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10.1 Introduction

10.1.1 This section concerns the principles of Education developments. For details regarding the particular sites and their land use allocations, please refer to Section 14.0, Development Sites, and Appendix 10.

10.1.2 Ensuring a high standard of educational facilities is essential to ensure that Oxford is a place where people, especially young families, choose to live, and is thus an important factor in maintaining and creating more sustainable and balanced communities. Oxford has a wide range of educational establishments, all of which require land and have an impact on the transport network, especially during peak times.

10.1.3 Oxford is also world renowned for its higher and further education establishments. This in turn encourages high levels of tourism, so it is important for Oxford in both economic and employment terms.

10.2 Nursery Education and Childcare Facilities

10.2.1 Facilities for childcare fall into several categories, ranging from nurseries to child-minders. The City Council will encourage the provision of nursery education and childcare facilities in appropriate buildings and locations. Change of use of non-residential buildings to nursery and childcare facilities may be considered appropriate in suitable locations where there is no conflict with protected land uses and other policies in the Plan. The provision of nursery and childcare facilities as an ancillary use will be encouraged as this helps people to return to work, creates mixed-use developments, and can reduce the need to travel. Nurseries may be suitable as a dual use of sports pavilions and other recreation/community buildings, if they comply with other policies and highway requirements. Nurseries should be accessible by various modes of transport and must have internal and external play areas.

10.2.2 Large employers in Oxford, such as the hospitals and universities, will be encouraged to provide childcare facilities on their own sites. This is more sustainable as it can reduce the need to travel for employees who have children.

POLICY ED.1 - NURSERY EDUCATION AND CHILDCARE FACILITIES IN NON RESIDENTIAL BUILDINGS AND NEW PURPOSE BUILT-FACILITIES

Planning permission will be granted for change of use from a non-residential building to a children's nursery or other childcare facilities, or for the provision of new purpose-built facilities where the proposed development meets the following criteria:

- a. the development will not cause unacceptable noise and nuisance to the adjoining properties;
- b. adequate internal and external play-space is provided;
- c. adequate provision is made for access, parking and dropping-off facilities; and
- d. the location is realistically accessible by walking, cycling or public transport for the majority of people travelling to the site.

10.2.3 The City Council seeks to balance the need to protect the living conditions of nearby residents with the need for nursery and childcare facilities for local communities. Proposals for

nursery use should not have an unacceptable impact on the amenities of neighbouring properties or result in the loss of dwellings. In residential areas, semi-detached and terraced properties are generally not considered suitable locations for day nursery use, except where they are adjoined by non-residential uses.

10.2.4 Policy HS.9 protects the existing housing stock. However, the City Council, in certain circumstances, may accept the partial loss of a dwelling, provided that an adequate standard of accommodation is retained and the amenities of local residents are protected from an unacceptable level of nuisance. Appropriate planning conditions may be used to control the number of children accommodated on the site, the opening hours, and access and car parking arrangements, in particular circumstances restricting the use of the dwelling to that of the nursery and childcare family only.

POLICY ED.2 - NURSERY EDUCATION AND CHILDCARE FACILITIES IN DWELLINGS

The City Council will not permit the loss of any whole residential dwelling, but planning permission may be granted for a change of use of part of a residential dwelling for children's nurseries or other childcare facilities, where the development meets the following criteria:

- a. an adequate standard of residential accommodation is retained for the proprietor or resident member of staff;
- b. adequate internal and external play-space is provided;
- c. the development would not lead to unacceptable traffic or highway problems;
and
- d. the use will not adversely affect the amenity of neighbouring properties. This will depend on:
 - i. the scale of the proposal;
 - ii. the location and residential character of the area;
 - iii. the proximity and relationship to adjacent dwellings including outdoor play facilities;
 - iv. adequate sound proofing measures to safeguard the amenities of both the resident occupants and the adjoining neighbours;
 - v. adequate space is provided for access, parking and dropping-off areas;
and
 - vi. the location is realistically accessible by walking, cycling or public transport for the majority of people travelling to the site.

10.3 Schools

10.3.1 Oxfordshire County Council is the local education authority for Oxford. However, education is still an important issue for the City Council in terms of the planning and land use requirements of schools in Oxford. The number, distribution, improvements and funding of schools are largely the responsibility of the County Council.

Primary and Secondary Schools

10.3.2 New Hinksey Primary School particularly needs improvement. A replacement site has been identified at Bertie Place Recreation Ground and this is discussed in Section 14.0, Development Sites, Policy DS.7.

10.3.3 Northfield School is also seeking to move. If a suitable site is found for its relocation, the exiting site will be carefully considered for redevelopment. This site is discussed further in Section 14.0, Development Sites, Policy DS.51.

Traffic Generation From Schools

10.3.4 Oxford has many state and private schools, which together generate a significant amount of traffic. When considering planning applications for new school facilities or extensions to existing school buildings, the City Council will require appropriate measures to reduce traffic generation, particularly by improving pedestrian and cycle access to school sites. Where schools draw pupils from a wide catchment and development proposals are likely to result in significantly more trips, the City Council will require schools to co-operate in reducing their traffic impact, by providing special buses, links to the park and ride sites in view of the wide catchment area of such schools, and, where appropriate, a travel plan.

POLICY ED.3 - SCHOOLS

Planning permission will only be granted for significant trip-generating development at schools that meets the following criteria:

- a. it will not cause unacceptable traffic or parking problems;
- b. appropriate provision is made for access and dropping-off facilities; and
- c. the site is accessible by walking, cycling or public transport, including links to the park and ride sites, for the majority of people travelling to the site.

10.4 Oxford & Cherwell Valley College

10.4.1 Oxford & Cherwell Valley College operates from two main sites at Oxpens and at Blackbird Leys. The City Council supports increased provision at the Oxford & Cherwell Valley College in view of population trends, local unemployment and the changing skills required in the economy.

10.4.2 The College should make better use of the Oxpens site by increasing the density of future developments. Consideration will be given to realigning Oxpens Road and removal of the College building next to Abbey car park, as it could be replaced elsewhere on site. This would allow the creation of a pedestrian link along Castle Mill Stream that would link the Oxpens development to the Castle development and the City centre. Private parking for the College will be carefully controlled, and the City Council will seek the co-operation of the College in limiting parking to operational requirements only.

10.4.3 If any land at the Oxpens site should become surplus for use by Oxford & Cherwell Valley College, the site lies in an ideal location for residential development. The possible redevelopment of this site is discussed further in Section 14.0, Development Sites, Policy DS.16.

POLICY ED.4 - OXFORD & CHERWELL VALLEY COLLEGE

Planning permission will be granted for the further development of Oxford & Cherwell Valley College on its current sites at Blackbird Leys and at Oxpens and the adjoining land subject to the provision of a footpath link through the site as part of a new footpath linking the Isis to Oxford Castle and St. Thomas Street.
The level of parking provision will be strictly limited to operational purposes only.

10.5 Ruskin College

10.5.1 Ruskin College currently operates from two campuses in Oxford, one in Headington and the other on Walton Street, Jericho. However, Ruskin College wishes to amalgamate all its current services on one site. The fire station in Rewley Road provides a possible site for its relocation.

10.5.2 Subject to the relocation of Ruskin College taking place, its two current sites are allocated for redevelopment in Section 14.0, Development Sites, Policies DS.71 and DS.72. Given their location and current use, the Headington site is considered suitable for residential or an institutional use, such as a use related to the John Radcliffe Hospital, and the Walton Street site, in Jericho, is allocated for use by the University of Oxford and primary care facilities.

10.6 Oxford Brookes University

10.6.1 Oxford Brookes University is an institution of both national and international repute and is of major importance for Oxford's economy. It has two academic centres in Oxford, namely Gipsy Lane and Headington Hill Hall. Its two other academic centres at Wheatley and Harcourt Hill (former Westminster College) are outside Oxford's boundary in South Oxfordshire and the Vale of White Horse respectively.

10.6.2 In recent years the University has grown, in terms of student numbers and floor space. It wishes to continue to grow, with an emphasis on providing extra floorspace to improve facilities during the period covered by this Plan.

10.6.3 The City Council wishes Oxford Brookes University to retain its vitality and reputation for academic excellence. However, it is essential that growth in the size of the University:

- does not have an adverse impact on housing;
- can be accommodated without making it difficult to meet Oxford's other land use needs; and
- can be achieved without putting additional adverse strain on the transport network in the Headington and Marston areas.

Forecast Need for Extra Floorspace

10.6.4 Oxford Brookes University forecasts a need for up to 50,000m² of additional floorspace over the Plan period (which equates to a 56% increase in its floorspace). The University states that it needs the increase to accommodate the projected growth in student numbers, and research activities and particularly to improve the quality of its facilities.

10.6.5 While the City Council acknowledges the need for more floorspace at the University, it is concerned about the amount of extra floorspace which the University forecasts that it needs. Developments will only be granted planning permission as suitable sites become available and, through planning obligations, will be subject to the University providing suitable accommodation for its staff, accommodating additional students in purpose built accommodation, and limiting the number not in provided accommodation. Policy HS.16 of Section 7.0, Housing Policies, deals with staff accommodation and Policy HS.13 deals with purpose-built student accommodation.

10.6.6 Oxford Brookes University should seek to increase floorspace on its existing sites as far as possible to make the most efficient use of land and minimise the need for additional sites. Based on the University's estimates, it may be possible to provide 31,000m² of floorspace on the Gipsy Lane, Headington Hill Hall and Government Buildings sites, so the University would need to provide approximately 20,000m² on other sites if it is to meet its forecasted need, some of which it may be possible to accommodate on its existing campuses outside Oxford at Wheatley and Harcourt Hill.

10.6.7 To secure development in sustainable locations, and to avoid competition for land needed for other uses, any additional floorspace on sites in Oxford should be on sites identified in this Plan, or currently (at 2005) owned by Oxford Brookes University. This includes Harcourt House in Marston Road and the Warneford Hospital site. Details of these sites are set out in Section 14.0, Development Sites, Policies DS.32 and DS.86. Additional floorspace will also be accommodated on part of the Milham Ford School site in Marston.

POLICY ED.5 - OXFORD BROOKES UNIVERSITY - ADDITIONAL DEVELOPMENT

The City Council will allow further development on Oxford Brookes University's Gipsy Lane and Headington Hill Hall sites, including the redevelopment of existing buildings except the listed Hall. This may include the redevelopment of existing buildings, where this would allow additional improved facilities to be provided and make more efficient use of land. There should be no unacceptable adverse impact on the amenity of the adjoining sites, trees or the setting of the listed Hall.

The City Council, where appropriate, will impose planning conditions or seek a planning obligation:

- a. to ensure that student numbers only increase commensurate with additional purpose-built student accommodation; and
- b. for the resolution of traffic/parking problems, including improvements for pedestrians, cyclists and public transport, including park and ride.

Oxford Brookes University Students

10.6.8 The number of full-time students at Oxford Brookes University has increased substantially over the past decade, increasing from approximately 6,000 in 1989 to 10,500 in 1999. During the same period the number of purpose-built bed spaces has increased from

1,300 in 1989 to 2,900 in 2000, and the number of leased bed spaces has increased from 220 to 750. The number of students not in provided accommodation thus increased, from approximately 4,500 in 1989 to 6,850 in 1999.

10.6.9 However, the effect of this increase on housing in Oxford has been mitigated by various factors. Firstly, a number of Oxford Brookes University's full-time students were resident in Oxford before applying to study at the University and continue to live at their home addresses while studying. In January 2002, this accounted for approximately 850 students. Secondly, some other students live outside Oxford but commute to the University. Thirdly, approximately 360 students on sandwich courses are away from Oxford on placement. As a result, Oxford Brookes University state that there are approximately 3,200 students living in accommodation that they own or rent in Oxford, excluding those living at their previous home address. The number of students living in accommodation not provided by Oxford Brookes University will be reduced by the 950 bed spaces which the University is providing on the Government Building site in Marston Road and at Cheney Hall.

10.6.10 While these factors substantially reduce the impact which students have on the local housing market, the fact that over 3,000 students live in accommodation that they rent or own substantially affects the amount of housing available for other Oxford residents. Oxford Brookes University estimates that the overall number of students is likely to grow by 0.5 to 1.0% a year (across the four academic centres) during the next 15 years. There could therefore be an extra 1,820 full time students at the University by 2016. The City Council considers that it is important that Oxford Brookes continues to provide further sites for student accommodation and, where possible, should reduce the number of students not living in purpose-built accommodation. The City Council will do this by insisting that any further increase in student numbers is matched by a proportionate increase in purpose-built student accommodation.

10.6.11 Several sites allocated for student accommodation are set out in Section 14.0 Development Sites, and are listed in Appendix 10. All of the sites are currently used for some other purpose, so it is not certain that any of them will become available during the Plan period. Given the shortage of suitable vacant sites, the City Council therefore considers it to be important that if they do become available they are not used for another purpose. Provided there is no conflict with other policies in the Development Plan, the City Council may consider proposals for student accommodation to be appropriate for other sites in the Headington area not suitable for market, key worker or affordable housing. Purpose-built student accommodation will not be provided with car parking spaces except for students with disabilities and staff, as set out in Appendix 3.

POLICY ED.6 - OXFORD BROOKES UNIVERSITY - STUDENT ACCOMMODATION

The City Council will assess proposals for teaching/administration accommodation for their impact on student numbers, and will ensure that any increase in student numbers is matched by an increase in purpose-built student accommodation. Planning permission will only be granted for additional teaching/administrative accommodation where the number of Oxford Brookes University full-time students living in Oxford in accommodation not provided by Oxford Brookes University does not exceed 3,500 in the academic years up to 2008, and 3,000 after that date.

The conversion or redevelopment of purpose built student accommodation to market housing will not be permitted. The City Council will seek to restrict students from bringing cars to Oxford by means of a planning obligation or other appropriate means.

Note: The reference to students not living in accommodation provided by Oxford Brookes University excludes those students who were resident in Oxford before applying to study at the University and continue to live at their home address while studying.

10.7 University of Oxford

10.7.1 The University of Oxford is a world-renowned centre of academic excellence as well as one of the largest employers in Oxford. The University's vitality and viability is important, but the right balance must be struck between the growth of the University and other land use requirements in Oxford.

10.7.2 The University is expecting a significant level of growth over the next 15 years, with an estimated need for an additional 75,000m² of floorspace over the Plan period. Proposals to increase University floorspace will only be granted planning permission if, through planning obligations, the University provides suitable accommodation for its staff, accommodates additional students in purpose built accommodation and limits the number not in provided accommodation. Policy HS.16 of Section 7.0, Housing Policies, deals with staff accommodation and Policy HS.13 deals with purpose-built student accommodation.

10.7.3 The City Council believes that this growth should be mainly concentrated in the central area as this is most sustainable in transport terms and also enables the different University colleges and departments to maintain close contact. However, this will depend on any new development or alterations to existing buildings not having a material adverse impact upon the special interest of any listed buildings, their settings and buildings of local interest, and the character and appearance of a conservation area. The redevelopment of the Radcliffe Infirmary site provides the only large-scale site in the central area that is likely to be available during the Plan period. It is important that most of this site is developed for teaching/administration/academic research with a small area being used for student accommodation. Two smaller sites that may become available are the Acland Hospital site in Banbury Road and Ruskin College site in Walton Street. Further details of both sites are set out in Section 14.0, Development Sites, Policies DS.2 and DS.72.

10.7.4 There are, however, a number of other sites where there is the opportunity for more University development during the Local Plan period. These include further opportunities for development on sites that have already been developed for University use, such as Keble Road triangle and the Science Area, and also other small sites that are currently used for another purpose but which are likely to become vacant during the Plan period, such as the Old Mortuary site in Floyds Row. University teaching and development could also form part of a mixed-use development at Oxford Station if it relocates to Oxpens.

10.7.5 There may be a need for further sites for academic research activities. More sites are likely to be needed to accommodate other non-core activities such as library storage and administration. The City Council considers that sites allocated for B1 (office) use would be appropriate for these purposes. While the University would want its core academic and research activities to be located in central Oxford, it acknowledges that the shortage of suitable

sites will lead to many non-core activities such as library storage and administration being located in areas away from the central core, if there is a need for further sites.

POLICY ED.7 - UNIVERSITY OF OXFORD - ADDITIONAL DEVELOPMENT

Planning permission will be granted for further development of Oxford University's teaching/administration and research uses on sites already being used for University purposes, including the redevelopment of existing buildings where this would allow additional improved facilities to be provided and make more efficient use of land. Permission will be subject to the new development or alterations to existing buildings not adversely affecting the special interest of any listed buildings or their settings, buildings of local interest, or the character and appearance of a conservation area.

The City Council, where appropriate, will impose planning conditions or seek a planning obligation:

- a. to ensure that student numbers only increase commensurate with additional purpose-built student accommodation; and
- b. for the resolution of traffic/parking problems including improvements for pedestrians, cyclists and public transport, including park and ride.

Student Accommodation

10.7.6 For the last two decades the number of students at Oxford University has been growing steadily at around 15% per decade. In the academic year 1999/2000 there were approximately 16,400 students. The amount of student accommodation provided has kept broadly in line with the overall growth in student numbers, and in 1998/99 there were approximately 13,100 purpose-built student accommodation units. The total number of students not living in provided accommodation is thus approximately 3,300.

10.7.7 By the end of the Plan period, at an expected growth rate of 1%, student numbers will have grown to nearly 19,500. This would be approximately 3,100 more than in 1999/2000. The City Council supports the further expansion of the University, at the rate proposed, provided that the increase in student numbers can be matched by an increase in purpose-built student accommodation. Further, there should be some additional reduction, by 2008, in the number of students not living in purpose-built accommodation. A reduction of 500 is deemed to be appropriate and achievable. In total, nearly 3,600 additional bedspaces will be required by 2016.

10.7.8 Several sites are being allocated for student accommodation in Section 14.0, Development Sites, and are listed in Appendix 10. Purpose-built student accommodation will not be provided with car parking spaces except for students with disabilities and staff, as set out in Appendix 3.

POLICY ED.8 - UNIVERSITY OF OXFORD - STUDENT ACCOMMODATION

The City Council will assess proposals for teaching/administrative accommodation for their impact on student numbers and will ensure that any increase in student numbers is matched by an increase in purpose-built student accommodation. Planning permission will only be granted for additional teaching/administrative accommodation where the number of Oxford University full-time students living in Oxford in accommodation not provided by their College does not exceed 3,500 in the academic years up to 2008 and 3,000 after that date.

The conversion or redevelopment of purpose-built student accommodation to market housing will not be permitted. The City Council will seek to restrict students from bringing cars to Oxford by means of a planning obligation or other appropriate means.

Note: The reference to students not living in accommodation provided by their College excludes those students who were resident in Oxford before applying to study at the University and continue to live at their home address while studying.

10.8 Private Colleges

10.8.1 Different types of private colleges in Oxford teach a great variety of subjects to different age groups. Private colleges may include language schools, secretarial colleges and tutorial colleges. Of particular note are the schools that teach English as a foreign language. While the City Council acknowledges that these institutions have an important educational role, it is also concerned that significant further expansion could lead to an unacceptable loss of other uses. In particular, given the pressure on Oxford's housing stock, change of use from residential or student accommodation to teaching/administrative uses for private colleges will not be granted permission.

10.8.2 The upper floors of non-residential premises in the City centre, District centres and other areas of secondary shopping frontages are considered to be the most suitable areas for the location of private colleges provided this does not result in a significant loss of office accommodation, particularly in the City centre.

POLICY ED.9 - PRIVATE COLLEGES - NEW TEACHING PREMISES

Planning permission will be granted for new teaching premises for private colleges on the upper floors of non-residential premises in the City centre, District centres and other areas of secondary shopping frontages, subject to the following criteria:

- a. it does not involve a significant loss of office accommodation in the City centre, unless a surplus of vacant accommodation or a lack of demand has been clearly demonstrated;
- b. it would not result in environmental or nuisance problems to the amenity of the area; and
- c. existing ground-floor accesses will be used or, in the case of a need for a new entrance, this should be small and should not involve the loss of an existing retail unit.

Where an existing college is considered to be badly located, planning permission will not be granted for development that would result in an increase in student numbers attending the premises.

10.8.3 Of particular importance where private colleges are concerned is the accommodation provided for their students, especially as substantial numbers of students from the University of Oxford and Oxford Brookes University also live in privately owned or rented accommodation. Before granting planning permission for proposals that would increase the number of students attending private colleges in Oxford, the City Council will need to be satisfied that they can be accommodated without putting pressure on Oxford's housing stock. This may be achieved by the students living in other educational premises that are empty for the vacation, in purpose-

built accommodation, or with families. The City Council may require evidence that host families are available before agreeing to the establishment of new private colleges.

POLICY ED.10 - PRIVATE COLLEGES - STUDENT ACCOMMODATION

Planning permission will only be granted for the establishment of new educational establishments or the expansion of existing ones where the applicant agrees to:

- a. a limit on the overall number of students; and
- b. to accommodate the students in other educational premises, purpose built accommodation or family lodgings.

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