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Revisions to Policy H2
following wash up session

PSD.27B

Updated modifications to Policy H2, supporting text and Glossary

1. During the wash up hearing session on Friday 19th December the Inspector set out some preliminary views on PSD.26., which had been prepared between Oxford University, Oxford Brookes University, Oxford Centre for Islamic Centre and Oxford City Council. These are reflected below.

Suggested modifications to Policy H2 relating to student accommodation

b) For new student accommodation creating a net gain of 25 or more 20 student units (or 104 or more self-contained student units), a financial contribution should be secured towards delivering affordable housing elsewhere in Oxford. The contribution will be calculated using the formula in Appendix 3.2. The contribution will be required only from the number of units creating a net gain. Alternatively, the affordable housing contribution can be provided on-site where both the City Council and the applicant agree that this provision is appropriate. For mixed-use developments of student accommodation with general housing a pro-rata approach will be used to determine whether a contribution is required, and how much this should be.

This requirement is subject to the following exceptions:

- i) The proposal is within an existing or proposed campus site, as defined in the glossary; or
- ii) The proposal is for redevelopment of an existing purpose-built student accommodation site which at the date of adoption of the Plan is owned by a university and which will continue to be owned by a university to meet the accommodation needs of its students.

If an applicant can demonstrate particular circumstances that justify the need for a viability assessment, and through an open book exercise demonstrate the affordable housing requirement to be unviable, a cascade approach should be worked through with the City Council until development is viable as set out in Appendix 3.13 ~~PPG Para 7.~~

Across all types of development, where the number of dwellings proposed falls below the relevant thresholds set out above to require affordable housing, the Council will consider whether or not the site reasonably has capacity to provide the number of dwellings that would trigger a requirement to make a contribution towards affordable housing. This is to ensure that developers may not circumvent the policy requirement by artificially subdividing sites or an inefficient use of land. This policy will apply to all types of residential development including conversions and changes of use. * See Appendix 3.3 for more details

Suggested modification to the supporting text (in paragraph 3.16) of H2

3.16: Securing new affordable housing on sites as part of larger developments is one way that homes can be provided. The Council will therefore seek that on residential development sites of 10 or more units, a proportion of affordable housing is provided on-site. ~~For smaller residential developments of 4-9 units a financial contribution will be sought in lieu of on-site provision.~~ For residential uses where onsite provision may not be appropriate (e.g. student accommodation) then a financial contribution will be sought. This requirement is exempted for university campus sites and for redevelopment of existing purpose-built student accommodation that is currently and will continue to be owned and/or managed by the university. This will be secured through a planning condition.

Suggested modifications to the Glossary

University Facilities

Accommodation belonging to the University of Oxford comprising of academic, research and administrative uses. • Academic uses: teaching, seminar and lecturing spaces • Research: laboratories and special facilities • Administrative: offices and administrative functions. See [Campus site](#)

Academic Accommodation

See [University Facilities](#). See [Campus](#)

Administrative Accommodation

See [University Facilities](#). See [Campus](#)

Campus

Accommodation occupied by an educational institution and comprising academic institutional uses including academic (teaching, seminar and lecturing spaces), research (laboratories and special facilities) and/or administrative uses (offices and administrative functions).

Oxford Brookes University existing campus sites

- [Contiguous Headington interests, including Gipsy Lane, Headington Hill Hall and Clive Booth Student Village](#)
- [Oxford Brookes University Marston Road Campus](#)