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**Oxford City
Council Local
Plan 2036**

*New Academic or
Administrative Floorspace
for Private Colleges and
Language Schools*

**BACKGROUND
PAPER**

INTRODUCTION

1. The success of Oxford's economy is shaped and driven by the presence of its two universities:
 - The world renowned University of Oxford. Ranked first in the Times Higher Education World University Rankings in 2018¹ the University of Oxford contributed £5.8 billion GVA and supported 50,600 jobs in the wider UK economy in 2014/15 and £2.0 billion GVA and 28,800 jobs in Oxford City². It is the largest employer in Oxfordshire with 13,453 direct employees³ at 31 July 2016 representing 12,265 Full Time Equivalents. This figure does not include those employed solely by the colleges or by Oxford University Press, or casual workers or those employed on variable hours contracts.
 - Oxford Brookes University is the highest placed UK institution in the 2018 QS rankings of world universities under 50 years old. It is amongst the world's top universities in 15 subjects and has earned recognition for the quality of a large number of its teaching areas⁴. Oxford Brookes employs 2,800 full-time equivalent staff⁵.
2. At Further and Higher Education (FE/HE) level the local population is supported by the City of Oxford College which provides a wide range of vocational and academic qualifications right up to apprentice and degree level.
3. Also at FE/HE level the independent Ruskin College, nationally one of four specialist residential colleges targeting adult NEETs (Not in Education, Employment or Training), uniquely specialises in providing educational opportunities for adults with few or no qualifications. In doing so Ruskin aims to change the lives of those who need a second chance in education by providing vocational degrees, apprenticeships, and access programs in a variety of public service and creative industries. Ruskin has been commended by the QAA for their support for students and were recognised as 'exemplary for widening participation' by Ofsted in 2016 and enjoys extremely high satisfaction and achievement rates. Ruskin is affiliated to the University of Oxford and works in partnership with Exeter and Kellogg Colleges. Combined, this knowledge cluster benefits the city's economy in a number of ways and ensures that Oxford remains an attractive location for a range of companies. It is also in a position to foster home-grown spin-off businesses.

¹ <https://www.timeshighereducation.com/world-university-rankings/2018/world-ranking#survey-answer>

² <https://www.ox.ac.uk/about/facts-and-figures/economic-impact?wssl=1> Economic Impact of the University of Oxford, Biggar 2017

³ <https://www.ox.ac.uk/about/facts-and-figures/staff-numbers?wssl=1>

⁴ <https://www.topuniversities.com/university-rankings/top-50-under-50/2018>

⁵ <https://www.brookes.ac.uk/about-brookes/at-a-glance>

4. This background, and in particular the globally-recognised “Oxford” brand, has encouraged the establishment of a large number of privately run colleges and language schools in Oxford. These institutions run a variety of courses including summer language schools for young teenagers, GCSE and GCE courses and university entrance preparation programmes. Courses may take place throughout the academic year or within the main academic holidays and typically are away from the student’s home requiring accommodation to be provided by the institution or found by the student. Many of these students are on short-term courses, often in the educational vacations, when they may be housed in university accommodation. Many are also housed in ‘homestay’ accommodation. These are often younger students as opposed to adult (18+) students. Data on the overall numbers, ages and lengths of stay of these students is not readily available and the population of these students will vary widely throughout the year. Consequent to the growth of these institutions, in the confined space available within Oxford, there has been a loss of B1 space (for teaching and administration activities) and additional pressure within the accommodation market caused by the accommodation requirements of these institutions.

POLICY FRAMEWORK

5. The National Planning Policy Framework (2019)⁶ (NPPF) makes no specific reference to private colleges though the document. At paragraphs 7-8 it expresses the “golden thread” of sustainable development and how the local plan should seek to achieve this. Within this the Plan should ensure that “the needs of groups with specific housing requirements are addressed” (paragraph 60).
6. The current Oxford Local Plan is made up of a number of documents two of which have particular relevance to this issue:
 - The Core Strategy 2026 (Adopted 14 March 2011) recognised student housing as a particularly important issue in Oxford due to the dual factors of the already tight availability of housing (both rented and market) and the under-provision (at the time of Adoption of the Core Strategy) of student accommodation by the Universities. These factors led to further pressure on an already stressed housing market leading to the policy response (Policy CS25 – Student Accommodation) that further academic and administrative expansion of the Universities would not be permitted until, for the university seeking expansion, the number of students living outside of university-provided accommodation was less than 3,000. Additionally the policy restricted the use of student accommodation provided under the policy, including during vacation time, to students attending full time courses of one year or more.

⁶https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf

- The subsequent Sites and Housing Plan DPD (Adopted February 2013) revisited the occupation issue (para A2.37) so that this restriction does not apply outside the semester or term-time, provided that during term-time the development is occupied only by university students. This ensures opportunity for efficient use of the buildings for short-stay visitors, such as conference delegates or summer language school students, whilst providing permanent university student accommodation when needed.
7. The Pre-Submission Draft of the Oxford Local Plan 2036 (Regulation 19) clearly states the strategic objectives (para 1.13) as:
- To build on Oxford’s economic strengths as a global centre for research, learning and health care
 - To remain at the heart of the Oxfordshire economy and an important contributor to the national economy in its key strengths in the knowledge intensive businesses (such as education, health, science and technology, and as a leading environmentally sustainable city)
 - To reduce inequalities across Oxford, particularly in employment, health and education
 - To provide a diverse range of employment opportunities to meet the needs of the city’s businesses and residents, allowing Oxford to grow and function sustainably, and with a skilled workforce ready to fill the employment opportunities that arise.
8. It is therefore necessary that the Plan and its constituent Policies fully supports these objectives and do not allow any detraction from their purpose.

CURRENT SITUATION

Scale of presence of Private Colleges and Language Schools in Oxford

9. The 2008 study⁷ of employment in the education, health and retail sectors in Oxford estimated that there were, at the time of the study, approximately 30 language schools primarily for overseas students and about 15 tutorial colleges located in the City. Together these 45 institutions were (on the basis of a telephone survey) stated to employ an average of 20-30 staff each, and could support up to 1,350 jobs in total. However, this study made no attempt to adjust this number to take account of the seasonal and sessional nature of these roles and therefore the number of Full Time Equivalent roles this represented is unclear. This study was unable to give a clear number of how many students attended these institutions and the amount of time they were present in Oxford for their study.

⁷ *The Role of the Higher Education, Health and Retail Sectors in the Oxford Economy. (March 2008) (Nathaniel Lichfield and Partners for Oxford City Council as reported in the Oxford Economic Growth Strategy 2013)*

10. The 2017 assessment⁸ (the 2017 Study) of student housing requirements in Oxford surveyed these institutions and surveyed 42 known colleges of this type ultimately in order to assess the accommodation demands of the sector. This figure implies little overall change in the number of these institutions since the 2008 study although from the available data it is not possible to assess any change in the number of students attending such colleges since the original 2008 study. Of these a 55% response rate was achieved. In performing this work a clearer picture has been achieved of the markets served by these institutions and their scale of presence along with some indication of the anticipated demands on the housing supply both currently and in the future. However, due to the response rate, it is difficult to paint a complete picture.
11. Of the institutions in Oxford that did respond it is apparent that they offered a wide range of courses across all age ranges. These are summarised by Table 1 below (Table 7 from the study report).

Table 1: Types of courses offered by different types of Oxford Private Colleges and Language Schools and the ages of the students on these courses

Type of institution	Type of course	Age ranges				
		Under 16	16-18	18-21	21-24	Over 24
Language schools	Undergraduate degree or diploma courses			✓		
	Foundation year courses		✓	✓	✓	✓
	Preparation for university courses			✓		
	A level/IB courses		✓	✓		
	GCSE or similar	✓	✓			
	Language courses		✓	✓	✓	✓
Summer schools	Preparation for university courses	✓	✓	✓	✓	
	A level/IB courses		✓			
	Language courses	✓	✓			
Independent colleges, sixth forms or schools	A level/IB courses		✓	✓	✓	✓
	GCSE or similar	✓	✓	✓	✓	
	Language courses		✓	✓	✓	✓
	Other	✓	✓	✓	✓	✓

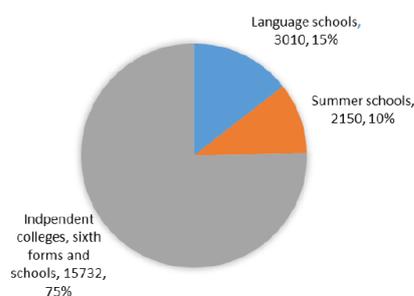
12. From this it will be seen that language schools predominantly run courses for those aged up to 21 (but do admit older students), summer schools cater for students aged 18 or under (but aim preparation for university courses at slightly older students) and the independent colleges, sixth forms and schools have students across the age ranges. Each of these age groups will have differing accommodation requirements which, in turn, will further vary with the length of time the individual is studying at the college.

⁸ Assessment of Student Housing Demand and Supply for Oxford City Council (Jan 2017) (Cambridge Centre for Housing and Planning Research for Oxford City Council)

13. All responding institutions were asked for the maximum likely number of students they have on courses at any one time. Simply adding these student numbers together reaches a total of 20,892 students (Figure 1 – Figure 1 from the 2017 Study report).

Figure 1: The number and proportion of students in each type of institution

Number of students by type of educational institution



14. However, the maximum number of students in Oxford at any one time will be lower than 20,892 as the students are not all in the city at the same time. The summer schools run during the holidays, but many of the language schools and independent colleges, sixth forms and schools run courses throughout the year (although they may not be at full capacity throughout the year). These issues make it problematic to estimate how many students may be in Oxford at any one time, but it is logical to assume that this will be fewer than the sum of the capacities of the institutions. The study estimated that approximately 11,500 students of Oxford's private colleges and language schools are on courses that last at least one academic year. However it is important to note that not all of the students attending these institutions live in Oxford or require accommodation for the duration of their course. The study estimated that approximately 5,586 of their students require accommodation of some form which represents around 27 per cent of the maximum number of students who could attend these institutions.
15. The 2017 Study for Oxford City Council recognised that some of Oxford's private colleges and language schools accommodate some or all of their students in a way that does not increase the overall pressure on the housing market, by using existing stock efficiently. Institutions achieved this by using existing Purpose Built Student Accommodation (PBSA) owned by other institutions during the holidays (e.g. university accommodation) or by making homestay arrangements for students. The 2017 Study proceeds to establish that many of these educational institutions in Oxford accommodate some, or all, of their students in PBSA either owned or leased by the institution and reports that six educational institutions own or long-term lease some PBSA accommodating 530 students. Further, eight institutions short-term lease PBSA (including the use of university college accommodation by summer schools) and this accommodates 1,504 students.

16. Finally, the study highlighted that Oxford’s private colleges and language schools are aware of some students who arrange their own accommodation. Using the information provided by the institutions, it was estimated that 139 students make their own arrangements independently of the institution implying these other educational institutions accommodate all but 13 per cent of those students requiring it.

PROVISION OF NEW STUDENT ACCOMMODATION BY THE PRIVATE COLLEGES

17. As determined elsewhere the Oxford housing market is under severe strain. This is due to a wide variety of factors but one of especial importance in recent years has been the insufficient provision by the academic institutions causing more students to live in privately provided accommodation. The Sites and Housing Plan DPD (Adopted February 2013) addressed this issue in respect of the universities since when an increased level of accommodation has been provided by the universities thereby reducing the number of students living outside of university-provided accommodation. Appendix 2 to this Background Paper describes the Planning Permissions from all providers in respect of student accommodations granted since the inception of the Core Strategy. From this data it can be seen from Table 2 below that the majority of planning permissions (both in terms of scale of provision and absolute number of permissions) have been in favour of the private sector although it is worth noting that a number of these are in relation to university requirements (particularly Oxford Brookes). During this time the universities have permission for the direct provision of over three hundred additional bedrooms (net).

Table 2: Planning permissions for student bedrooms since 2013⁹

Provider type	Number of bedrooms (net)
Universities (direct provision)	309
Private Provision (including indirect provision for universities and private colleges)	2,118
Private Colleges (direct provision)	150
Total	2,577

18. In terms of completions the Oxford City Council 2017-18 Annual Monitoring Report¹⁰ (Table 3 below) shows that between 2013/14 and 2017/18 a total of 1,924 student

⁹ Oxford City Council Planning applications

rooms had been completed. This is estimated by the Council to have released 384 dwelling equivalents back into C3 residential use. Further, within 2017/18, permission for a further 1978 rooms was granted allowing a further 385 C3 dwelling equivalents to be taken into account for the wider housing supply calculations.

Table 3: Student housing completions and equivalent ‘dwellings’ 2013/14-2016/17

Monitoring Year	Number of student rooms completed	Number of equivalent “dwellings”
2013/14	720	144
2014/15	312	62
2015/16	125	25
2016/17	295	59
2017/18	472	94
Total	1,924	384

19. The impact of this additional provision has now significantly reduced the number of students living in accommodation *not* provided by the Universities and in the case of the University of Oxford achieved compliance with Policy CS25 – Student Accommodation whilst Oxford Brookes University is now moving towards compliance.
20. Whilst the accommodation requirements of many students attending the private colleges are different to university students (for example, as previously described, many will have a homestay arrangement due to their age or for summer schools will be accommodated in university student accommodation) these institutions still attract a large number of full time students requiring accommodation. Table 2 (above) shows that since 2013, 150 additional bedrooms have received planning permission directly by the private colleges (two Planning Permissions in favour of Bellerby’s and one for Oxford Tutorial College).
21. Increasingly further education colleges are housing their students in speculatively built student accommodation in direct competition with the universities. D’Overbroecks, Oxford International College and Cherwell College all house some of their students in new purpose-built student accommodation. Table 4 below shows the further education colleges which are beginning to house some of their students in boarder accommodation and, in doing so, potentially reduce the availability of student accommodation available to the universities. Also included in Table 4 is Bellerby’s. This institution has since closed and it is believed that of the 222 rooms that Bellerby’s operated before its closure Luther Court (now known as Thames St) is operated by

¹⁰ https://www.oxford.gov.uk/downloads/download/420/annual_monitoring_report

Oxford Brookes University whilst the remaining 140 rooms are available for student letting via student accommodation agencies.

Table 4: Boarding accommodation used by further education colleges¹¹

College and ages of pupils	Course types and accommodation types provided	Boarder accommodation	Capacity of boarder accommodation (no. pupils)
Bellerby's 14+ (now ceased trading in Oxford)	Age 14-19. Boarding and homestay.	St Ebbe's (bar med) age18+ (Now let via a private student accommodation agency)	50
		Pensons Gardens, St Clement's (Now let via a private student accommodation agency)	31
		St Aldate's (Spice Lounge) age 14-17 (Now let via a private student accommodation agency)	59
		Luther Court (Now operated by Oxford Brookes)	82
D'Overbroeck's Yr 7-6 th form	Day students only until sixth form. Mix of day and borders	106 Banbury Road	20
		Hayfield House	18
		Benson's	7
Oxford International College 15-18	A level students in halls, IGCSE with host families	Wavy Gate new purpose built halls (shared with Kings and Brookes) Travis Perkins site (originally restricted to Brookes/UofOx)	93
Cherwell College 14-6 th form	GCSE, IGCSE, Alevels University preparation	Cherwell House, Mill Street	55

¹¹ Oxford City Council - Background paper 5 (June 2016): Students/Student Accommodation (higher education, language courses, private further education)

BALANCE OF STUDENT ACCOMMODATION IN OXFORD

22. Even though the supply of student accommodation in Oxford has increased over the past five years or so, the above data would suggest that there continues to be a significant shortfall. Whilst the University of Oxford and its constituent Colleges by Dec 2017 had made progress in increasing their own supply there still remain 3,174 students living outside of university provided accommodation; this is just above the 3,000 ceiling required by Core Strategy Policy CS25. Whilst Oxford Brookes University student accommodation situation has worsened significantly between Dec 2012 and Dec 2017 in relation to the 3,000 threshold required by Policy CS25 it has responded to the need to provide more accommodation through commissioning new build, via the private sector and taking on some of the new provision originally commissioned by a now-closed private college.
23. However, it is anticipated that it will take some time to reduce the number of students living outside of university provided accommodation from the current level of 4,089 to below the threshold of 3,000 required by Policy CS25. Therefore, although the private colleges have provided some additional student accommodation, the demands on the student housing supply caused by the private colleges' and language schools' continues to provide unhelpful competition with the two universities in meeting Policy CS25.

LOSS OF EMPLOYMENT SPACE TO PRIVATE COLLEGES AND LANGUAGE SCHOOLS

24. Over the past few years there has been concern that some of the expansion of the Private Colleges and Language Schools (both for teaching/administrative and for student accommodation purposes) has been achieved via a change of use of floor space from B1 (Business) purposes (particularly B1(a) (Offices)) thereby reducing the potential availability of employment floor space. Relevant applications are shown at Appendix 1. This shows that during the lifetime of the Core Strategy there have been three successful applications in respect of the Change of Use from B1(a) Offices to D1 non-residential institution uses (all private colleges and language schools) totalling 2,487m² and two successful applications from B1 to student accommodation totalling 2,594 m². This implies a total loss of 5,081m² of B1 floor space to education-related activities since the Core Strategy was adopted. Within the context of Oxford City (and its relative shortage of B1 floor space) this loss is considered to be appreciable particularly within the city centre.

FUTURE EXPANSION OF THE PRIVATE COLLEGES AND LANGUAGE SCHOOLS

25. It is necessary to look forward and consider the stated expansion intentions of the private colleges and language schools which, unlike the Universities, are not currently capped in any way via a requirement to ensure that the housing situation in the City is not worsened by their expansion and consequent impact on housing and accommodation requirements for teaching and administration purposes. To gain an insight into this the 2017 Study surveyed the private colleges and language schools in respect of their future expansion intentions.
26. The implied total increase in student numbers amongst the 55% of Oxford's private colleges and language colleges that responded to the 2017 Study was approximately 2,200. This was made up as shown by Table 5.

Table 5: Stated expansion intentions of Oxford's private colleges and summer schools

Institution	Nature of course	Additional Students anticipated	Anticipated accommodation requirements
Summer Boarding Courses	Variety of summer schools	105	Will be met within existing university accommodation
Oxford Summer Courses	University preparation – summer schools	1800	Will be met within existing university accommodation
Oxford Summer Courses	Languages – year round	250	Will be met within existing university accommodation
Kings Oxford	Foundation/ A'Level – year round	39	70% through additional leasing / 30% unclear
Cherwell College	GCSE/A'Level – year round	26	Additional on-site rooms

27. However this cannot be considered to be a complete representation of the anticipated future demand for accommodation due to the incomplete response to the survey by these institutions. For example St Clare's International College did not share their expansion plans but have stated that it is anticipated that they will accommodate half of their students in PBSA but that the others will need to make their own arrangements which, if the students are on courses within term time, will place an additional (unquantified) pressure on student accommodation in the City. Further, any expansion intentions of these colleges raises the possibility that some additional accommodation

for teaching and administration purposes may be required which has been shown to lead to the loss of B Class accommodation in the City.

CONTRIBUTION OF THE PRIVATE COLLEGES AND LANGUAGE SCHOOLS TO THE ECONOMIC OBJECTIVES OF THE LOCAL PLAN 2036

28. Table 6 (next two pages) presents an assessment of the degree to which the Universities, Colleges of Further and Higher Education (City of Oxford College and Ruskin College) and the private colleges contribute to the economic objectives of the Local Plan 2036.
29. This table suggests that Oxford's two universities make a significant contribution to the achievement of the City's strategic objectives whilst City of Oxford and Ruskin Colleges both have important (albeit it different) roles to the achievement of the objectives. Conversely, whilst providing some employment in the City, the private colleges situated in Oxford do not support the strategic objectives due to their role and the markets they serve.
30. Associated with their Global prominence Oxford's Universities are pivotal to the local and national economies and make a fundamental contribution to achieving the economic objectives of the Local Plan 2036. As with previous Local Plans, Oxford Plan 2036 will continue to support the Universities and their respective roles in the City's and National economies and will aim to ensure that their activities are able to respond to evolving demands. In achieving their excellence Oxford's Universities place a number of demands on the City including the need for student accommodation and land for educational, research and development and other purposes. For successive Plans this has been managed through linking the expansion of academic floorspace to the provision of additional student accommodation so that the local housing market is not placed under additional pressure.
31. The roles performed by the City of Oxford and Ruskin Colleges in both Further and Higher Education are very different to the Universities and have important contributions to both local and national economies through the provision of an improved skill availability for employers and greater social inclusion and cohesion. Nonetheless they contribute to achieving the economic objectives of the Local Plan 2036.
32. The private colleges and language schools provide income to the businesses running them and offers those able to afford the courses the opportunity of the experience of studying in the City of Oxford. In doing so these institutions offer mainly limited seasonal and short term employment whilst students requiring accommodation in term

time add significant pressure and competition to the already stretched student housing market. This presence transfers also to the streets of Oxford where the numbers of students combined with tourists can place considerable pressure on the City's pedestrian permeability. Whilst these institutions do bring some economic benefit to the City through associated spending and income there are also significant disadvantages to their presence which is encouraged by the global brand of Oxford rather than the necessity of being located in Oxford. Further, as shown above, these institutions make little contribution to the strategic objectives as identified by the Local Plan 2036 particularly as once their course is completed the vast majority of these institutions' students will depart leaving very little or no legacy or benefit to Oxford their host city.

Table 6: Relative Contributions to the Oxford Plan Strategic Objectives by the Universities, Colleges of FE and HE and the private colleges.

Local Plan 2036 Economic Objective	Assessment of contribution to Local Plan 2036 Objectives			
	Universities	City of Oxford College	Ruskin College	Private colleges
<p>1. To build on Oxford's economic strengths as a global centre for research, learning and health care</p>	<p>UoO is ranked No 1 in the world with especial expertise in teaching and research across a wide range of pure & applied disciplines including medicine, science, engineering, business and humanities.</p> <p>OBU's primary function as a new university is as a teaching university although but has a global research reputation in a number of disciplines (eg engineering, business studies, built environment, medicine and health)</p>	<p>Whilst CoOC does not contribute to global research it provides a vital "foundation" level in the City's education provision and infrastructure not only equipping young people to progress to Higher Education and research (both locally and elsewhere) and also through its strategy and mission providing a talent pipeline for local businesses.</p>	<p>Affiliated to the UoO Ruskin College has a global reputation in its specialist fields. With its global links with trade unions it has enabled many of its graduates to contribute positively in such areas as education and health around the world.</p>	<p>Private colleges do not contribute to global research in these areas but do provide income to Oxford upon which brand they trade. This brand gives sufficient "pull" for these colleges to recruit considerable numbers of international students.</p>
<p>2 To remain at the heart of the Oxfordshire economy and an important contributor to the national economy in its key strengths in the knowledge intensive businesses (such as education, health, science and technology, and as a leading environmentally sustainable city)</p>	<p>UoO contributed £5.8 billion GVA and supported 50,600 jobs in the wider UK economy in 2014/15 and £2.0 billion GVA and 28,800 jobs in Oxford City.</p> <p>In 2010 OBU was estimated to contribute £382m to the UK economy and to support approx. 2800 jobs in the wider economy.</p> <p>Pre-qualification those training at UoO and OBU (eg Nursing, Medicine, Teaching) will contribute directly to the local skill requirements.</p>	<p>CoOC works locally and nationally with 1,250 business clients to enhance the development of the local workforce. This is mainly via apprenticeship and foundation/first degree routes but also in some specialisms, eg furniture, to level 7. The provision is geared primarily towards equipping local people to meet the skill needs of local employers through a predominant vocational based, employer supported curriculum.</p>	<p>Ruskin College contributes to the development and enhancement of national and local level workforces through access courses, training in leadership and education as well as first degree routes. The provision is geared towards the dual aim of enabling educationally disadvantaged and discouraged people to meet their full potential whilst at the same time meeting the knowledge and skill- needs of national and local employers and public service (eg health and social services).</p> <p>Ruskin has strong links with Oxfordshire Social Services with up to 75% of Social Work graduates employed locally in local services. This is also the case for Community Development and Youth Work graduates.</p>	<p>Private colleges do not contribute to the national economy in these knowledge intensive businesses. They will normally not be associated with these industries locally or nationally and many of those trained at these institutions will return overseas once finished. Therefore these skills gained will not contribute to the City or its local economy.</p>

Local Plan 2036 Economic Objective	Assessment of contribution to Local Plan 2036 Objectives			
	Universities	City of Oxford College	Ruskin College	Private colleges
<p>3 To reduce inequalities across Oxford, particularly in employment, health and education</p>	<p>The Universities do not generally have the purpose of educating people from to Oxford although some students will be local to Oxford. However many graduates from both Universities now live and work in the area.</p>	<p>CoOC contributes significantly to this objective. The College is a major provider of Further Education courses and enables young people, particularly those from disadvantaged backgrounds, to continue their education through academic and vocational routes. Both campuses are well equipped to assist students with special needs and ESOL.. In partnership with other institutions (eg OBU) CoOC also provides Access to Higher Education routes, Foundation and First Degrees which are geared towards local needs. With a range of partners CoOC works to assist people from economically deprived and rural communities across Oxfordshire to improve their work readiness. CoOC (as part of Activate Learning) manages two ESF programmes to support the long term unemployed into work and minimise those at risk of becoming NEET. It is also the deliverer of the Work & Health Programme for the county.</p>	<p>Ruskin College recruits nationally and internationally and provides a route for the educationally disadvantaged to fulfil their potential and progress their careers.</p> <p>Overall Ruskin’s graduate employment rate is at 75%. They have recently launched an apprenticeship in care, health , and business administration.</p> <p>Student satisfaction is at 96.7% for FE. Achievement remains at 98%.</p>	<p>Private colleges recruit nationally and internationally. These institutions do not generally have the purpose of educating people local to Oxford although some students (eg for exam retakes) will be local to Oxford.</p>
<p>4 To provide a diverse range of employment opportunities to meet the needs of the city’s businesses and residents, allowing Oxford to grow and function sustainably, and with a skilled workforce ready to fill the employment opportunities that arise.</p>	<p>UoO is the largest employer in Oxfordshire (13,453 direct employees in July 2016 excluding those employed solely by the colleges, Oxford University Press, casual workers and variable hours contracts) representing a considerable range of employment opportunities across the full range of skill and occupational levels. As the County’s 8th largest employer OBU directly employs 2,800 FTE staff with others being employed on a contractual basis. As with UoO many of these roles will provide employment for local people at a range of skill and occupational levels.</p>	<p>The diversity of employment at City of Oxford College falls between the Universities and private colleges. Employment at these colleges provides a diverse range of opportunities for local residents at a variety of skill levels in a range of disciplines (both academic and vocational) for both teaching/tutoring staff and those engaged in support work (eg IT support admin. Building management, etc). The college also supports part-time employment opportunities for some of its students through a “Student Crew” model operating on the campus.</p>	<p>The range of employment at Ruskin College is akin to the Universities but at a reduced scale and scope due to the smaller range of courses taught. Due to its specialisms Ruskin has need of specific skills and knowledge made easier to accommodate by the cluster of HEIs in Oxford. As well as the academic staff there will be a range of opportunities for local residents at a variety of skill levels in a range of disciplines.</p>	<p>The range of employment opportunities at private colleges is generally limited to teaching and administrative / support staff. Due to the seasonal nature of much of this provision (e.g. summer schools, short language courses) many of the employment opportunities are of a limited duration and will be attractive as a second or supplementary income for individuals rather than a main income</p>

CONCLUSIONS

33. The private colleges and language schools located in the city of Oxford have performed well and there has been a trend for growth in this activity. Unfortunately the success of these institutions has come at a price for Oxford itself in the form of loss of valuable B1 floorspace (particularly in the city centre), additional pressure on the student and general housing markets in the city and the sheer scale of numbers of these institutions' students which, when combined with tourists at peak times, can severely limit pedestrian permeability within the city centre. This therefore means that the City, in developing the Oxford Plan 2036, has some hard choices to make.
34. Oxford's two universities have fundamental roles to both City and national economies. Of global importance they are centres of innovation, research and excellence and will continue to make major contributions to achieving the Plan's Economic Objectives. In order for the Universities to be able to respond to the changing requirements placed upon them in the coming years the Universities will need the full support and necessary mitigation of impact that can be offered by Oxford Local Plan 2036.
35. The roles of City of Oxford College and Ruskin College, whilst different to the Universities, are no less important in meeting Oxford's Economic Objectives. These institutions are therefore to be supported especially in terms of their work to enable wider access to education and consequently maximise the benefit and productivity of the available workforce for both the local and national economies. As with the Universities, it is important the Oxford Local Plan 2036 enables these institutions to respond to changing demands made of them in a managed way.
36. It is clear from the above that the private colleges and language schools make little contribution to achieving Oxford's Economic Objectives. At the same time these institutions already have a considerable impact upon Oxford, which to date, has not been managed by the planning system except via individual decisions on individual planning applications. Importantly these institutions do have some growth aspirations and it is therefore important that the consequences and implications of these institutions' business decisions are managed in a way that is consistent with other groups (eg the Universities and Colleges of FE and HE) and in a way that the wider interests of Oxford are met and progress towards its Economic Objectives furthered.
37. Therefore, in the Local Plan 2016 it is intended to minimise future unacceptable negative effects of private colleges and language schools via a policy approach of not granting planning permission for any new floor space to these activities unless there is a direct contribution to achieving the economic objectives of the plan. The reason for this policy approach is that allowing such institutions to expand further in an

unconstrained manner would have an unacceptable negative effect on the objectives of the Local Plan in the following ways:

38. They make a limited contribution to the economic objectives of the Local Plan 2036 when compared to the Universities, City of Oxford College and Ruskin College;
39. Premises in these uses have a low employment density and therefore do not make very efficient use of land (compared to B1). This is very important in the highly constrained environment of Oxford city;
40. There has been some loss of B1 floor space to these activities which, again in the confines of the City of Oxford, is difficult to replace. Such loss is also contrary to policy;
41. Students of these institutions often require purpose built student accommodation which reduces opportunities for either general housing or student accommodation for one of the two universities. It therefore detracts from the key priorities for Oxford to meet housing need, to free up family dwellings and to support the growth of the Universities;
42. It is not a land use which is a priority to meet Local Plan objectives. Private colleges choose to be located in Oxford to benefit from the 'Oxford' name and do not have an operational need to be in the City.
43. It is therefore considered important that the Plan should limit further growth of such institutions and established colleges should be allowed to expand only if benefit to the local economy specifically in relation to all of the Local Plan 2036 economic objectives can be demonstrated and any negative impacts managed via the measures detailed at Policy E3 "*New academic or administrative floorspace for private colleges/ language schools*" of the Oxford Local Plan 2036.

APPENDIX 1: DEVELOPMENT IN OXFORD CITY RELATING TO THE LOSS OF CLASS B EMPLOYMENT USE TO EDUCATIONAL ACTIVITIES AND STUDENT ACCOMMODATION.

Table A1a: Loss of B1 to Educational Purposes

Appl No	Mon Yr	Sq M lost	Change of Use Class	Description
17/01675/FUL	17/18	111	B1 (a) to D1	Change of use of upper floors of building from commercial office facility (B1a) to Educational facility (D1) (private college) (City Centre)
11/01569/FUL	12/13	1,926	B1 (a) to D1	Change of use from general office use (B1a) to educational purposes (D1) (SAE Institute – private college) (Not City Centre)
10/01844/FUL	13/14	450	B1 (a) to D1	Change of use of first and second floors from office (Class B1a) to non-residential education (Class D1) (Oxford Tutorial College – private college) (City Centre)
Total		2,487		

Table A1b: Loss of B1 to Student Accommodation Purposes

Appl No	Mon Yr	Sq M lost	Change of Use Class	Description
17/02140/FUL	17/18	1,394	B1 (c) to C2	Demolition of existing buildings. Erection of new student accommodation comprising of 885 student rooms (of which 46 would be fully accessible) for OBU, Use of student accommodation outside term time by cultural and academic visitors and by conference and summer school delegates. (Not City Centre)
16/01973/FUL	16/17	1,200	B1(a) to C2	Change of use from B1a office to 48 student study rooms. Erection of a further 30 student rooms. Speculative C2 private development. (Not City Centre)
Total		2,594		

Use Class Definitions

Class B1(a)	-	Offices (Other than A2 professional and Financial Services)
Class B1(c)	-	Light Industry appropriate in a residential area
Class C2	-	Residential Institutions – includes University Halls of Residence
Class D1	-	Non-Residential Institutions – includes non-residential educational institutions

APPENDIX 2: OXFORD CITY PLANNING PERMISSIONS RELATING TO STUDENT ACCOMMODATION SINCE THE ADOPTION OF THE CORE STRATEGY (2011)

Address	No. of rooms	Organisation	Date of permission	Description
172 Walton Street	1	Worcester College	17/02/2011	10/02663/FUL Erection of two storey rear extension and porch with alterations to create additional study bedroom. Change of use of part of ground floor to create tutorial rooms.
258 Cowley Road	10	Private owner	18/03/2011	10/03110/FUL Erection of two storey extension. Provision of student accommodation at first floor level, and extension to shop/storage area for 258 Cowley Road
258-262 Cowley Road	5	Private owner	14/04/2011	10/03110/FUL Division of existing flat over 258-262 Cowley Road, extension of part of existing first floor flat to provide student accommodation over 258 Cowley Road and rebuilding ground floor shop/ storage area to 258 Cowley Road; amendments to stair to flat over 256 Cowley Road; new shop fronts to 256 and 258 Cowley Road.(Amended Plans)
Dorset House School of Health Care, 58 London Road, Headington	313	Berkley Homes	21/04/2011	10/03136/FUL Demolition of 1a Latimer Road and 44 London Road. Alterations to 60 London Road and erection of 3 buildings of 2,3 and 4 storeys to provide 313 student bed spaces, ancillary accommodation, plant and secure and integrated cycle storage for 160 cycles. External works including associated communal space 4 car parking spaces for disables residents, 1 staff car parking space and 12 visitor cycle spaces. (Amended Description, Amended Plans, Amended CTMP)
Former Bus Depot	112	Berkley Homes	16/06/2011	12/00455/FUL Erection of building to provide 112 student study rooms, 3 parking spaces, cycle parking, access, and landscaping (amended scheme to include additional study rooms from that approved under references 09/01201/OUT and 11/01150/RES). Development Site Of Former Oxford Bus Depot 395 Cowley Road. Limited to Full time students on academic courses of 1yr plus

381 Cowley Road	12	Greenings (Oxford) Ltd	01/07/2011	11/01167/FUL Change of use of first floor accommodation from assembly and leisure (class D2) to 12 x student units (class C2) with associated external alterations. (Amended Plans)
23 Park End	19	Private owner (no info. iro occupants)	15/07/2011	15/01643/FUL Demolition of the existing single storey commercial unit. Erection of 1No. two storey building to create 16 x 1-bed student study rooms and erection of 1No. two storey building to create 1 x 1-bed warden flat and 1 x 3-bed postgraduate flat. Limited to Full time students on academic courses of 1yr plus
The Cavalier Pub, Oxford	58	Private owner (no info. iro occupants)	20/07/2011	10/03215/FUL. Demolition of existing public house. Erection of two and three storey building accommodation for retail store and 35 student study bedrooms.
1 Woodbine Place	9	Private owner (no info. iro occupants)	27/07/2011	11/01345/FUL Change of use from hostel (SG) to student accommodation (SG) comprising 9 study bedrooms.
123 to 127 Walton Street and 32/32A Little Clarendon Street	41	Shirehall Properties Ltd	23/08/2011	11/00711/FUL Retention of front part of 123-125 and 127 Walton Street. Erection of new structure. Demolition of 126 Walton Street and 32-32A Little Clarendon Street and their replacement with new 3 and 4 storey building. Provision of 6 retail units on ground and basement floors with student accommodation (41 Study rooms) on upper floors. (Amended Plans)
162-164 Hollow Way	19	Speedy Property Solutions	12/09/2011	11/00765/FUL Demolition of existing building. Erection of 2x2 storey building accommodating 19 student study rooms plus warden's accommodation. Provision of cycle and bin storage.
12A Friar's Entry	29	Eckersley (Oxford) Limited	12/10/2011	11/01814/FUL. Part demolition of existing sub-station building fronting Red Lion Square. Erection of part 4 storey, part 7 storey building to provide 29 No. en-suite student bedrooms. Limited to Full time students on academic courses of 1yr plus

379 Cowley Road	6	Clive Smith (Oxford) Ltd	10/11/2011	11/02202/FUL. Erection of two-storey building to provide 6 student bedsits with communal space, and office (Class A2). Limited to Full time students on academic courses of 1yr plus
St Hughs College, St Margaret Road	63	St Hugh's College	13/12/2011	11/01794/FUL Erection of freestanding building on 3 and 4 levels plus basement to accommodate Chinese Institute plus 63 student study rooms for St. Hugh's, together with College offices, music room, lecture theatre, seminar room and ancillary facilities. Access from Canterbury Road via new gate to 20 car parking spaces including 4 disabled and 140 cycle parking spaces. (Amended plans)
Mansfield College, Mansfield Road, Oxford	78	Mansfield College	16/12/2011	11/02210/EXT Application to extend the time limit of planning permission 08/01741/FUL for erection of new buildings over four floors and basement to provide student accommodation (78 rooms), meeting rooms, offices, common rooms and ancillary facilities. Associated landscaping and pedestrian access and landscaping improvements to existing main quadrangle.
51 Union Street	26	Crampton Smith Properties	24/01/2012	11/02248/FUL. Demolition of former school canteen. Erection of 26 en-suite student rooms with shared facilities. Limited to Full time students on academic courses of 1yr plus
Cantay House, 36-39 Park End Street	44	Cantay Investments Ltd	09/02/2012	11/02447/FUL Demolition of rearmost building. Erection of 5 storey building to comprise 44 student study rooms plus wardens accommodation. Can be used for other students outside of normal term time
Land to the rear or 17-41 Mill Street	55	Bellerby's	15/02/2012	11/02382/FUL. Erection of two storey building to provide 55 ensuite student rooms plus warden's accommodation. Limited to Full time students on academic courses of 1yr plus
117 Banbury Road	3	Oxford Overseas Student Housing Association Ltd	20/02/2012	12/00045/FUL Demolition of existing timber extension. Erection of 2 storey extension to accommodate administrative offices. Internal alterations to include conversion of first floor offices to 3 additional study bedrooms.

381 Cowley Road	12	Private owner (no info. iro occupants)	23/04/2012	11/02884/FUL. Change of use of first floor (remainder) from D2 (leisure and assembly) to 5 x student units (Sui Generis) with associated external alterations. Limited to Full time students on academic courses of 1yr plus
Summertown House, Apsley Road	5	University of Oxford	17/05/2012	12/00239/FUL Refurbishment of eastern block of student accommodation including recladding of all elevations, internal alterations to stairs, lifts and student flats to create 5 additional residential units. Alterations to central car parking area to create landscaped garden, plus creation of covered cycle store for additional 84 cycles to rear of site, and new car port and store to serve Lodge. (Amended plans) (Amended description)
Castle Mill, Roger Dudman Way	312	University of Oxford	13/08/2012	11/02881/FUL Extension to existing student accommodation at Castle Mill to provide additional 312 postgraduate units consisting of 208 student study rooms, 90 x 1 bed graduate flats and 14 x 2 bed graduate flats, plus ancillary facilities, 360 covered cycle spaces and 3 car parking spaces. (Amended Plans)
Travis Perkins, Chapel Street	190	Dominion Developments	23/08/2012	12/01388/RES Former Travis Perkins site. Demolition of existing buildings on site. Erection of 190 student study rooms plus B1 levels 1&2. Limited to Ox Brookes Uni in term time
Harris Manchester College, Mansfield Road	5	Harris Manchester College	24/09/2012	12/01729/FUL Demolition of rear section of 24 Holywell Street. Erection of three storey student accommodation and clock tower, alterations to existing boundary wall (involving demolition) and formation of new gated entrance (amended description) (Amended plans)
220-222 Cowley Road	18	RMA properties	25/10/2012	12/02447/FUL Demolition of existing buildings comprising shop, workshop (Use Class B1) and student accommodation. Erection of new buildings to provide replacement retail, offices (Use Class B1), self-contained two bedroom flat, and student accommodation (18 student study bedrooms and ancillary accommodation). Limited to Full time students on academic courses of 1yr plus

St Clement's Car Park & Public Convenience, St Clement's Street	140	i-Q Student Accommodation	06/03/2013	12/01369/FUL Redevelopment of St Clement's car park to provide 140 student study rooms and ancillary accommodation in two blocks on 3, 4 and 5 floors.
229 Cowley Road	13	Oxford Tutorial College	16/09/2013	13/02417/FUL Change of use of 229 Cowley Road from dwelling house (Use Class C3) to student accommodation (Sui Generis). Erection of 1 x 3-bedroom dwelling house (Use Class C3)
Mansfield College, Mansfield Road, Oxford	78	Mansfield College	17/10/2013	13/01637/FUL Erection of new building on 5 floors plus basement to provide 78 student study rooms, offices, common rooms, ancillary facilities and landscaping improvements.
Ruskin Hall	30	Ruskin College	17/10/2013	12/03123/EXT Application to extend the time limit for implementation of planning permission 09/00636/FUL (Erection of student accommodation on 2 and 3 storeys. Cycle parking. Associated hard and soft landscaping).
Luther Court	82	Bellerbys	18/10/2013	12/01228/FUL Erection of new buildings fronting Thames Street comprising 42 self-contained flats (13x1 bed, 29x2 bed) and 82 student study rooms on 5 and 6 storeys. Limited to Full time students on academic courses of 1yr plus
Former Ruskin College Site, Walton sTreet	90	Exeter College	03/02/2014	13/00832/FUL Redevelopment of existing student accommodation and teaching site comprising the demolition of all buildings, with exception of the 1913 Ruskin College facade to Walton Street and Worcester Place, and erection of 90 student study rooms, 3 Fellows/Staff residential rooms, teaching facilities, library archive social space, landscaping and associated works. (Amended plans and supplementary planning documents)
St Cross College, ST Giles	53	St Cross College	28/07/2014	13/01800/FUL Demolition and rebuilding of existing boundary walls. Erection of 53 study bedrooms, lecture theatre, library, seminar rooms and ancillary accommodation on 4 floor plus basement.

Harris Manchester College, Mansfield Road	8	Harris Manchester College	27/08/2014	14/01762/FUL Demolition of part of listed boundary wall. Erection of first floor rear extension to Arlosh hall. Erection of a two storey building to rear of No.30 Holywell Street to provide 8 student bedrooms.
North Oxford Medical Centre	9	University College, UoO	17/09/2014	14/01725/FUL Change of use from Doctor's Surgery (Use Class D1) to 9 bedroom student accommodation (Use Class C2) and associated Porter Lodge on ground floor. . Creation of additional entrance to provide access into entrance hall. (Amended plans) (Amended description)
376 Banbury Road	36	D'Overbroecks And Carnegie Capital Estates	24/03/2015	14/03445/FUL Demolition of existing building. Erection of school boarding house on 3 and 4 storeys, plus basement. Provision of 2 car parking spaces, cycle and bin stores, landscaping and ancillary works.
Harris Manchester College, Mansfield Road	2	Harris Manchester College	04/06/2015	15/00994/FUL Alterations to roof on west elevation to match existing roofslope. Formation of 1 no. dormer window to west elevation and 3 no. dormer windows to east elevation in association with loft conversion. (Amended plans)
Cheney Hall	20	Oxford Brookes University	10/07/2015	15/01568/FUL Change of use from B8 storage and distribution to C2 student accommodation to provide 20 student rooms.
4-5 Queen Street	133	Reef Estates Ltd with Christ Church College	04/08/2015	14/02256/FUL Demolition of 4-5 Queen Street and rear of 114-119 St Aldates. Renovation and alteration of remaining properties at 114-119 St. Aldates with roof extension, plus erection of new building to Queen St on 5 levels plus basement. Change of use from offices and retail to form 2 Class A1 retail units plus further unit for either Class A1 (retail), Class A2 (offices) or Class A3 (restaurant) at basement and ground floor levels. Provision of 133 student study rooms at upper levels, plus ancillary facilities at basement level

162-164 Hollow Way	16	Speedy Solutions Property	21/08/2015	15/01643/FUL Demolition of the existing large single storey retail unit (A1) Erection of building to provide 16 student rooms (plus 1x1-bed warden flat and 1x3-bed post-graduate accommodation which is counted as C3). Term time for 1yr+ FT courses. Wider use in vacations
Land to Rear Fairfield	30	University College, UoO	08/10/2015	15/01102/FUL Erection of 6 buildings to provide 30 student rooms.
Friar Pub, 2 Old Marston Road	30	Dunne Property Developments	22/10/2015	15/02543/FUL. Site of former PH. Erection of 3-storey building to provide student accommodation of 30 number ensuite rooms with kitchen/diner to each floor and communal hall. During term time for student accommodation. Outside term time can be extended to include accommodation for cultural and academic visitors and summer school delegates but not for conference use.
115 Babury Road UC	36	University College, UoO	10/11/2015	15/01104/FUL Demolition of existing bungalow, part of existing Fairfield Residential Home and various outbuildings. Erection of replacement residential care home consisting of 38 bedrooms, communal and ancillary facilities on 1, 2 and 3 storeys, together with extension and alteration to existing garage to rear of 25 Staverton Road to form manager's accommodation. New vehicular access from Banbury Road, 18 car parking spaces and landscaped garden (Amended plans)
Site of former Friar Public House	30	Dunne Property Developments	20/01/2016	15/02543/FUL Erection of 3 storey building to provide 30 student rooms. Student accommodation for term time for 1yr+ FT courses. Use of student accommodation outside term time by cultural and academic visitors and by conference and summer school delegates.
11 Winchester Road	0	Hertford College, UoO	06/04/2016	15/00759/FUL Change of use from large House in Multiple Occupation to Student Accommodation.
Florey Building	25	Queens College, UoO	06/06/2016	15/03643/FUL. Refurbishment and extension to provide 25 additional student study bedrooms.

36 38 40 London Road & 2 Latimer Road	167	Frontier Estates (Oxon) Ltd	15/04/2016	15/00858/FUL. Demolition of existing buildings. Erection of 167 student study rooms and 4 C3 dwellings. Close to OBU. The student accommodation shall only be occupied by students in FTE on courses of an academic year or more.
Canterbury House, Cowley Road (Reliance Way)	60	Cantay Estates Ltd	22/12/2016	16/01973/FUL. Change of use of Canterbury House, Adams House and Rivera House from Class B1(a) office use to 48 student study rooms and ancillary facilities. Full planning permission for the erection of a three storey building to provide 30 further student rooms and ancillary facilities. During term time for student accommodation. Outside term time can be extended to include accommodation for cultural and academic visitors and summer school delegates but not for conference use.
77-83 Iffley Road	13	St Hilda's College, UoO	19/12/2016	16/02772/FUL Erection of a four storey rear extension to provide 13 additional student study rooms.
Canterbury House	78	A2 Dominion and Cantay Estates Ltd	21/12/2016	16/01973/FUL. Change of use of Canterbury House, Adams House and Rivera House from Class B1(a) office use to 48 student study rooms and ancillary facilities. Full planning permission for the erection of a three storey building to provide 30 further student rooms and ancillary facilities. During term time for student accommodation. Outside term time can be extended to include accommodation for cultural and academic visitors and summer school delegates but not for conference use.
Swan Motor Centre, Between Towns Road	144	Watkin Jones	15/02/2017	16/01752/FUL. Redevelopment of site to provide purpose built managed student accommodation comprising 144 study rooms, provision for one commercial unit, and provision of an on-site management suite. FT students only
Somerville College, Woodstock Road	68	Somerville College, UoO	31/03/2017	16/03062/FUL Erection of five storey building to provide 68 student rooms. Extension/refurbishment to provide 42 student rooms.

24 Norham Gardens	11	St Edmund Hall	13/04/2017	17/00418/FUL Conversion of existing building from 3 x flats (Use Class C3) to provide 1no. bedsit and 11no. student bedroom (Sui Generis).
Balliol College Sports Ground	223	Balliol College	30/05/2017	16/03056/FUL Proposed demolition of existing collegiate accommodation and erection of C2 residential institution including sports pavilion, assembly space and associated accommodation, access and landscape.(amended information and revised plans)
Rymers Lane	39	Cantay Estates	21/06/2017	16/02997/OUT Application for outline planning permission for the provision of development comprising a purpose built student accommodation facility of 39 study bedrooms with ancillary facilities for use during academic term time and vacation periods. For occupation during term time by students in full time education on courses of an academic year or more. Outside term time may be extended to include accommodation for cultural and academic visitors and for conference and summer school delegates.
46-47 St Clement's	16	Private owner (no info. in respect of occupants)	01/08/2017	17/01230/FUL Change of use from a House in Multiple Occupation (Use Class C4) and Housing in Multiple Occupation (Sui Generis) to Student Accommodation (Sui Generis).
St Catherine's College, Manor Road	78	St Catherine's College	03/10/2017	17/00758/FUL Erection of 78 student bedrooms (4 with disabled access) arranged in clusters of 8, over three floors in three 'pavilion' style buildings connected by glazed stairwells; together with a three storey Graduate Centre, landscaping, flood compensation, and associated infrastructure; and including the demolition of staircase 23.

Oxford Business Centre, Osney Lane	514	SC Osney Lane Ltd	22/12/2017	16/02945/FUL Demolition of units 1-15 Oxford Business Centre and redevelopment including erection of purpose built student accommodation with small-scale A1, A3, A4 and B1 units, with associated landscaping.
British Telecom, James Wolfe Road	885	Unite Students	04/01/2018	17/02140/FUL. Demolition of existing buildings. Erection of new student accommodation comprising of 885 student rooms (of which 46 would be fully accessible), communal areas and amenity provision. Use of student accommodation outside term time by cultural and academic visitors and by conference and summer school delegates.
St Hilda's College, Cowley Place	59	St Hilda's College, UoO	29/03/2018	17/02537/FUL Proposed demolition of existing buildings and redevelopment comprising: erection of new building to provide student accommodation (59 bedrooms), porters lodge, middle common room, fellows' accommodation and academic and administrative offices; erection of new pavilion building; removal of existing porch to old hall building and provision of replacement; creation of new pedestrian access from Cowley Place; replacement bin and bicycle parking.