

Proposed additional
modifications to Policy H9,
supporting text, glossary and
proposed new appendix
agreed with Oxford Brookes
University

PSD.26

Proposed additional modifications to Policy H9, supporting text, glossary and proposed new appendix (agreed with Oxford Brookes University)

1. At the hearing session on Friday 6 December the Inspectors asked the City Council and Oxford Brookes University to seek to agree an alternative approach to Policy H9 in terms of finding an alternative mechanism or a revised cap which is workable. An amendment to Policy H9 was discussed at the hearings such that development of academic, research and administrative accommodation could take place if it does not generate or facilitate an increase in student accommodation, regardless of whether the threshold is met. In discussion with Oxford Brookes on 6th December the City Council also agreed that an appendix detailing how the threshold in Policy H9 will be measured would be beneficial. Additional supporting text to paragraph 3.43 is also proposed to refer to this appendix. This draft appendix has been shared with both Universities and discussed at the joint meeting on 12 December 2019. The City Council understand this to be an agreed position by all parties who attended. If the modifications are not incorporated within the Plan, Oxford Brookes University would rely on its previous representations i.e. that Policy is not sound in its current form.
2. In addition, further discussion with Oxford Brookes about the setting of the threshold and how this will be measured has led to a proposed new modification to their threshold in Policy H9, as detailed below. Oxford Brookes University, on the basis of the clarity about students to be excluded from the calculation provided by the draft Appendix 3.5, at the meeting with the City Council on 12th December considered that they were within the threshold based on the methodology in the draft Appendix, but were concerned about the potential for double counting because of students who fell into more than one of the exclusion categories, and they hadn't yet had time to do that analysis. Following the meeting Oxford Brookes undertook further more detailed analysis and found that there was more double counting in their original assessment than they had anticipated, in the region of 1,000 rather than a few hundred as they estimated. The City Council has not had access to the full detailed data, so is taking the calculations provided by Oxford Brookes on trust and that basis the threshold put forward as a modification below is acceptable to both parties. It was also agreed by both parties that two caveats should be added in order to ensure that Oxford Brookes University will be able to continue to meet the threshold throughout the Plan period.
3. Both parties agree that Policy H9 could be made sound if the following modifications are incorporated within the Plan.

Suggested modification to Policy H9

Policy H9: Linking the delivery of new/redeveloped and refurbished university academic facilities to the delivery of university provided residential accommodation

Planning permission will only be granted for new/redeveloped or refurbished academic, research or administrative accommodation for the University of Oxford where it can be demonstrated that:

- a. The new accommodation would not generate or facilitate any increase in student numbers;
or
- b. ~~that~~ the number of their full-time taught course students living in Oxford in non-university provided accommodation does not exceed 2,500 at the time of the application. This threshold will be reduced to 1,500 at 01 April 2022.

Planning permission will only be granted for new/redeveloped or refurbished academic or administrative accommodation for Oxford Brookes University where it can be demonstrated that:

- c. The new accommodation would not generate or facilitate any increase in student numbers; or
the number of their full-time taught course students living in Oxford in non-university provided accommodation does not exceed 4,000 ~~3,500~~ at the time of the application. This threshold will be increased to 4,500 if: ~~reduced to 3,000~~
- on 01 April 2023 a scheme delivering a net increase of at least 500 student bedrooms has not been developed at Clive Booth Student Village (Site SP18); and/or Oxford Brookes is able to demonstrate that they are unable to secure additional nomination rights to meet the threshold. This threshold would return to 4,000 once the additional 500 student bedrooms are delivered and/or secured.
 - on 1 April 2030 Oxford Brookes is able to demonstrate that they are unable to meet the threshold because they are unable to secure new nomination rights to replace expiring nomination rights.

The reference to students not living in accommodation provided by either University of Oxford or Oxford Brookes University excludes those students who were resident in Oxford before applying to study at the university and who continue to live at their pre-application home address while studying. Appendix 3.5 explains how the threshold will be calculated.

Proposed modification to paragraph 3.45

3.45 The reference to students not living in accommodation not provided by either University of Oxford or Oxford Brookes University excludes those students who were resident in Oxford before applying to study and the university and who continue to live at their home address while studying. Full details of how the universities will be assessed against the threshold are provided in Appendix 3.5.

Proposed new Appendix 3.5 to explain how the threshold in Policy H9 will be calculated (appendix 3.5 and 3.5 to be renamed as 3.6 and 3.7)

Appendix 3.5 Student threshold calculation

Policy H9 applies to full-time taught course students. To inform each Annual Monitoring Report the universities will be asked to provide information relating to their student numbers and the number of student accommodation rooms they provide. A snapshot of information will be requested from a point in time in the Autumn of the monitoring year in question. The monitoring year is the one-year period from 1st April- 31st March. The ‘snapshot’ figures provided for the Annual Monitoring Report will be representative of the monitoring period and applicable to policy H9. If a university is shown in the snapshot to be in breach of threshold but are able to demonstrate a reduction in numbers during the year that brings them under their threshold this will be accepted as an update by the City Council alongside an application for development of academic, research or administrative facilities.

The universities will be asked to state how many students they have and specify how many of them are in each of the following categories. The following categories of students are not relevant for the purposes of Policy H9 and they will be excluded from the total number used in the calculation under Policy H9. There may be students who fall into more than one of these categories and they should not be excluded more than once:

- Part-time and short-course students
- Students studying a research based post-graduate degree

- Students studying a Further education course or a foundation degree
- Vocational course students who will at times during their course be training on work-placements including student teachers and health care professionals who have a split study arrangement between the university and the NHS including student nurses, midwifery students, paramedics, physiotherapists, occupational therapists and student doctors
- Students with a term-time address outside of the city (OX1,2,3,4)
- Students living within the city (OX1, 2, 3, 4) prior to entry onto a course
- Students not attending the institution or studying at a franchise institution
- Students studying outside Oxford (e.g. at Oxford Brookes' Swindon campus)
- Specific course exclusions(BTh Theology and MTh Applied Theology)
- Students who also have an employment contract with the university
- Students on a year abroad and other placement students away from the university

The universities will also be asked to provide information about the number of student rooms they are providing. This will also be a snapshot figure covering same time as the student numbers information provided. The following student accommodation types will be counted as university-provided accommodation:

- Purpose built student halls managed by the university
- Rooms in other student halls for which the university has nomination rights secured.
- Other university leased or owned housing stock

The number of students who meet the definition of the policy (i.e. the total number of students minus the exclusions detailed above) will be subtracted from the total number of student rooms provided by the university and the resulting figure will be taken to represent the number of students living outside of university provided accommodation in Oxford.