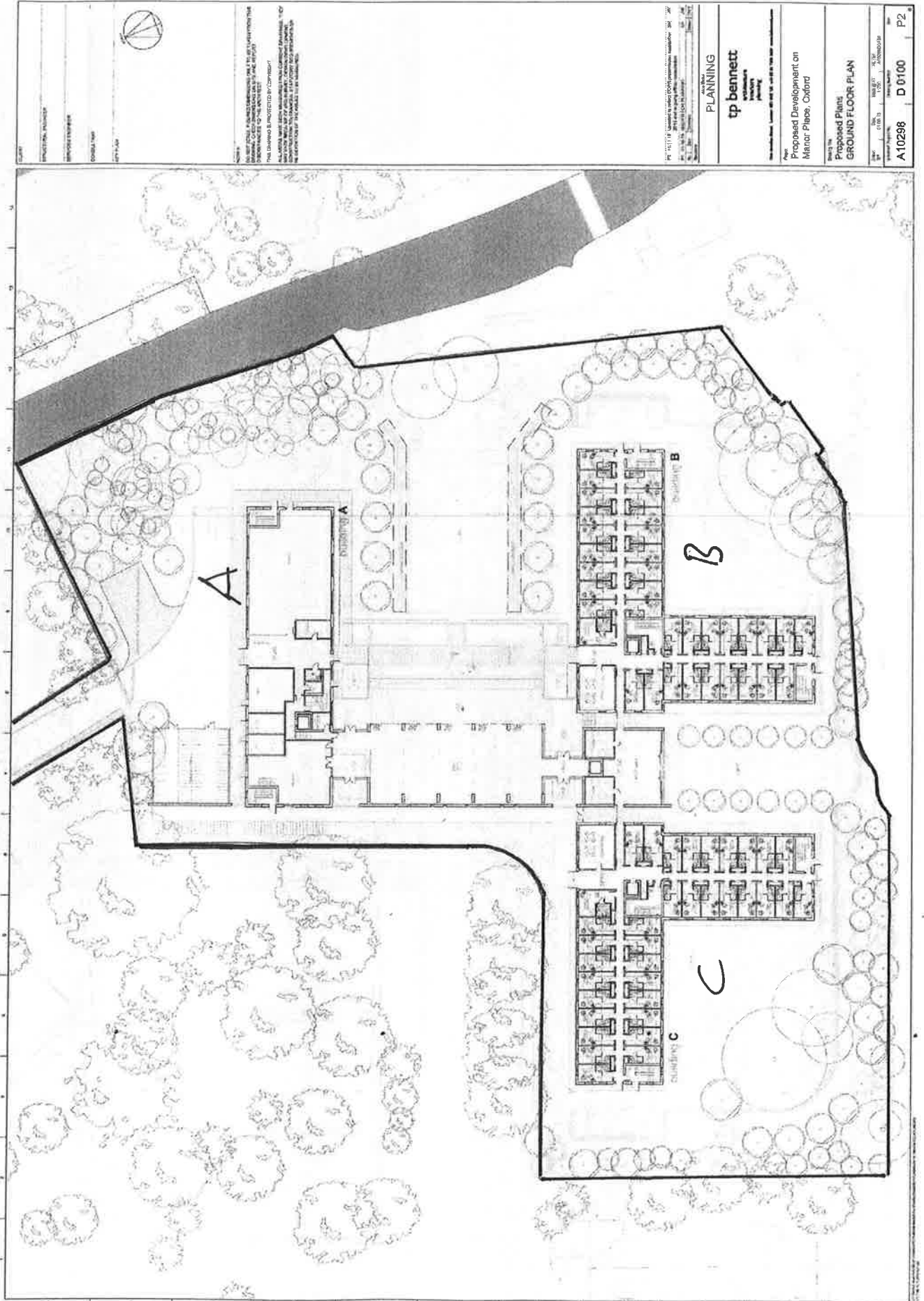
Drawing Title  
Proposed Plans  
SITE PLAN

Date: 20/06/15  
Scale: A4 Ref. 1:1000

Drawing Number: A10298  
Drawing Number: D 0002  
Revision: P2



APPENDIX 5



BIDWELLS



Land south of Manor Place, Oxford  
15/01747/FUL

Public Benefits of the Scheme

10 March 2016

10 March 2016

## Quality Assurance

---

Site name: Land south of Manor Place, Oxford

Reference: 15/01747/FUL

Prepared by: Alison Wright BA (Hons) MRTPI

Signed:



Date: 10 March 2016

Reviewed by: Mike Derbyshire BA (Hons) MRTPI

Signed:



Date: 10 March 2016





10 March 2016

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10 March 2016

# 1 Economic and Social Benefits

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## Financial Contributions towards the provision of Affordable Housing

- 1.1 Evidence has been submitted alongside this application to demonstrate that the requested affordable housing contribution would cause the development proposal to be unviable.
- 1.2 Notwithstanding the above, **the Applicant is prepared to make a conditional payment of the full requested off-site affordable housing contribution of £1,130,920 plus the administration fee of £56,546.** As such, the Applicant is conceding that in this circumstance they are prepared to accept a lower than normally expected developer profit and take the risk as developer.
- 1.3 The offer is a conditional one and that condition is that the application is resolved to be approved by Committee on 12 April 2016, with the s106 finalised by the end of June 2016.

## Meeting Oxford's Objectively Assessed Housing Need

- 1.4 Oxford has suffered for many years from a shortfall in housing supply relative to demand. This has contributed to a lack of affordability. Therefore, it is vital for the continued success of Oxfordshire that there is enough housing available to meet need and deliver the growth aspirations of the County.
- 1.5 The adopted Oxford Core Strategy 2026 sets out a housing requirement of a minimum of 8,000 new homes to be provided over the period 2006 to 2026, which represents an average of 400 homes per annum.
- 1.6 The Oxfordshire authorities produced a new Strategic Housing Market Assessment (SHMA) in March 2014. The proposed housing figures in the SHMA are substantially in excess of those set out in the Core Strategy. That is, the SHMA concludes that there is strong evidence from market signals of the need to significantly boost housing supply in Oxford, with a requirement for between 24,000 and 32,000 homes in Oxford from 2011-2031, equating to an average of 1,400 dwellings per annum in the period 2011-2031.
- 1.7 Oxford's Housing Land Availability and Unmet Need Assessment (December 2014) concluded that there is only capacity in Oxford to sustainably provide around 10,000 further homes within the City's boundaries, thereby demonstrating that some 14,000 - 22,000 new homes for Oxford will need to be provided within neighbouring local authority areas. **It is clear, therefore, that there is currently a significant unmet housing need for Oxford.**
- 1.8 As well as high housing demand arising from economic growth as the regional centre, the demand for academic, research and student housing linked to the universities, colleges and institutions in the city has created a **burgeoning private rented market which adds further pressures.** As such, there are high concentrations of larger sized properties in the city housing students at the expense of families.
- 1.9 The NPPG (paragraph 039, Reference ID: 3-039-20140306) confirms that all student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing provision in local development plans, based on the amount of accommodation it releases in the housing market. In terms of how this need is calculated, Paragraph 17 of Oxford's Housing Land Availability Assessment and Unmet Need Assessment confirm that houses in multiple-occupation (HMOs) by students accommodate on average 5 students.



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- 1.10 In light of the above, based on the provision of 286 purpose-built student units, the application proposals would release the equivalent of a maximum of 57 dwellings in the housing market. This effect may be either by releasing existing housing to return to occupation by single households or by reducing the need for additional housing to be converted to multiple occupation.
- 1.11 The delivery of housing *per se* is at the core of the Government's aims of delivering a strong, responsive and competitive economy. The development of 286 high quality new student beds will therefore help to secure economic growth by contributing towards an identified Objectively Assessed Housing Need for Oxford, including much needed affordable housing (circa £1.13 million financial contribution), though releasing private rented homes in the housing market.

#### Meeting an identified need for student accommodation

- 1.12 Both of Oxford's Higher Education Institutions are currently engaged in significant growth plans.
- 1.13 The University of Oxford's Estate Strategy is currently focused on the following development plans;
- Development of the former Radcliffe Infirmary Site as a campus to provide facilities for 'dry' science, humanities and social sciences (to be known as the Radcliffe Observatory Quarter);
  - Redevelopment of the existing Science Area on South Parks Road to support planned growth in research activity;
  - New medical facilities at Old Road campus in Headington.
- 1.14 Oxford Brookes University's Estate Strategy is the delivery of the University's 'Masterplan'; a £150 million campus redevelopment project to deliver new teaching facilities, accommodation and social spaces across their three campuses: Headington, Harcourt Hill and Wheatley.
- 1.15 According to official UCAS (Universities and Colleges Admissions Service) figures, 46,195 applications were made to Oxford's Higher Education Institutions in the 2014 cycle, of which 6,780 were accepted. Since 2008, applications to the institutions have risen by 31.9%, rising from 35,028 in 2008 to the 46,195 figure recorded in 2014.
- 1.16 According to the latest data from the Higher Education Statistics Agency (HESA), Oxford has a total of 43,800 students of which 32,375 (74%) are full-time and are likely to require student accommodation over the lifetime of their studies, as detailed in the table below.

| University                | Total  | Full-time    | International Students | Applicants Per Place |
|---------------------------|--------|--------------|------------------------|----------------------|
| University of Oxford      | 25,905 | 18,895 (73%) | 7270                   | 5.7                  |
| Oxford Brookes University | 17,895 | 13,480 (75%) | 3,360                  | 7.8                  |
| TOTAL                     | 43,800 | 32,375 (74%) | 10,245 (24%)           |                      |

Source: HESA 2013/14 data

- 1.17 The total number of full-time students in Oxford represents 20.9% of the city's population (c154,800 people in 2013) i.e. approximately one in five residents in Oxford is a university student.



10 March 2016

- 1.18 Core Strategy Policy CS25 requires each university to have no more than 3,000 full-time students living outside of university provided accommodation in the city. The policy is intended to reduce the pressures from students on the private rental market.
- 1.19 According to the 2014-15 Annual Monitoring Report (AMR), as at 1 December 2014, there were 2,910 students without a place in university provided accommodation within the collegiate University and 3,451 students without a place in Oxford Brookes University provided accommodation.
- 1.20 **In the context of the planned expansion of both higher education facilities in Oxford as referred to at paragraphs 1.13 and 1.14, complying with the 3,000 target has been, and will continue to be, a significant challenge for each university. The application proposals would therefore help to meet an identified need for student accommodation in Oxford.**
- 1.21 In terms of the development pipeline of student accommodation, the table below includes all consented planning applications or sites under construction for student accommodation. It is estimated that there are approximately 90 student beds under construction and 657 student beds with planning permission.
- 1.22 The development pipeline does not include planning applications that have not yet been consented, nor do they include development proposals at pre-application stage. It is likely, however, that due to funding and planning challenges, only a proportion of the beds will be delivered to the market over the next 5 years.

| Site Address   | Application Reference | No. of Student Beds | Current Status                                     |
|--|-----------------------|---------------------|--|
| Land at Former Acland Hospital and 46 Woodstock Road and 25 Banbury Road | 09/02466/FUL          | Net gain of 170     | Permission granted 25.10.2013 and part implemented |
| Ruskin Hall, Dunstan Road, Oxford  | 12/03123/EXT          | 65                  | Permission granted 17.10.2013                      |
| Ruskin College (Oxford Automotive Components Site)                       | 13/00832/FUL          | 90                  | Under Construction                                 |
| Mansfield College, Mansfield Road, Oxford                                | 13/01637/FUL          | 78                  | Permission granted 17.10.2013                      |
| St Cross College, St Giles'  | 13/01800/FUL          | 53                  | Permission granted 22.10.2013                      |
| 114-119 St Aldates   | 14/02256/FUL          | 133                 | Permission granted 04.08.2015                      |
| 376 Banbury Road   | 14/03445/FUL          | 58                  | Permission granted 24.03.2015                      |
| Land to the rear of Fairfield, 115 Banbury Road                          | 15/01102/FUL          | 30                  | Permission granted 08.10.2015                      |
| Cheney Hall (extension)  | 15/01568/FUL          | 20                  | Permission granted 10.07.2015                      |
| 162-164 Hollow Way   | 15/01643/FUL          | 20                  | Permission granted 21.08.2015                      |
| Site of former Friar Public House, 2 Old Marston Road                    | 15/02543/FUL          | 30                  | Permission granted 20.01.2016                      |
| <b>TOTAL</b>   |                       | <b>747</b>          |  |





10 March 2016

### Boosting the Economy

- 1.23 The development of the application site for student housing would provide an opportunity to create, support and enhance local facilities and service provision in Oxford and provide improved affordability of housing. This would, in turn, help to drive economic performance in the area.
- 1.24 The proposal would also lead to the creation and security of new jobs. Figures from the Home Builders Federation (HBF) issued in March 2011 identified that providing new homes to address the housing crisis would create 200,000 direct jobs and stimulate growth more widely.
- 1.25 Even at the current low-level of house building, Government figures show that housing supply accounts for around 3% of UK GDP and provides between 1-1.25 million jobs in the UK. At the local level, the HBF assess that;
- each home built creates 1.5 full time jobs; and
  - twice that number of jobs is created in the supply chain.
- 1.26 The Government also confirmed in its publication "Laying the Foundation – a Housing Strategy for England" (November 2011) that;
- "Housing construction also supports more jobs compared with investment in many other sectors of the economy, because it supports a large amount of related activity such as concrete production, and glass and brick manufacturing. Every £1 million of new house building output supports 12 net jobs (seven direct and five indirect) for a year. Builders of new affordable homes also provide apprenticeships."*
- 1.27 Ensuring an adequate supply of new homes also assists with achieving a flexible local labour supply, ensuring that the workforce is able to find somewhere to live near to where job opportunities exist. Conversely, a shortage in new homes leads to constraints in the local labour supply, which is damaging to the competitiveness of the local economy and thereby the economy of UK plc.
- 1.28 With particular reference to student accommodation, there is **considerable evidence that students are significantly contributing to the UK economy at national, regional and local levels while Higher Education Institutions (HEIs) also generate substantial wealth for the economy**<sup>1</sup>. Some key findings to date are listed below:
- For each pound of public money invested in higher education, graduates return £3.22 of cashable benefits to the economy, on average, throughout their lifetimes;
  - Higher Education Institutions (HEIs) contribute significantly to local and regional economies through numerous means, which include:

<sup>1</sup> Organization for Economic Cooperation and Development (2013), Education at a glance.  
The new economics foundation (2013), Student contributions to the UK Economy.  
Universities UK (2014), The Impact of Universities on the UK Economy.



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- 
- The direct impacts of their expenditures on local, regional and national economies;
  - The indirect impacts of their supply chain expenditures on local, regional and national economies;
  - The direct employment of personnel;
  - The employment indirectly generated via their supply chain expenditures;
  - The attraction of extra-regional and extra-national students who spend in the local and regional economy thus contributing to these regions both in terms of Value Added creation and employment;
  - The Value Added generated by visitors.
- Students make up an important part of HEIs contribution to the economy through their own subsistence expenditures and the spending of friends and relatives visiting the area, in particular;
    - Student spending has supported over £80bn of UK economic output and generated over £25bn of Gross Value Added (GVA); and
    - Student expenditure supports over 830,000 UK jobs.
- 1.29 The development will also help to **secure additional funds for Oxford City Council** through **increased council tax revenues** on any housing which is freed from students to new council tax liable occupiers as a result of the scheme and from **payments through the New Homes Bonus** on the newly constructed student housing.
- 1.30 **The NPPF confirms, at paragraph 19, that "the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Therefore significant weight should be placed on the need to support economic growth through the planning system."** The application proposals would help meet this aim by boosting the economy at both a local, regional and UK level.

#### **Economic Reinvestment for Merton College**

- 1.31 The land at Manor Place forms part of Merton College's general endowment. Capital receipts from the endowment will accrue to the endowment to be invested in accordance with their investment strategy.
- 1.32 The college operate a total return policy with respect to their endowment, spending 3.5% of the five year averaged value. These funds are then used to support the running costs of the college in the pursuit of their charitable objectives of teaching, education, research and religion, for the public benefit.

#### **CIL Payment**

- 1.33 The application is liable for Community Infrastructure Levy (CIL) which will help to fund the provision of infrastructure. The liability is £858,691.



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### Social Benefits

- 1.34 When compared to students accommodated in private rented housing, the application proposals would also secure the provision of student accommodation whereby the Higher Education Institution (HEI) would have more control over student behaviour, together with appropriate management controls being in place to restrict students from bringing cars to Oxford. This would help to respect adjoining residential amenity.

### High Quality Design

- 1.35 The overall arrangement and massing, together with the landscape proposals, have been recognised by the Oxford Design Review Panel (ODRP) who confirmed in their most recent response of 7 January 2016 that they now support the application. Their letter confirms that *'the proposed height and massing of the blocks...are sound'* and *'the proposed elevations are well-composed and in keeping with the character of the conservation area'*. In the same letter, the ODRP confirmed that *'the proposed landscape design is successful, responding well to the character of the conservation area'*.
- 1.36 Historic England (HE) have also recently responded to the revised proposals and confirmed in their most recent letter dated 27 January 2016 that the amended proposals have addressed their concerns about the impact of the development on nearby designated heritage assets and as such they would not be objecting to the application. HE conclude by acknowledging that the proposal would entail 'limited' harm to significance but that it is for the Council to carry out the weighing exercise, as required by paragraph 134 of the NPPF.

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## 2 Environmental Benefits

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### Visual Benefit

- 2.1 The application site currently consists of vacant, unmanaged, former recreational land reverting to scrub with some woodland and an area of open hardstanding. The current derelict and deteriorating appearance of the site means that its contribution towards the significance of the adjacent listed structures and the Conservation Area is diminished.
- 2.2 **The application proposals would secure the redevelopment and long-term management of the site and enable the replacement of the unmanaged land with new structured landscape planting and public art which is designed to complement and enhance the adjacent buildings as well as their immediate environs.**

### Increase in Biodiversity

- 2.3 The application proposals would secure an increase in biodiversity at the site, leading to the creation of additional habitat for a number of species. This includes the following:
- Tree planting, including reinforcement of existing retained trees near Holywell Mill Stream and pollard willows along proposed ditch features;
  - Amenity lawn areas near the accommodation blocks, including a sculpture lawn and sunken garden;
  - Native wildflower grassland closer to the site boundary, including wildflower understorey beneath some areas of tree planting;
  - Native marginal planting along ditch features and marginal aquatic/semi-emergent planting along river bank and within proposed ditch features;
  - Boundary hedgerow and shrub planting; and
  - Green roof, including sedum planting over central linking area.

### Improvement to Drainage and Flood Risk

- 2.4 Currently any flooding of the site would result in direct uncontrolled discharge into the Holywell Mill Stream. **However, with the development in place flood water would discharge via the designed infiltration measures and not directly into the Holywell Mill Stream.**

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## 3 The Planning Balance

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- 3.1 Evidence within this report has confirmed that opportunities to enable the growth of Oxford, in particular to build new purpose-built student accommodation, must be sought. It is, however, acknowledged that Oxford's growth is considerably constrained by the need to conserve its historic environment and by the Green Belt designation within and around it. A careful planning balance must therefore be sought between making the most effective and efficient use of this allocated, city centre site whilst not causing material harm to the surrounding heritage assets. In particular, reference should be made to paragraph 134 of the NPPF which advises the following;
- "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."*
- 3.2 As a starting point, the site is allocated under Policy SP27 of the adopted Sites and Housing Plan for student accommodation. Therefore, not only is the principle of student accommodation on the site acceptable but it should be acknowledged that by virtue of this allocation the subsequent redevelopment of the site will inevitably lead to changes to the local environment which will impact upon the surrounding heritage assets.
- 3.3 With this in mind, the application proposal has evolved following detailed and productive dialogue with design and heritage experts, including the Oxford Design Review Panel (ODRP) and Historic England, and has responded to sound urban design and architectural principles in order to reach a solution which makes both efficient and effective use of a vacant, allocated, city centre site whilst respecting the surrounding historic context.
- 3.4 As such, the proposed quantum of development of 286 student beds is entirely appropriate for its context.
- 3.5 Notwithstanding the commentary provided at paragraph 1.2 of this report, consideration must also be given to the fact that the Applicant has commissioned CBRE to prepare a viability report which concludes that the full requested affordable housing contribution would render the scheme unviable. Therefore, any scheme proposing for a lower number of units would likely be undeliverable.
- 3.6 Both ODRP and Historic England are supportive of the application in terms of the scale proposed and accordingly Historic England have concluded that whilst the scheme would entail 'some harm to significance' it is 'limited' and as such it is for the Council to undertake the final 'weighing exercise' as required by Paragraph 134 of the NPPF.
- 3.7 Turning to the matter of public benefits, this report has outlined a number of significant economic, social and environmental benefits that a scheme of 286 student beds could deliver, which contribute to achieving the three dimensions to sustainable development. The application proposals therefore represent an entirely suitable development, providing high quality, managed, purpose built student accommodation in a highly sustainable location which responds sensitively and appropriately to its setting.
- 3.8 In particular, the public benefits can be summarised as follows;
- £1,130,290 financial contribution towards provision of off-site Affordable Housing;
  - Helping to meet Oxford's Objectively Assessed Housing Need;
  - Helping to meet an identified need for purpose-built student accommodation;

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- Boosting the economy through job creation, staff, student and visitor subsistence expenditures, increased Council Tax revenues and payments through the New Homes Bonus;
  - Generating additional funds for Merton College to re-invest in their Charitable Funds;
  - £858,691 CIL payment;
  - Social benefits through providing managed purpose built student accommodation;
  - High quality design, supported by the Oxford Design Review Panel and Historic England;
  - Visual benefits through securing the redevelopment and long-term management of the site and enabling the replacement of the unmanaged land with new structured landscape planting and public art;
  - Net increase in biodiversity; and
  - Improvements to drainage and flood risk.

3.9 The above benefits all form important material considerations in the determination of this application and demonstrate that, on balance, the public benefits of the scheme outweigh the 'limited' harm to the significance of nearby designated heritage assets. Accordingly, it is requested that planning permission is granted.