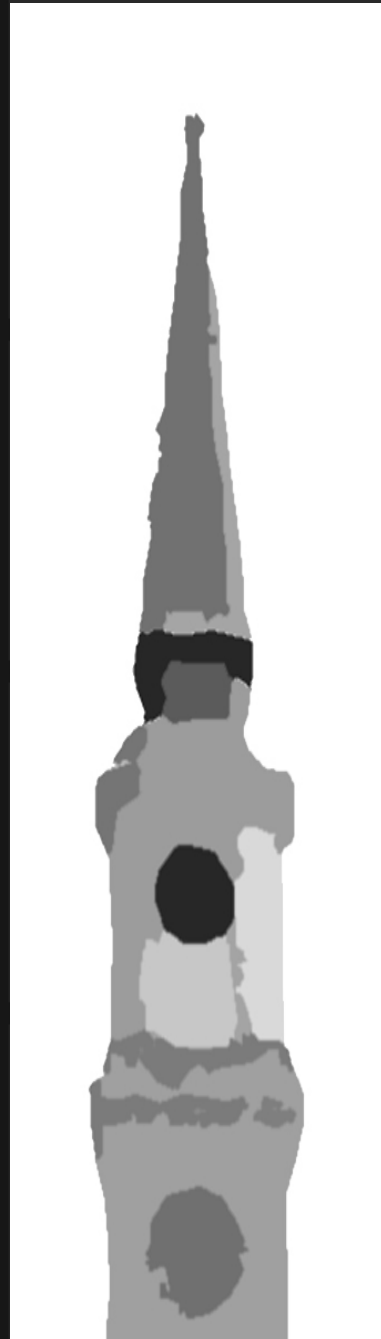


December 2012



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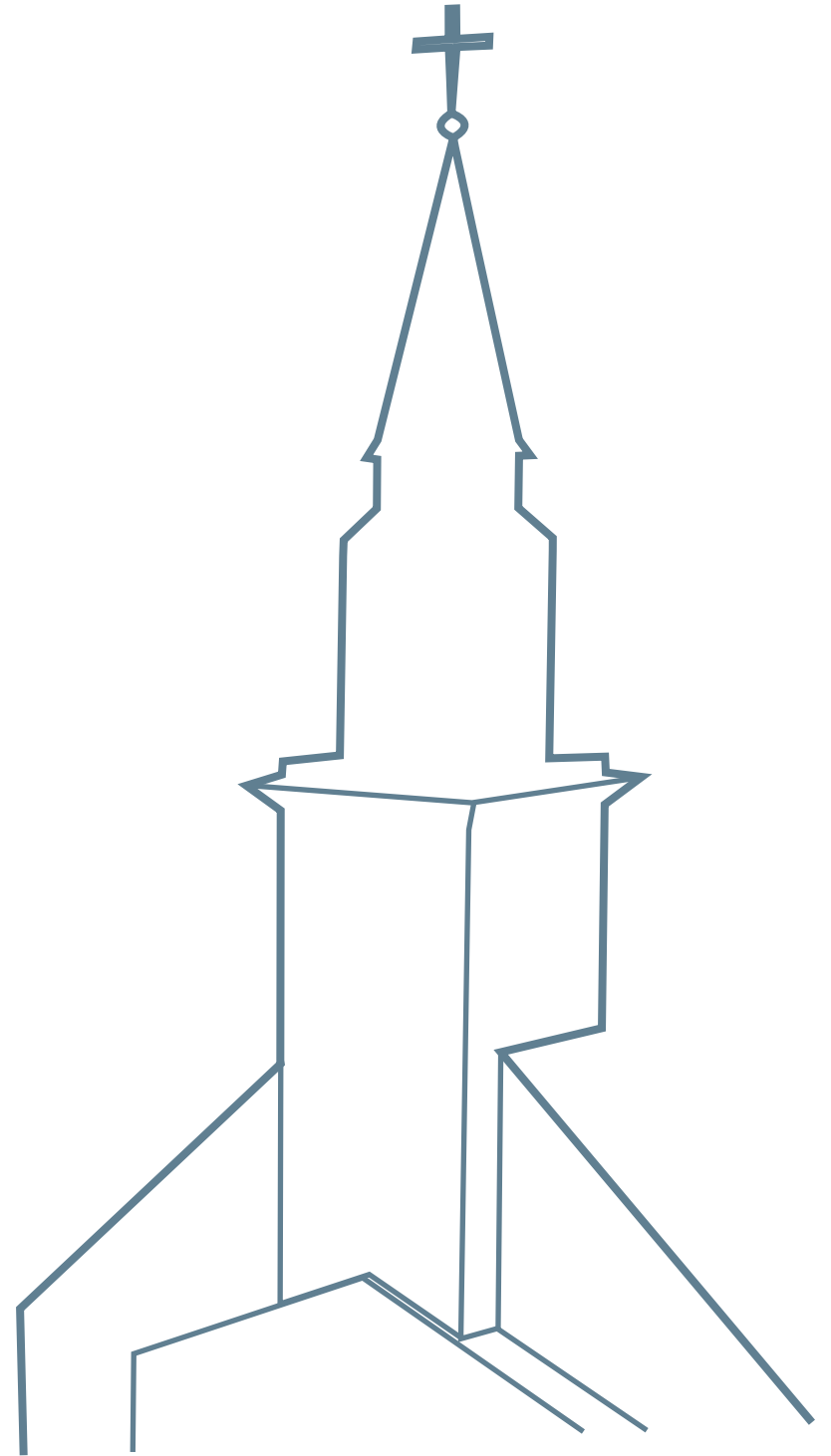
Harcourt Hill Campus
Masterplan

ARCHITECTS AND TOWN PLANNERS
west waddy **ADP** 

Supported by:

 **Vale
of White Horse**
District Council

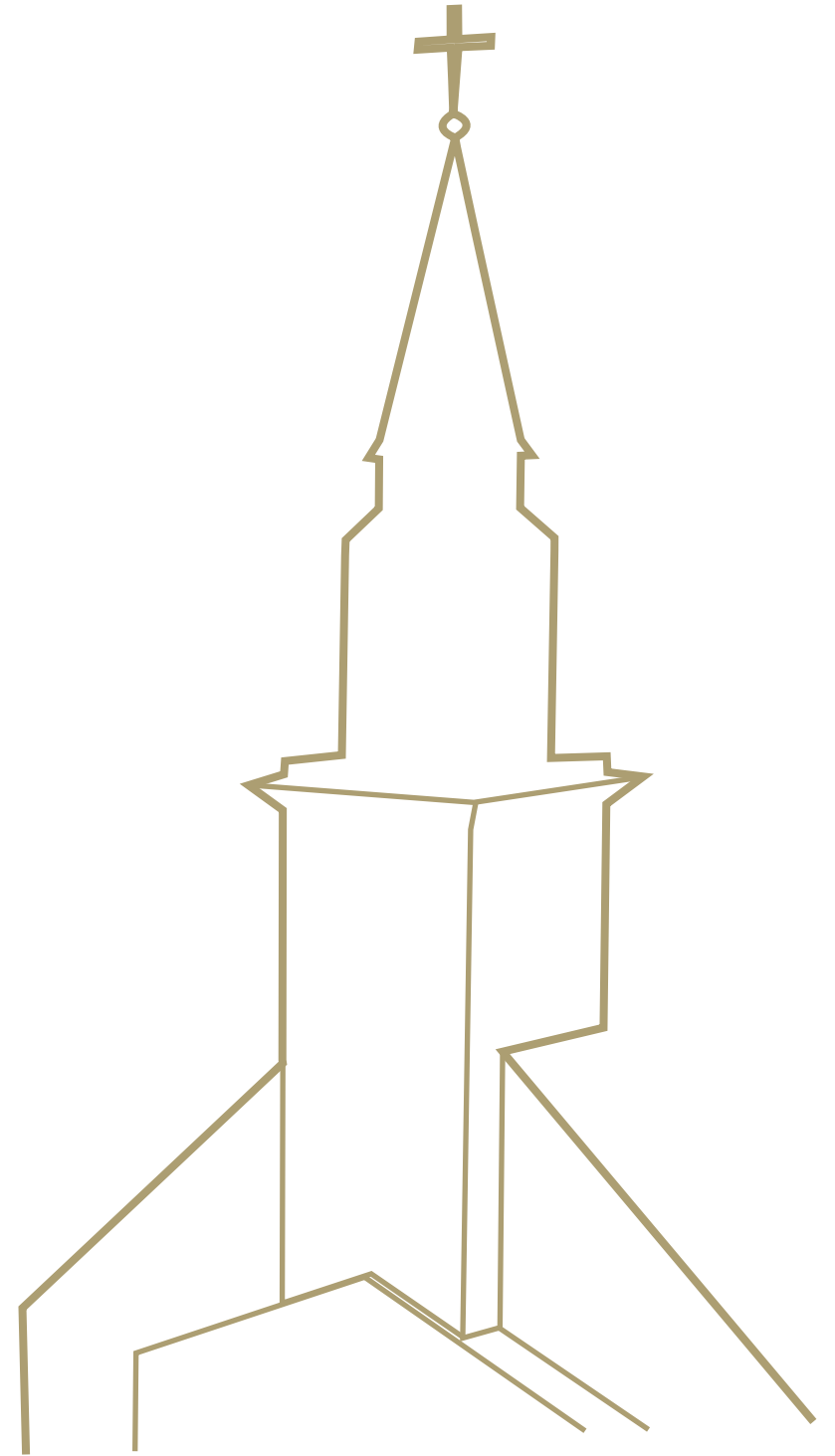
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Introduction



Introducing the Masterplan

This Masterplan document sets out Oxford Brookes University's strategy for the Harcourt Hill campus in the long-term, including development that could come forward over the next 20 years.

Masterplans are developed to set out a strategy for an area, or in this case an existing site, to show their physical, economic and social change. Masterplans do not show the detailed blueprint for development, for example the exact design of a particular building which would be the subject of a detailed planning application. They show how a site can work better in the future, what needs to be done to achieve this and the process that should be followed. The purposes and benefits of producing a Masterplan for the Harcourt Hill campus are set out below and within the documentation to support the Masterplan.

This Masterplan has been produced by Yannis Roussos, Associate Director, Oxford Brookes University along with town planning consultants West Waddy ADP. The Masterplan builds on work carried out in 2007 and 2008 to prepare a Harcourt Hill Campus Development Plan, informed by the preparation of a 'Campus Analysis and Options' document. The 2012 Masterplan has evolved from and supersedes the previous Harcourt Hill Campus Development Plan and its supporting documents.

The principal difference between this Masterplan and the 2008 Campus Development Plan is proposals for an optional (not definitive) further growth in both student and staff numbers and floorspace for the campus. This is to meet the long-term needs of the University in changing circumstances, explained further in the 'How the Masterplan has Evolved' section. A explanation of the numbers of additional students and staff is explained further in this section. These numbers have been reviewed by the University in light of comments received to the draft Masterplan in October 2012.

Oxford Brookes University has carried out recent improvements to the campus by opening new halls of residence in September 2012 to provide over 300 rooms for undergraduate and postgraduate students (this proposal was included within the 2008 Campus Development Plan). However, if students, staff and the community are to continue to benefit from the campus, further investment is required. This is because there have been significant changes in higher education funding. Government reduced direct grant funding to universities in

2011 and revised student fees. The net effect is that overall funding is reduced, and future funding is less predictable with a greater proportion to be derived from higher student fees. As a consequence, student expectations of the university experience will understandably rise. Therefore the quality of the campus that students wish to be taught at will increasingly become more important when choosing where they wish to study.

The University must respond positively to these challenges to survive as a successful education institution in a more competitive tertiary education market. The University views the Harcourt Hill campus as an important and successful asset in terms of its estate; student satisfaction from those that study at the campus is high. The University wishes to consolidate and build on this success, but also to maintain its positive relationships with local communities.

As many of the buildings on the campus are also reaching the end of their useful lives it is also a good time for the University to consider a long term plan for improving the overall campus layout and for providing enhanced and increased academic and residential accommodation in a manner that respects the sites heritage and local environment. Further detailed justification of the University's reasons for developing the Masterplan proposals are set out in the supporting Justification Statement.

The University has undertaken modeling exercises across its portfolio of campus sites to identify various 'options' for which faculties/schools could be located at the Harcourt Hill Campus. This modeling exercise is complex and includes many variables. It has identified that some but not all of the university's faculties could be suitably located at the Harcourt Hill Campus. A reason for this is that different faculties and schools each have their own individual space requirements due to the way that courses operate and students are taught.



Fig 1. Harcourt Hill Campus and the Surrounding Area

The Masterplan is a long term vision for the campus that sets out how the faculties capable of being located at Harcourt Hill campus site could be accommodated, without encroaching into the Oxford Green Belt. The University considers that the Harcourt Hill campus is an important and successful asset in terms of its estate; student satisfaction from those that study at the campus is high. The University wishes to build on this success by increasing the potential for the number of students and staff that can attend the campus. To do so the University would need to increase the potential number of students and staff that can attend the campus. Initial analysis suggests that the maximum capacity of the site, if developed to its full, could range from an additional 1,000 students and some additional staff (based on current University occupation levels) through to an additional 3,000 students and 350 staff (based on a more intensive use of the site).

It is important to understand that these figures are the sites maximum potential over the long term period, and not a specific development intention. The degree to which these aspirations will be fully developed on the campus cannot be definitively stated and how student numbers may actually grow. This is because the space needs requirements of faculties and schools are continually changing in terms of how and where students are taught, these changes occur over the short, medium and long term. The percentage mix of full, part-time, under graduate and post graduate students within faculties and departments and schools is also continually evolving as the Higher Education Sector faces significant change and as such identifying the mix and number of students that will be on the campus over the lifetime of the Masterplan is impossible to fully predict.

The issue of staff and student numbers will be kept under continued review and will become clearer as and when the Masterplan proposals are implemented through individual planning applications and the local planning authority will be able to consider the site's capacity and the impact on the surrounding area as part of that process.

For the same reasons, whilst the Masterplan sets out a vision for the campus for the next 20 years it is not possible to set out a timetable for when detailed proposals and planning applications for the Masterplan are likely to come forward. This is because a funding strategy for the development of the campus needs to be agreed by the University and this will also evolve over time. This funding strategy will determine when, and indeed if at all, or which of the proposals set out in the Masterplan may come forward and this will be done in the context of the University's wider estates strategy.

The development of a Masterplan also provides a clear framework for future development at the Harcourt Hill campus. This approach will ensure that the campus evolves in a coherent and comprehensive, rather than, a piecemeal manner. Future development of the campus through individual planning applications will therefore need to respect the context of the site as a whole, how it functions for its intended purpose and how it relates to the surrounding area. These future planning applications will need to demonstrate in detail how additional growth on the campus can be successfully accommodated. In particular how the impacts from additional students, travel movements and new buildings can be successfully mitigated and managed. These will be actively considered by the local authority through the planning process and the University will be required to put mitigating measures in place where necessary. These future planning applications will be developed in consultation with the local community and other groups and organisations. Further details of how this will be achieved is set out in the Consultation Strategy prepared to support the Masterplan.

The Masterplan has been submitted to the Vale of White Horse District Council for adoption as a Supplementary Planning Document (an SPD). This adoption will provide greater certainty for Oxford Brookes University, the Vale of White Horse District Council and local communities in understanding how the campus will evolve and when considering individual planning applications.

A concise history of the campus is contained within the Harcourt Hill Campus Heritage Report and the Harcourt Hill Campus Analysis and Options report contained in the Supporting Documentation.

The Masterplan sets out:

1. Background information to inform the development of the Masterplan proposals, including:

The University's strategic aims for the development of its estate

The planning policy context for future development of the site

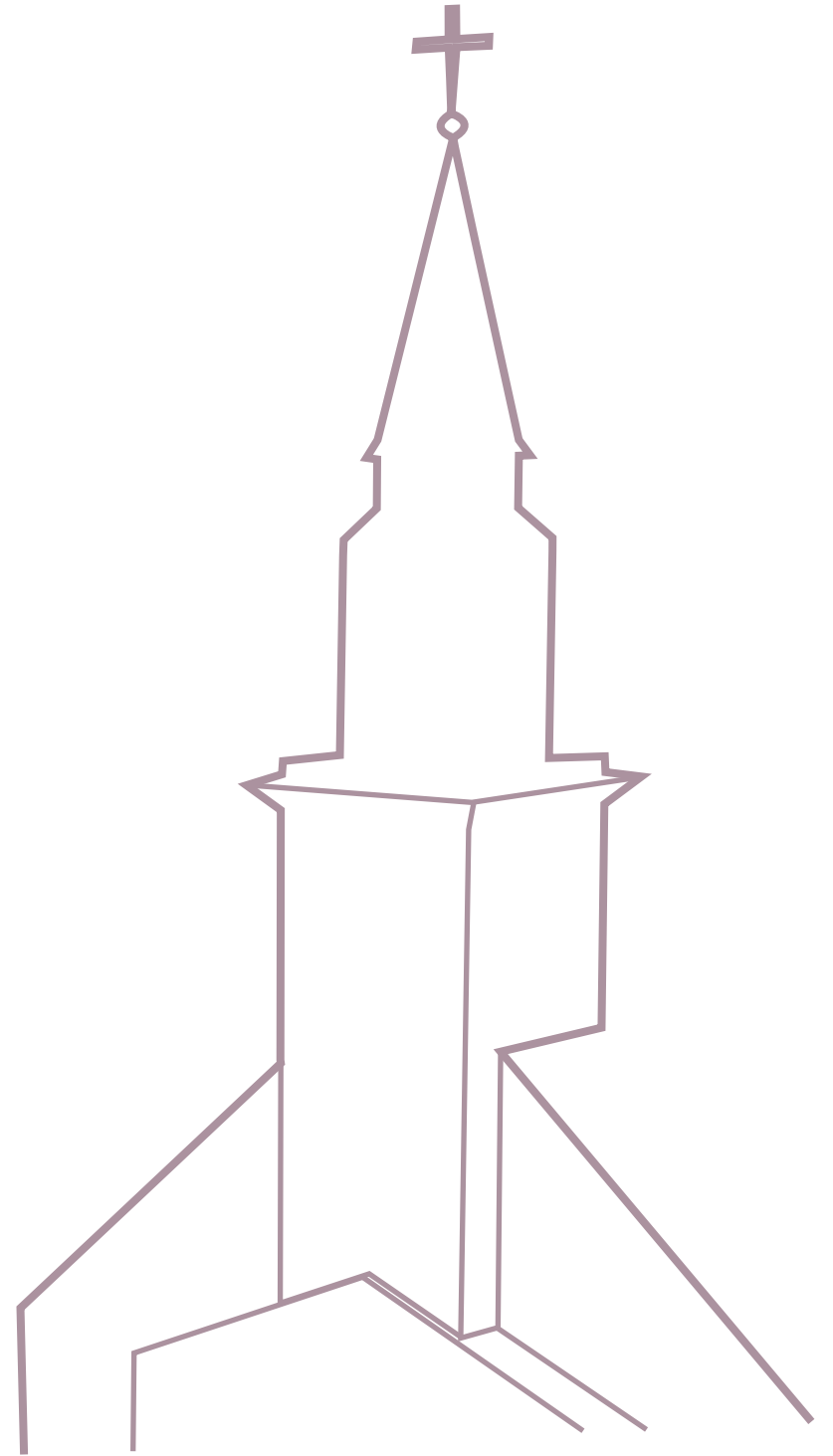
A site appraisal, including the preparation of a Sustainability Appraisal and other supporting documentation/reports prepared to inform the Masterplan proposals

An explanation of the how the Masterplan has evolved from the Harcourt Hill Campus Development Plan submitted to the Vale of White Horse District Council in May 2008

2. A explanation and summary of the consultation and engagement exercises carried out to inform the development of the Masterplan proposals;
3. A full explanation of the Masterplan vision and proposals, including visual interpretations;
4. A summary of the Masterplan proposals and conclusions;
5. Details of the supporting documentation to accompany the Masterplan

Images included within the Masterplan show the location of indicative building footprints only. These are intended for illustrative purposes only to communicate the intended nature of the spaces between the buildings. The Masterplan does not suggest any specific architectural style or form.

Background Information



The University's Strategic Aims

Oxford Brookes University has defined the following objectives for the future of its estate

- Enhance the student experience, and facilities, which support staff recruitment and retention
- Rebalance quality and quantity of space: aim to have better quality space that is more functional and has better utilisation
- Develop a framework for a sustainable estate
- Define a strategy for co-location of schools on individual campuses
- Create an estate that supports the University's position as a high quality, ambitious institution

Planning Policy Context

The National Planning Policy Framework (NPPF) was published in March 2012. This document must be taken into account by Local Authorities when preparing local plans and when determining planning applications.

The NPPF establishes the important principle that the presumption in favour of sustainable development is at the heart of the planning system and emphasises the Government's commitment to building a strong and competitive economy. Paragraph 21 emphasises the Government's support for existing business sectors and the need to plan positively for the expansion of knowledge driven clusters.

The NPPF also states that in plan making local planning authorities should work with providers to assess the quality and capacity of infrastructure for education and its ability to meet forecast demand (para 162). The need for higher education to expand is also

emphasised in the South East Plan, which states in policy RE4 that:

'further and higher educational establishments need to plan for an increase in demand for places on courses and continuous development in the workplace.'

Oxford Brookes University is frequently identified, as one of the top "new universities" in the UK and wishes to upgrade its campus to provide a suitable environment to continue in this lead role. The University is an important contributor to the district, county and regional economies. As one of the country's leading new universities, Oxford Brookes University must remain competitive in attracting the very best students from across the country and from around the world and its facilities and infrastructure must contribute to its leading reputation.

For these reasons the Masterplan proposals to provide improved and expanded educational facilities at Harcourt Hill are considered to fully support the Governments commitment to encouraging sustainable economic growth.

The Harcourt Hill Campus is located within the Oxford Green Belt. Paragraph 89 of the NPPF states that limited infilling or the partial or complete redevelopment of previously developed sites which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development, is not inappropriate.

Adopted Local Plan policies are currently contained within the 'saved' policies of the Vale of White Horse District Council Local Plan 2011. Policy GS4 currently designates the Harcourt Hill Campus as a Major Developed Site in the Green Belt, although this is no longer a designation recognised within the NPPF. This policy states that:

'limited infilling and the partial redevelopment of sites (including the Harcourt Hill campus) will be permitted within the boundaries of the major developed site provided that:

i) there would be no greater impact on the openness of the Green Belt or the purposes of including land within it;

ii) any infilling relates to the continuing use of the site;

iii) any partial redevelopment is consistent with appropriate comprehensive long term plans for the site as a whole which contribute to the achievement of the objectives for the use of land in Green Belts;

iv) the buildings would not exceed the height of existing buildings;

v) it would not lead to a major increase in the developed proportion of the site; and

vi) it would not have an adverse impact on the landscape.'

While the current Masterplan proposes about a 24% increase of development on the Harcourt Hill campus, an initial visual and landscape assessment suggests it is possible to intensify the use of the Harcourt Hill Campus without undue impact on the openness of the Green Belt, and this assessment can be progressed to the next level at the detailed design stage.

The Masterplan proposals are therefore considered to comply with Government and local policy, although care will need to be taken during implementation to ensure that the replacement buildings do not adversely impact on the openness of the Green Belt.

Site Appraisal

The Harcourt Hill Campus

Oxford Brookes University's Harcourt Hill campus is the home of the Westminster Institute of Education. The original Westminster College, founded in 1851, was relocated from London to its current site in Oxford in the 1950's. The College was incorporated into Oxford Brookes University in 2000, forming the Westminster Institute of Education. The campus is home to the School of Education with currently 1,100 students studying on the site.

Harcourt Hill is a wooded ridge rising up from the Thames Valley floodplain and lying approximately 2.5 km south-west of the city centre of Oxford. To the north and west are the built-up areas of Botley and Cumnor Hill respectively, and to the south is Boars Hill. The campus lies at the top of the ridge, to the south and west of the wooded escarpment. Parts of the campus are visible from the surrounding landscape and from Oxford City centre, where the Chapel spire forms a part of the landscape setting of the city. The campus is within the Oxford Green Belt.

The A34 trunk road, which forms part of the Oxford Ring Road, runs along the foot of the ridge, to the north east of the campus. The site is approached via Harcourt Hill Road, which leads off both the A34, and the A420 between Oxford and Swindon.

A large number of studies and assessments have been undertaken and produced in order to inform and develop this Masterplan. A full list of which is set out in the list of supporting documents, but include: a Sustainability Appraisal, Transport Strategy, Landscape and Visual Impact Assessment, Justification Statement and a Heritage Appraisal. It is important to refer to these documents when evaluating the Masterplan as they are detailed reports that provide important background information.

Flooding and Drainage

The site is in Flood Zone 1 and therefore carries a low risk of flooding. However, surface water drainage issues should be addressed and a full Sustainable Drainage System (SUDS) scheme for the wider site including roads, car parking and buildings will be developed as part of individual planning applications whilst responding to an overall strategy for the site. These schemes will be developed in consultation with Oxfordshire County Council.

Archaeology

The majority of development proposed on the site will take place on areas already developed and therefore any archaeological remains are already likely to have been damaged or destroyed. As part of work undertaken to inform the 2008 Campus Development Plan a desk based assessment and confirmation from the County Council Sites and Monument Record Officer has identified that there is no indication that significant archaeological remains are present on the site. As part of the development of individual planning applications this information will be reviewed and if required further desk based assessments prepared in consultation with Oxfordshire County Council.

Heritage

A heritage report has been prepared that assesses the importance of the site and its buildings as 'heritage assets' in the context of the Masterplan proposals. The heritage report identifies that the central part of the campus and the focus of the chapel building provide the greatest significance in terms of heritage. These buildings are to be retained and through the wider Masterplan proposals enhanced.

The heritage significance that has been identified in the report does not prevent the evolution of the campus. The Masterplan respects the majority of the most interesting buildings and the most attractive spaces. Further detailed assessments will be required as part of the development of individual planning applications to ensure that the chapel remains the most visually prominent feature of the site and all buildings of heritage significance are protected and where appropriate enhanced.

Waste

It is intended to re-use and recycle as much as possible of the waste produced during the implementation of the Masterplan. A detailed waste strategy will be produced at the planning application stage.

Biodiversity

The majority of the Harcourt Hill campus is not of high ecological interest given that most of the site consists of buildings and closely mown sports pitches. The site does not contain any Sites of Special Scientific Interest or County Wildlife Sites. A Phase 1 Habitat Survey has been carried out that confirms this. The existing buildings on the site have the potential to contain bat roosts. However, a bat survey was carried out on those buildings required to be demolished ahead of the development for new student accommodation and which identified the buildings had low or very low potential for bat use. Further survey work will be carried out for other buildings prior to their demolition and appropriate mitigation proposed should any bats be found.

The site does have significant potential for ecological enhancement. This can in part be achieved by proposals for increased landscaping on the site in order to create a much 'greener' campus. It is intended that a Biodiversity Enhancement Plan will be drawn up for the campus as part of individual planning applications which will identify habitat enhancement.



Fig 2. Harcourt Hill Campus Looking North



Fig 3. Harcourt Hill Campus Looking East



Fig 4. Harcourt Hill Campus Looking South



Fig 5. Harcourt Hill Campus Looking West

Landscape and Trees

The overall impression of the campus is that it is generously endowed with green spaces, and is punctuated and defined by many mature trees and shrubs. However, the landscape has suffered from both a lack of renewal and also from some ad-hoc development, which has caused a loss of legibility of the original design. As a consequence much of the landscape structure within the campus is in need of renewal. More significantly, given the extent of open space on the site, the campus landscape as a whole is under-used and under-exploited for staff and students.

A Landscape Assessment has been prepared for the campus which assesses the potential impact on the landscape from the Masterplan proposals. An Arboricultural (tree) Assessment has also been carried out. A Landscape Framework and Tree Strategy that sets out key objectives for the future development of the site has been prepared. Through the Masterplan's Development Principles further detailed landscape proposals and tree assessments will be developed and provided as part of individual planning applications.

Visual Impact

A Visual Impact Assessment has been prepared to assess the potential impact on visual amenity that will arise from the Masterplan proposals. The assessment looks in detail at views from surrounding houses, public rights of way, recreational facilities and key views of the campus from locations within and surrounding Oxford. The assessment considers that given the campuses elevated position on the brow of a hill overlooking Oxford, the overall visual impacts likely to result from the Masterplan proposals are more restricted than might be expected. The location of the proposed buildings and the intention to limit their heights means that views of the proposals from the wider 'Zone of Visual Influence' will be extremely limited. This includes sensitive views from Oxford. Visual impacts on those nearest residents will also be reduced through the establishment of new planting. Through the preparation of a detailed landscape framework for the site the visual impacts of the development can be further reduced. Detailed consideration of these issues are set out in Visual Impact Assessment that supports the Masterplan.

Through the Masterplan's Development Principles the heights of proposed buildings will be restricted to ensure that the visual impact of the proposals are limited. However, further

detailed visual assessments will be required to look in detail and analyses the impact of individual buildings as they are developed. These further assessments will consider in detail the design (including choice of materials), heights and precise location of buildings in the context of the existing site and the surrounding area, including sensitive views from Oxford. These assessments will also be carried out in the context of the Landscape Framework Strategy and the more detailed landscape proposals that are included as part of individual planning applications.

Travel and Parking

Harcourt Hill Campus is well served by frequent public transport and there are good cycle links to Oxford and the surrounding areas. Current figures show that 69% of students and 39% of staff travel to and from the campus by non-car modes and there is the potential to increase this further through a review of the BrookesBus service and the University's Travel Plan, which actively encourages staff and students to travel by non-car modes.

Currently there is capacity for 370 cars to be parked on site. However, assessments indicate that demand currently exceeds this capacity. As a result cars park in an ad-hoc fashion on overspill areas across the campus. There are also concerns that some staff and students park in nearby residential roads and walk to the campus. The special nature of students who attend the Harcourt Hill campus should be recognised. The majority of students are training to be teachers and as such often attend schools on placements. This makes it impractical, in many cases, for modes of transport other than the private car. There is a need to address these issues to meet the future requirements of the campus through the Masterplan.

A full Transport Strategy has been prepared and submitted with this Masterplan. This sets out the process that will be followed by the University, in consultation with the local community, the County Council and other relevant groups and organisations, to carry out the necessary detailed transport assessments to support the development of the Masterplan. These detailed assessments will identify the mitigation measures that are required and must be implemented to ensure that sustainable forms of transport to the campus are encouraged and implemented.

Sports Facilities

The existing sports centre buildings located to the south west of the main campus buildings are a valuable and well used facility for the University and the local community. These will be retained in their current form and will continue to be available for use by the community. The existing sports hall/gym located in buildings within the main campus will be removed. The replacement of these buildings will be considered carefully and confirmed once planning applications are developed for each new building.

Facilities for Students

The existing campus includes a number of important facilities for both staff and students, for example the Student Union and the refectory. The Masterplan proposes to create an enhanced experience for students and staff and therefore consideration will be given to improving and expanding these facilities. In particular the University anticipates providing a small retail facility on site. It is also anticipated that the campus will have all the facilities that students need for their academic life so that they will stay on campus for longer periods, therefore not overburdening local facilities. However, an increase in students is likely to support local retail venues. This will be considered further and developed once planning applications are developed for each building.

Through the consultation process, the University has been made aware of capacity issues at Botley Medical Centre. Should the University decide to increase accommodation on the campus beyond the current levels, it will look at how best to mitigate against any capacity issues created for the local GP practice.

Accommodation for Students

The vast majority of existing students studying on the Harcourt Hill campus either live on the campus or in the city. Only approximately 60-80 students currently live in local private housing. The University recently carried out a survey which indicated that access to friends, the city centre, social facilities etc are most important to students when choosing somewhere to live. Therefore we anticipate that increase in students will not significantly effect the local private rent market.

How the Masterplan has Evolved

The Harcourt Hill Campus Development Plan was submitted to the Vale of the White Horse District Council in May 2008. In February 2009 it was confirmed by the Council that the document would be referred to by officers when planning applications were submitted and would form part of any committee report.

In April 2009 a planning application for 300 student residences was submitted to the Vale of the White Horse District Council in line with the proposals shown in the Campus Plan. The planning application had reference NHI/1070/29 and was approved on 25th June 2009. These student residences have now been constructed. This is the only element of the 2008 Campus Development Plan that has been implemented.

As highlighted already within the Masterplan, since 2008 it has been necessary to review the Campus Plan, taking into account the economic downturn and the change in circumstances relating to higher educational funding. The original Campus Plan submitted to the Vale of the White Horse District Council in 2008 has therefore been developed further into this Masterplan.

Five strategic aims were identified within the 2008 Campus Plan:

1. Creating a campus that is easy to find your way around
2. Creating a campus that is attractive and enjoyable to live, work and study in
3. Ensuring there is minimal negative impact on the surrounding landscape and Green Belt
4. Ensuring that the campus develops in a coherent and logical manner creating buildings and spaces that are linked to each other in terms of design and appearance
5. Ensuring that issues surrounding transport, parking and access are carefully considered

These strategic aims have remained whilst developing this Masterplan. Many of the features of the Campus Development Plan also appear in this Masterplan. For example:

- The retention of the chapel and associated quad buildings
- A main pedestrian access running north to south improving the connectivity of the site
- Demolition of existing student accommodation and replacement to the west of the site with residential and academic accommodation using a quad formation
- The retention of views and the use of an atrium to reinforce the important chapel axis

Additional features are now proposed within the Masterplan, for example the creation of 'Green Buffer' alongside the boundary of the campus and Harcourt Hill, a piazza area to create a sense of arrival, improved access and circulation routes for both vehicles and pedestrians and an additional car parking area.

Most notably the Masterplan goes beyond the proposals set out within the 2008 Campus Development Plan in order to provide additional academic and student accommodation beyond what was proposed within that Plan and what currently exists on the site. Taking into consideration all existing buildings, those building proposed to be retained, those buildings proposed to be removed and those proposed new buildings the Masterplan proposes an additional 7,000sqm (net) of floorspace, a 24% increase to what is currently located on the campus.

The 2008 Campus Development Plan set out proposals for 10,200sqm floorspace for student residences to replace and improve existing residential accommodation. This is approximately 5,000 sqm net increase allowing for the planned demolition of 5,200sqm existing outdated accommodation.

The 2012 Masterplan proposes an additional 3,200sqm of student accommodation (a net reduction of 2,000sqm to what currently exists allowing for the planned demolition of 5,200 sqm of existing outdated residential accommodation).

For the reasons already provided within the Masterplan and the supporting documentation to the Masterplan the University now propose additional academic accommodation on the campus (approximately 9,000sqm net increase), most of which will be on the footprint of the existing, older halls.

These figures are the Universities long-term aspirations for the growth of the Harcourt Hill campus. As highlighted throughout this Masterplan and its supporting documentation it will need to be demonstrated through individual planning applications that come forward that this level of growth now proposed is both acceptable and sustainable.

Further details of the breakdown of these figures is contained with the 'Existing and Proposed Floor Space Totals – Technical Appendix' included within the supporting documents.

Notwithstanding the proposed increase in floorspace and student and staff numbers the new Masterplan now sets out five clear elements, these are:

1. Respecting and enhancing the history of the original site

The chapel and the immediately attached accommodation are retained to preserve the history of the site. The chapel's standing within the campus will be enhanced as the other proposed buildings within the Masterplan have been sited with a view to respecting the chapel's axis and views over the surrounding landscape. Further detailed assessments will demonstrate how this will be achieved.

2. Minimising the impact of changes

New buildings have been deliberately planned to ensure that views from and into Oxford and the Green Belt are not adversely impacted. Buildings will be two or three storeys high, site levels permitting, and will be no higher than the height of the fly tower building in order to retain the chapel as the most prominent building on the campus. Further detailed assessments will demonstrate how this will be achieved.

To minimise the impact on neighbouring residential properties, a new line of trees, a 'green buffer' is proposed at the edge of Harcourt Hill. This will act as a screen for activity taking place on the campus. This green buffer is also an important element of the wider landscaping plans which aim to maintain the verdant feel of the campus.

New buildings will be developed on the footprint of existing buildings, in particular on the footprint of the old halls of residence which are soon to be demolished.

3. Improving academic buildings

New academic buildings would be provided to improve the student experience on the campus and provide for a potential increase in staff and students. This would ensure access to facilities of a similar quality to those shortly to be opened on the Headington campus.

4. Creating a new, welcoming entrance to the campus

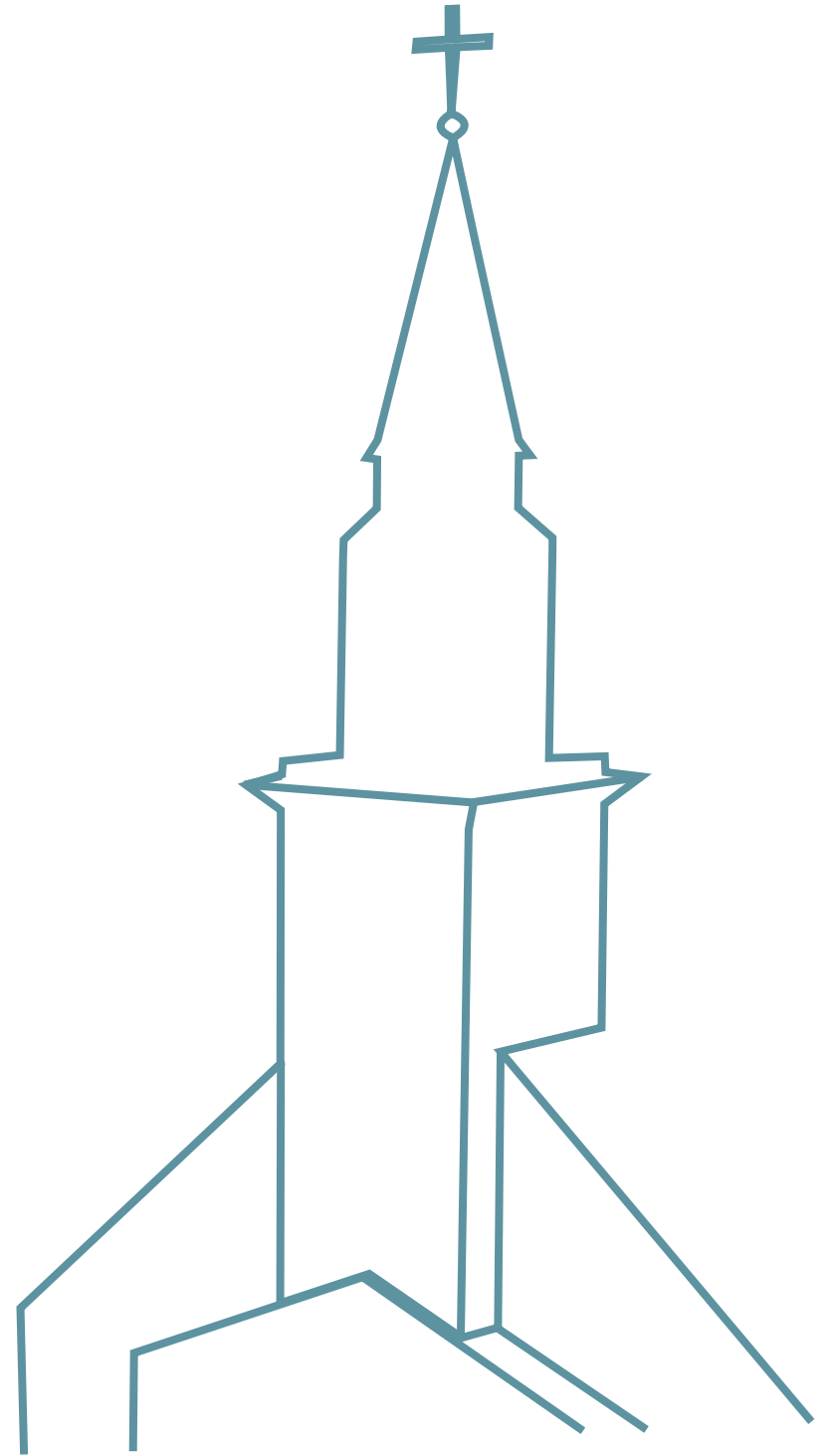
A piazza has been included to create a new entrance to the campus. This would provide an attractive and welcoming sense of arrival and improve way-finding around the site.

5. Improved circulation

Vehicle circulation will be moved entirely to the edge of the campus. This will involve removing some existing vehicle access points to the site. Bus stops will be placed along the new vehicular route, with one near the new piazza. This new circulation will ensure pedestrian/vehicle segregation and promote a greener feel to the campus.

Cycling routes will be provided with the provision of secure cycle parking. Pedestrian paths will make use of the site's natural inclines rather than installing steps and underpasses, thereby promoting an inclusive approach to access round the campus. A new pedestrian and cycle link will be secured as a result of new residential development to the north-west of the campus.

Consultation



Consultation Summary

In 2007 we consulted with students, staff and the local community on two options for a campus development plan for Harcourt Hill. This was through a two stage consultation process. The consultation informed the development of the Harcourt Hill Campus Development Plan that was submitted to the Vale of White Horse District Council in 2008. The preferred option identified during this consultation was for the creation of a more informal, pedestrian focused campus with footpaths running through green spaces and a vehicle circulation route around the edge of the campus. This was a vital part of the process of developing the Masterplan as it provided useful feedback of the preferred option that has been incorporated into these proposals.

A number of detailed recommendations came forward from the 2007 consultation that have been implemented in this Masterplan. For example the creation of an entrance piazza, a new heart for the campus and improvements to existing parking areas.

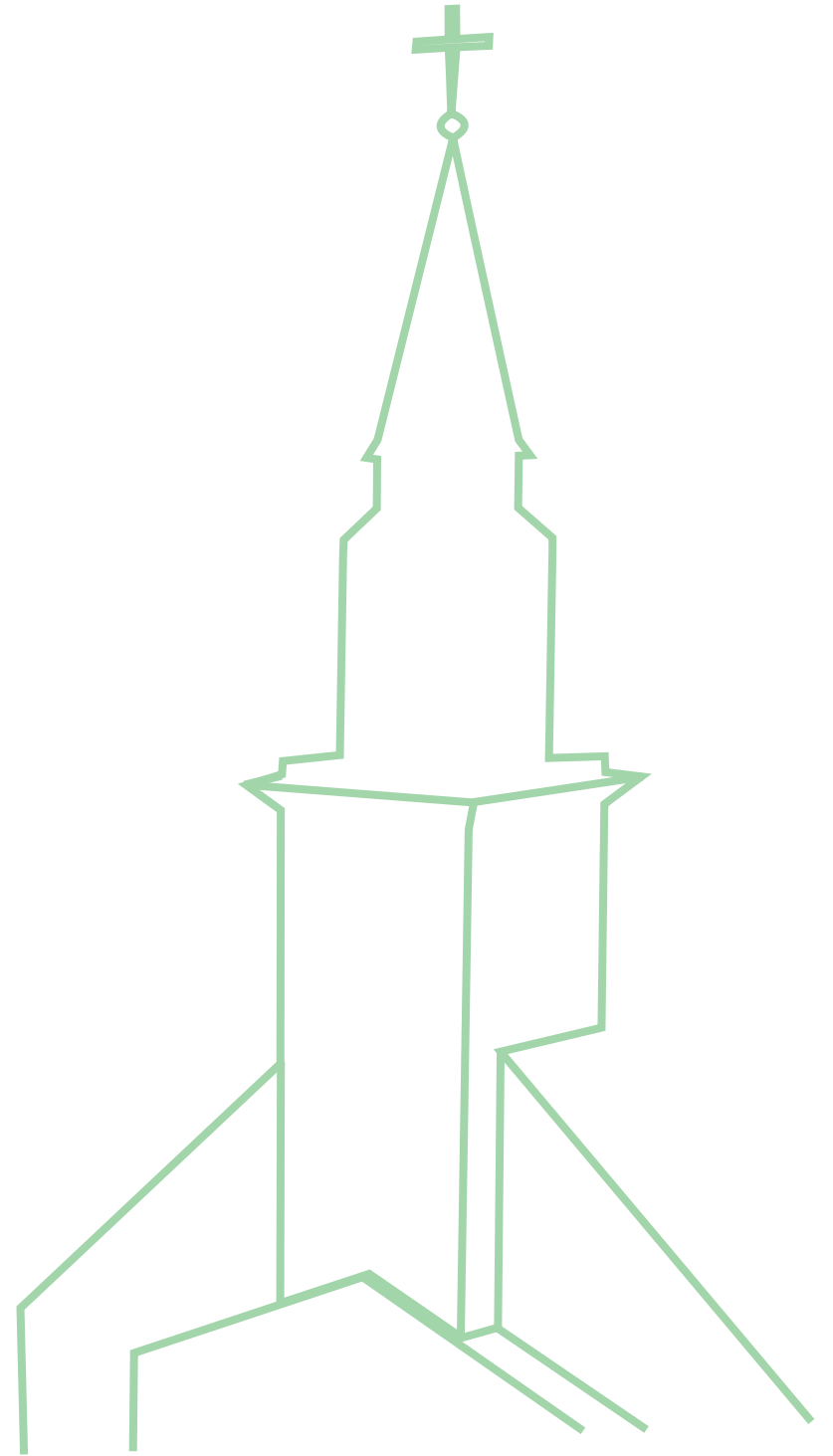
The Masterplan was consulted upon again in October 2012. The consultation took place over a period of four weeks and allowed consultees to comment on the Masterplan document and supporting documents. As a result of the comments made in response to the consultation a series of recommended changes were developed. These changes related to the main Masterplan document and to the supporting documents. In summary these consisted of:

- Text changes to the Masterplan to clarify specific issues or provide more detailed information
- Providing a Justification Statement for the increase in floor area on the campus
- Providing a Consultation Strategy document to explain the consultation process and how this will move forward
- Providing a Transport Area Level Impact Assessment Technical Note
- Amending the Transport Strategy
- Providing a Phase I Habitat Survey
- Providing a Tree Strategy and Landscape Framework Strategy
- Amending the Sustainability Appraisal
- Amending the Heritage Statement

For a full summary of the consultation that was held in October 2012 it is possible to view the Consultation Statement and Consultation Summary.

A further round of consultation is now proposed in December 2012. This will provide consultees with the chance to view the amended Masterplan and supporting documents and submit comments. Following this period of consultation all of the comments will be summarised and responded to within the associated Consultation Statement and Consultation Summary.

The Masterplan Proposals



Masterplan Development Principles

This section sets out development principles for the Harcourt Hill campus site. It also sets out requirements to be met or addressed when detailed designs are prepared for the development proposals outlined in the Masterplan.

The requirements include technical studies that are prerequisites to development taking place, to first demonstrate that new development can be sustainably accommodated in the local area and that any local impacts are acceptable or appropriately mitigated.

The development principles will also act as a framework for assessing detailed planning applications submitted to the Local Planning Authority, alongside the Vale of White Horse Local Plan.

An integrated design approach

- The detailed design and implementation of Masterplan proposals should be guided by an holistic, design-led approach to redevelopment. This would encompass parallel consideration of building function and built form, choice of materials, protection and enhancement of heritage assets, visual and landscape impact, structured landscaping and planting, sustainable urban drainage, access and parking.

Sustainable Transport, Access and Parking

- The implementation of the Masterplan will require a clear strategy to manage travel and parking demand, promote more sustainable forms of movement including to other campus sites, and to deliver other objectives set out in the Transport Strategy that supports the Masterplan. The key principles of the Transport Strategy are:
 - To improve and increase the bus service to the campus;
 - Provide additional car parking on the campus and assess future parking demand and issues through a Area Level Impact Assessment (ALIA);
 - Promote opportunities for increasing pedestrian and cycle journeys to the campus and car sharing through the University's Travel Plan initiatives;
 - The introduction of a daily charging system for car parking for staff, students and visitors;
 - Improve access for pedestrians, cyclists and vehicles to the campus.

Full details are provided within the Transport Strategy that supports the Masterplan.

- Prior to the development of future planning applications that have transport implications, a transport Area Level Impact Assessment (ALIA) will be produced in consultation with the local community. The ALIA will look in particular at parking issues associated with additional student and staff numbers at the campus. In addition issues associated with on street parking in surrounding residential streets will be addressed through the Oxford Brookes Travel Plan which will continue to be updated on a yearly basis.
- Transport Assessments will be prepared and accompany any future planning applications that have transport implications.
- The University will continue to work closely with Oxfordshire County Council in order to agree bus routing strategy and a sufficient level of bus services, and to ensure that appropriate transport mitigation measures are included in any future planning applications.

Landscape and Planting

- The development of the Masterplan proposals including detailed design stages will be informed by and undertaken in accordance with the Landscape and Tree Strategy. The strategy seeks to provide a landscape framework for the campus to integrate new development into the landscape and enhance the use and navigability of the site. For trees it identifies key objectives, planting specifications and management principles to ensure that there is adequate provision of space for selected trees and compatible integration with structures and other infrastructure.
- Details of the green buffer shown in the Masterplan will be developed to show a strong landscape and planting treatment. It will be ensured that enough space will be incorporated into the proposals for the establishment of avenues of trees and soft landscaping.

- Criteria for planting will be developed at the planning application stage prior to the approval of a design and will ensure that the design provides a feasible scheme that allows selected trees and planting to reach maturity.
- In accordance with the Arboricultural Assessment tree locations will be confirmed prior to the approval of planning consents via topographical data. All trees are to be protected in accordance with BS 5837/2012 without affecting specified root protection areas. If trees are to be affected then details of compromised trees will be provided along with measures that will be undertaken to protect them during construction.
- Appropriate conditions will form part of any permission to ensure that tree survey and arboricultural method statements are updated to accord with current best practice guidance.

Visual Impact

- Detailed visual impact assessments will be submitted alongside future planning applications demonstrating that the proposed growth can be accommodated without undue harm to the Green Belt. These assessments will be based on detailed plans showing new and existing buildings, parking and access arrangements, topography, trees and landscape features and the surrounding development.
- Any new buildings proposed will ensure that the dominance of the chapel and its spire on the sky line is retained. No new buildings will exceed the height of the chapel tower or ridge line of the chapel roof. New buildings will be no higher than the fly tower building which is to be retained.
- A detailed assessment of the impact of views of the site from Oxford City will be carried out when details of the proposed buildings are developed through detailed planning applications.
- Visual impacts of the proposed developments will be reviewed and re-assessed once detailed proposals are prepared. The height of buildings and materials to be used will be detailed at the planning application stage.

Sustainable Drainage

- A sustainable urban drainage scheme for the wider site including roads, car parking and buildings will be developed alongside future planning applications.

Heritage

- A desk based archaeological assessment will be required to support future planning applications.

Design

- Prepare a design framework and design code that future planning applications should adhere to.

The Current Site Layout

Figure 6 shows the current layout of the site. The new areas of student accommodation are now being occupied by students. The existing student accommodation will be demolished as part of the next phase of development on the site.

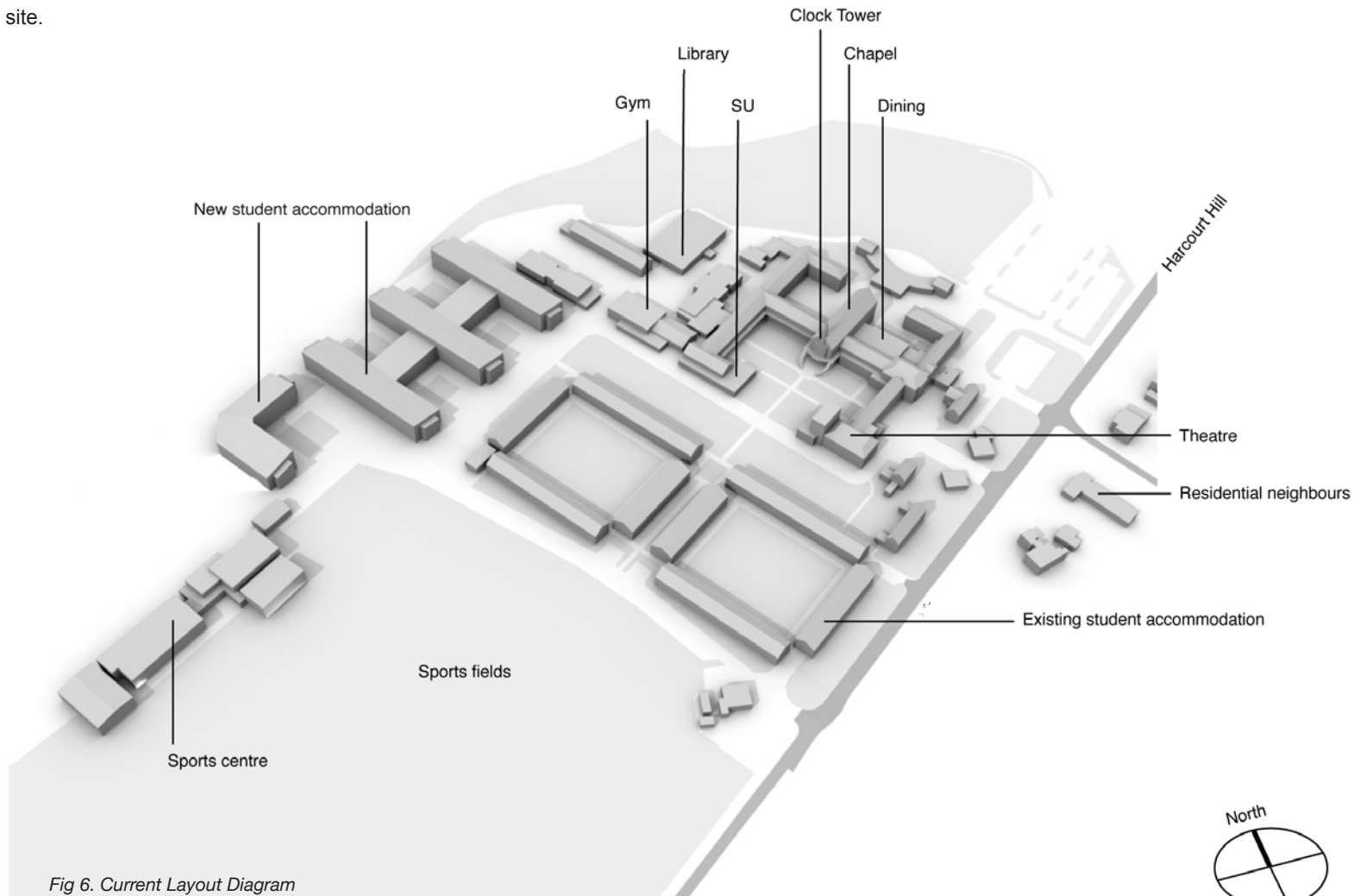
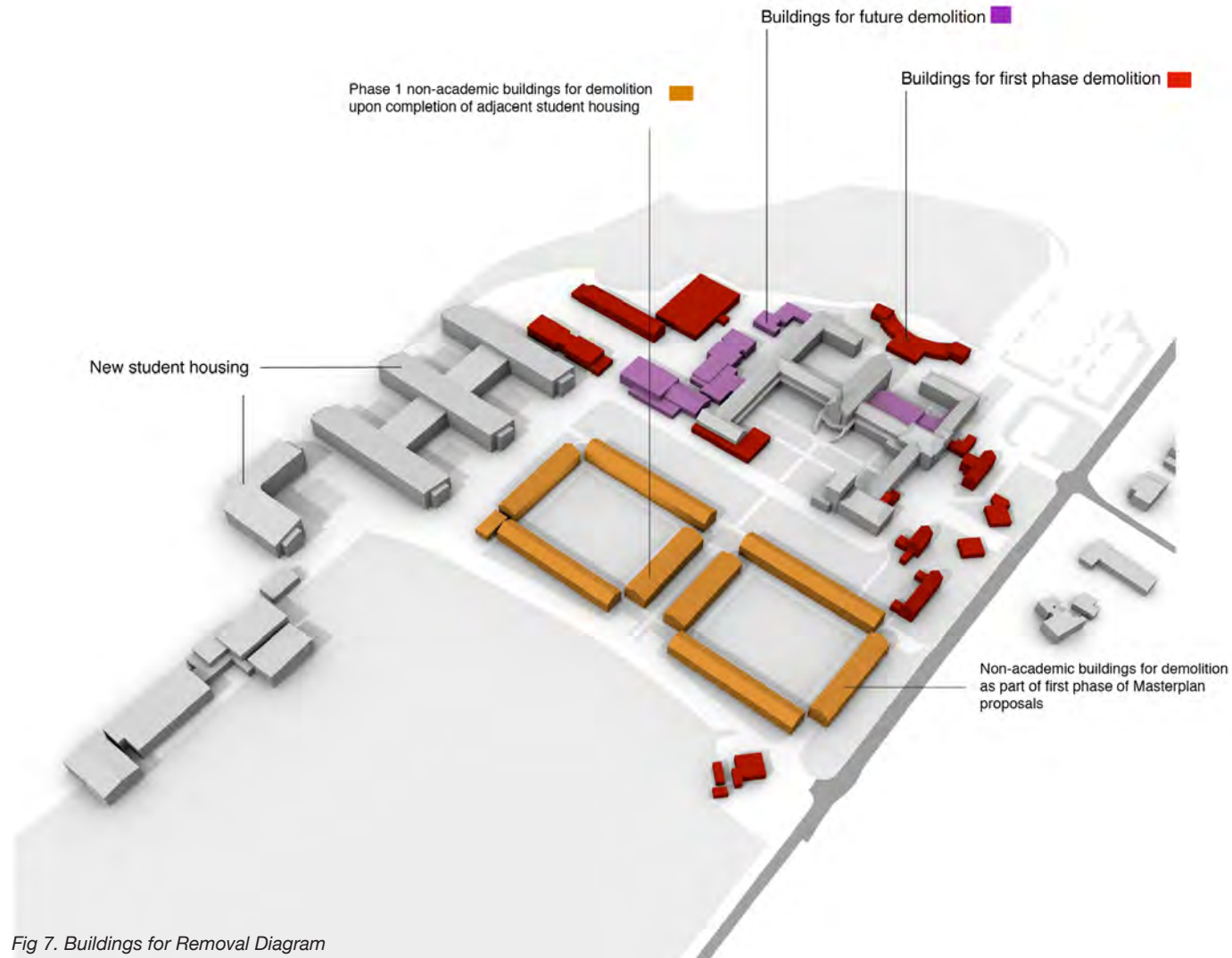


Fig 6. Current Layout Diagram

Buildings for Removal

The following buildings are to be removed as part of the long-term development of the campus.



Building/block name	Gross Internal area
Harcourt Hill	
Non-Residential	
A Building	468.44
B Building (part) Flat roofed	
Kitchen Area- 39	
Entrance- 57	
Total	96
C Building	221.19
D1 Building	24.24
D2 Building	68.54
D3 Building	68.20
D4 Building	129.44
D5 Building	252.29
J Building (part) Flat roofed	187
L Building	1163.03
M Building	1154.67
Total	3833.04

Residential	(exc residential courts)
D6 (estimated)	68.2
RAA/RBB	370.94
Total	439.14

Building/block name	Gross Internal area
Non-Residential	
B Building (part) Flat roofed	372
E Building	529.84
G Building	468.64
K Building	505.48
Total	1875.96

Building/block name	Gross Internal area
Harcourt Hill	
Residential	
R Buildings	5162
Total	5162

Fig 7. Buildings for Removal Diagram

Buildings for Retention

The following buildings will be retained as part of the long-term development of the campus.

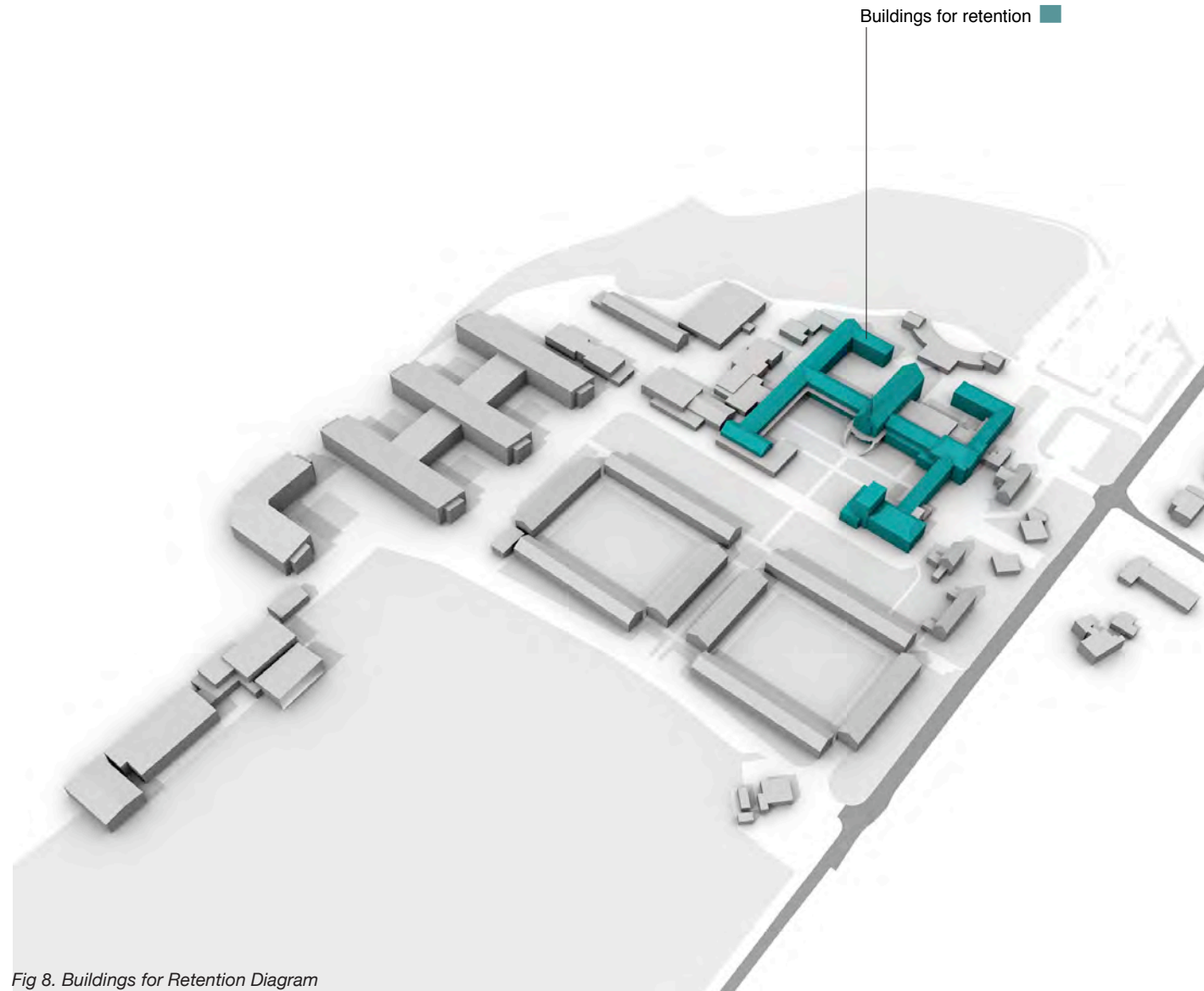


Fig 8. Buildings for Retention Diagram

Buildings to remain		
Building/block name		Gross Internal area
Non-Residential		
B Building (Total)	4320.84	
Kitchen Area-removed	39	
Entrance-removed	57	4224.84
F Building		1224.59
J Building (Total)	475.49	
J Building (part) Flat roofed removed	167	
		288.49
Leisure Centre		1653.57
Maintenance Shed		294.79
Total		7686.28

Excludes new Harcourt Hill residences and Sports Pavilion

Green Linkages

The boundary of the Oxford Green Belt, running north-west to south-east currently divides the campus in two, with academic accommodation to the north and residential development to the south. The relocation of student accommodation to the north-west edge of the site negates the reason for this dividing band.

One of the driving principles of this Masterplan is to link the two existing green areas to the north and south. This diagram demonstrates that this link can run either side of the existing, retained, college buildings.

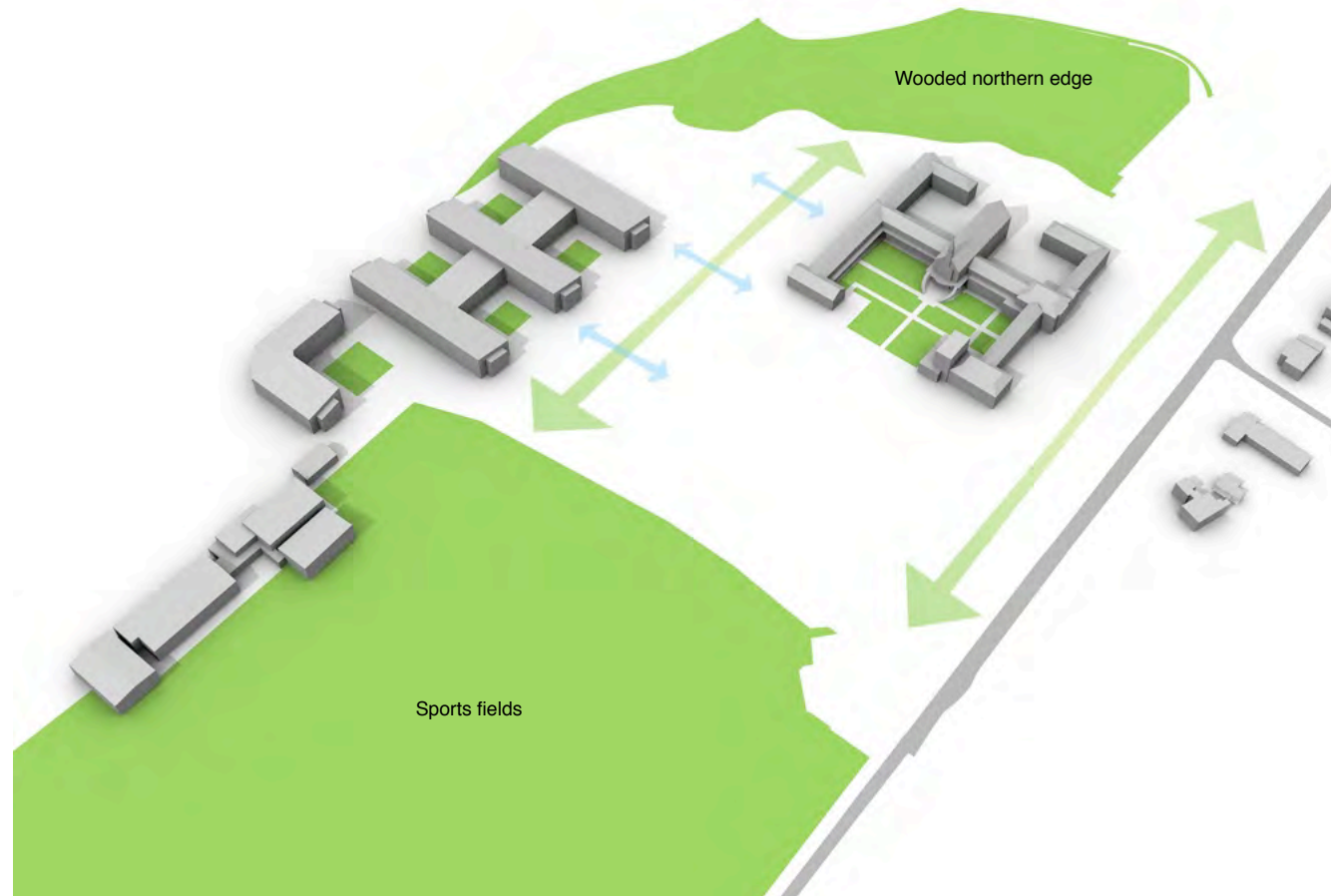


Fig 9. Green Linkages Diagram

Residential Buffer

Currently all vehicular activity (cars and buses) occurs at four entrances of the existing Harcourt Hill campus, with a concentration at the points marked with blue arrows on the diagram. The activities at these entrances happens opposite the neighbours driveways and front gardens causing disruption and potential hazards.

The Masterplan proposes a new green 'buffer' at the campuses south-east boundary to Harcourt Hill, providing a screen from noise and activity and also fulfilling the aforementioned need for a link between existing green spaces.

Access to the campus has also been relocated further up Harcourt Hill beyond the last residential property and using the existing access road which currently serves the sports centre (point X).

The green buffer will be implemented in a phased manner as part of an overall landscape strategy for the site to ensure that important existing landscape features along the Harcourt Hill boundary are protected and enhanced. Details of which will be developed and progressed through individual planning applications.

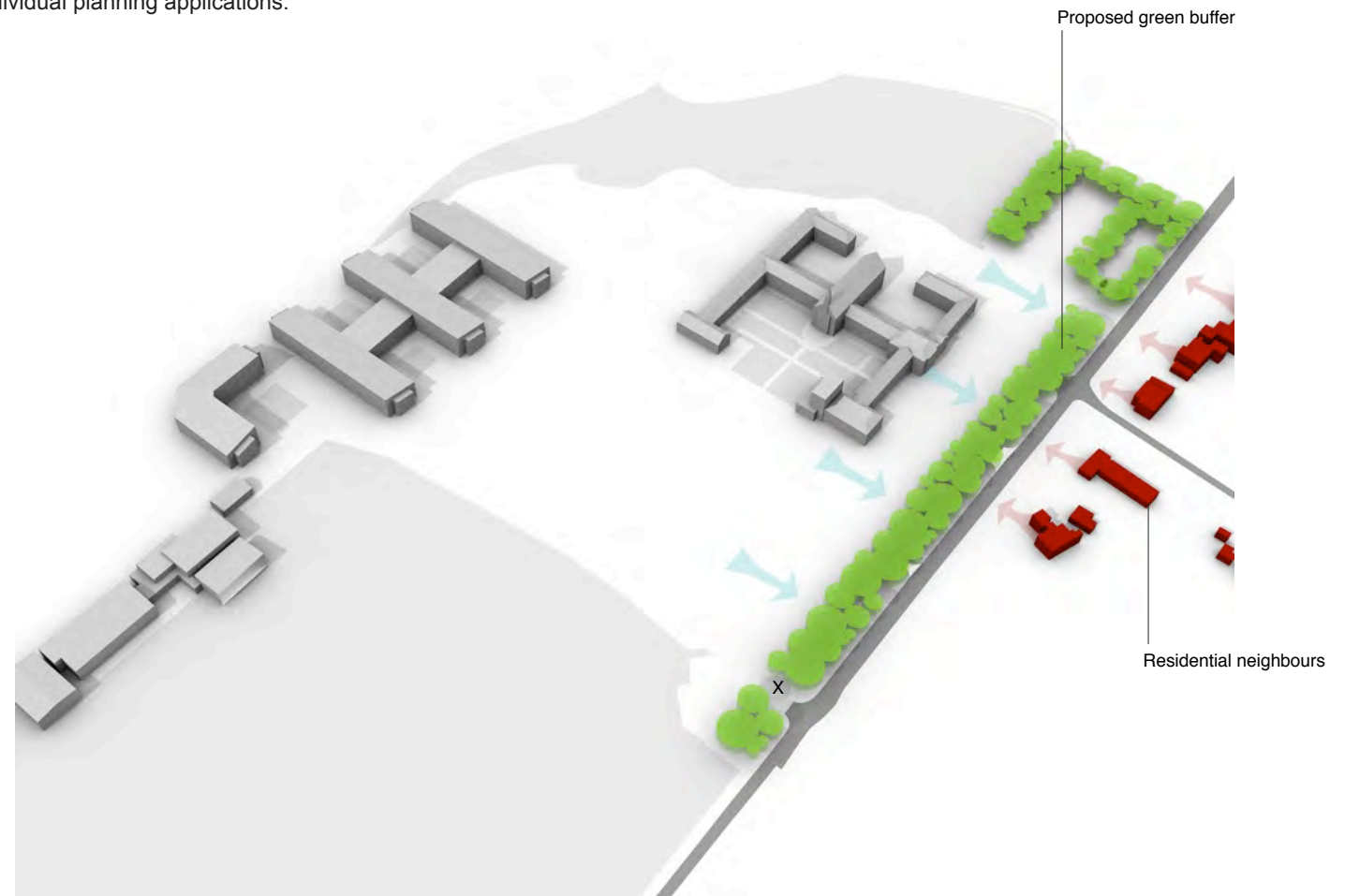


Fig 10. Residential Buffer Diagram

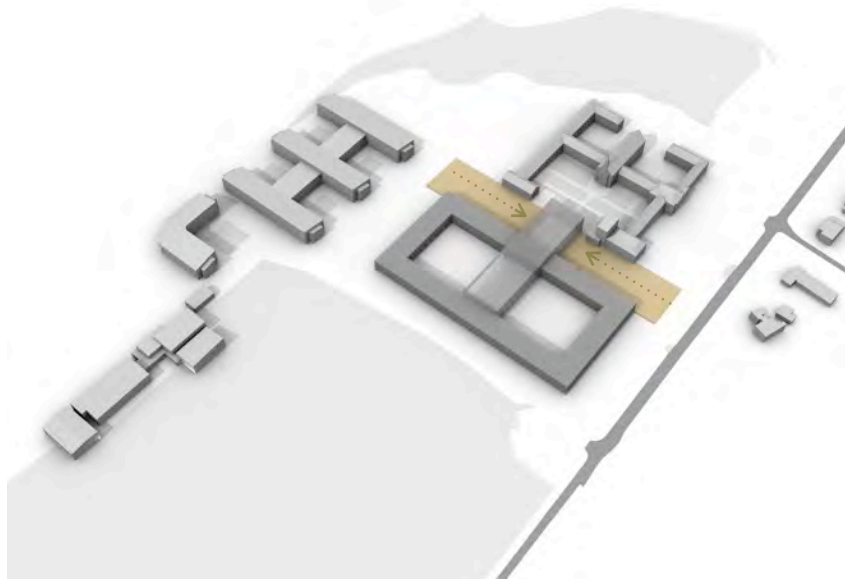
Creating an Entrance

It has been established that the ideal location for new teaching accommodation on the campus is on the site of the demolished student residences, maintaining similar building footprints to those at present.

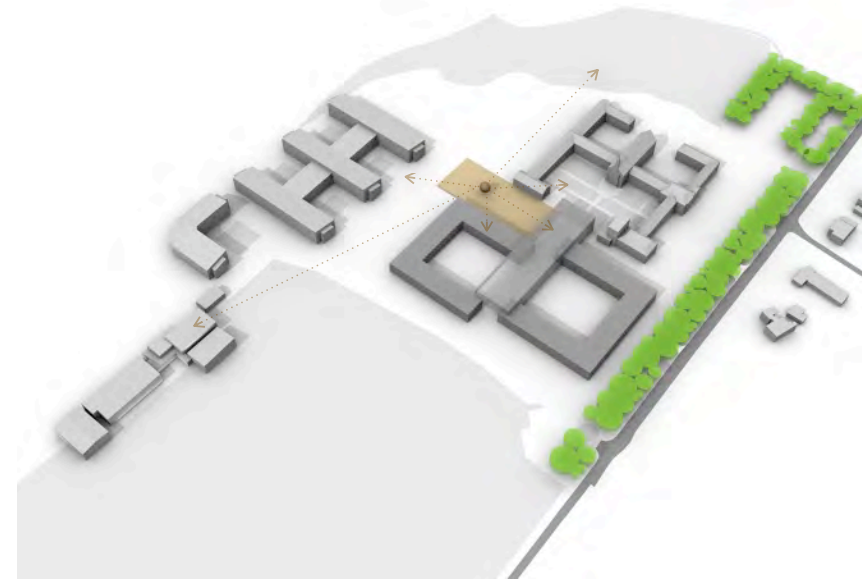
The ideal location for a new 'heart', or focal point, to the campus is on the main chapel axis, linking the old to the new. A diagrammatic campus is arrived at that can be entered via two possible piazzas.

With the proposed green 'buffer' to the east, the main entrance piazza is best

placed to the west, avoiding problems of privacy and noise with neighbouring residential properties. This also places the piazza at a central point within the wider campus and provides a strong link between academic and residential functions.



Two possible entrance piazzas



Proposed piazza location

Fig 11. Creating and Entrance Diagram

Modified Campus Access

It is proposed that the existing vehicle access points as shown on the diagram (red arrows) are removed and one way access points (blue arrows) retained.

Pedestrian and cycle access points into the campus will be more clearly defined. Through the reduction in the number vehicle access points this will create a safer, more pleasant experience and more accessible for cyclists and pedestrians when entering the campus. A new pedestrian and cycle access is also hoped to be secured through the proposed residential development to the north west of the campus.

The University will work closely with the Local Highway Authority through the development of individual planning applications to ensure that these improved access points are designed to the required standards and also that improvements to Harcourt Hill are secured where necessary.

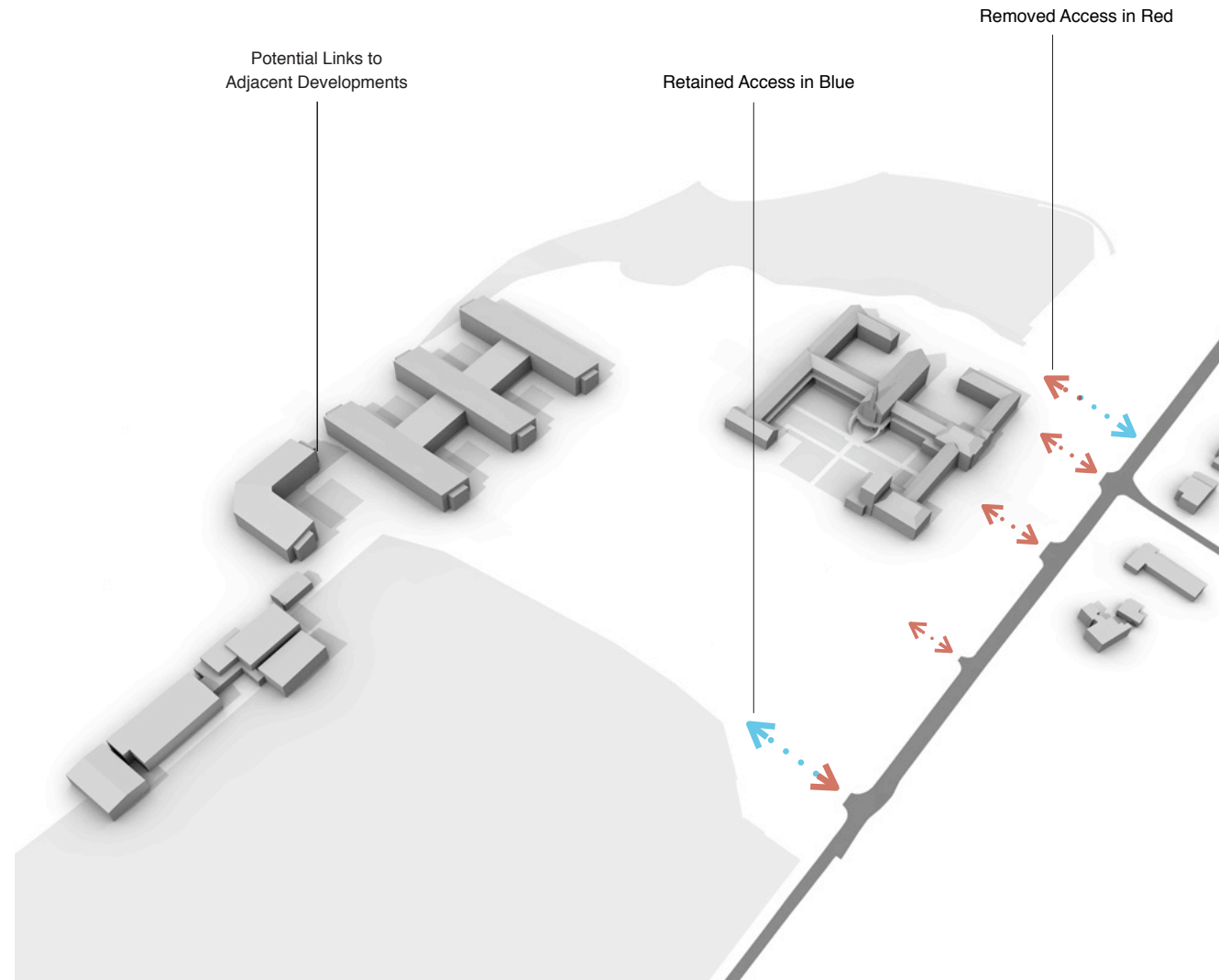


Fig 12. Modified Campus Access Diagram

Car Parking

Existing car parking is distributed mainly at the north and south ends of the campus, with overspill areas scattered around the site.

In the spirit of a pedestrianised campus, the proposed strategy (accommodating up to 90 additional cars and subject to the requirements of a detailed Area Level Impact Assessment (ALIA), Transport Assessment and Travel Plan submission), is to remove the small scattered and unsightly overspill parking areas and introduce stronger planting and screening to existing parking areas to the north of the campus. This would transform them from car parks to parking courts, significantly improving their visual appearance.

An additional car parking area has been identified to the north of the Campus. This area is well contained by buildings and further screened by natural terracing. Any impact will be minimised by careful selection of surface materials and detailed landscaping proposals to again create a parking court. There is therefore no impact on the openness of the Green Belt.

As well as formalising existing overspill and scattered parking areas the additional parking area will address current parking capacity issues on the campus. It will also help to alleviate some concerns regarding off campus parking in nearby residential areas by staff and students. A full assessment of these matters will be carried out through the development and preparation of an Area Level Impact Assessment (ALIA) that will look specifically at parking matters. This ALIA will be developed in consultation with Oxfordshire County Council and the local community. The University's Travel Plan, which is updated every year, will also consider and address in detail the issues associated with off campus parking once the current issues relating to this matter are fully known.

The Transport Strategy to support the Masterplan identifies that the additional 90 car parking spaces proposed within the Masterplan would generate an additional 38 vehicle movements into and out of the campus during the morning and afternoon peak periods. This level of movement from these additional car parking spaces would not create problems with capacity on local roads and junctions. Given the numbers of students and staff that travel to the campus by non-car modes (and the measures that will be introduced through the University's Travel Plan to increase this number) the impact from these additional car parking spaces is not considered to be significant. In addition, the Masterplan proposals could enable more students to be taught and learn on just one of the University's campuses, thereby reducing inter-site movements.

Indeed, as highlighted above there will be significant benefits to students, staff, the local community and the visual appearance of the campus from this extra provision. An Area Level Impact Assessment (ALIA) to support future planning applications will consider in detail the issues relating to car parking. Transport Assessments will consider in detail all possible traffic movements to and from the campus as a result of individual planning applications.

In line with the objective of improving the bus services and creating a more accessible campus additional bus stops within the one-way circulation route of the campus are proposed. Bus services will be significantly more convenient for students and staff which will further encourage their use.

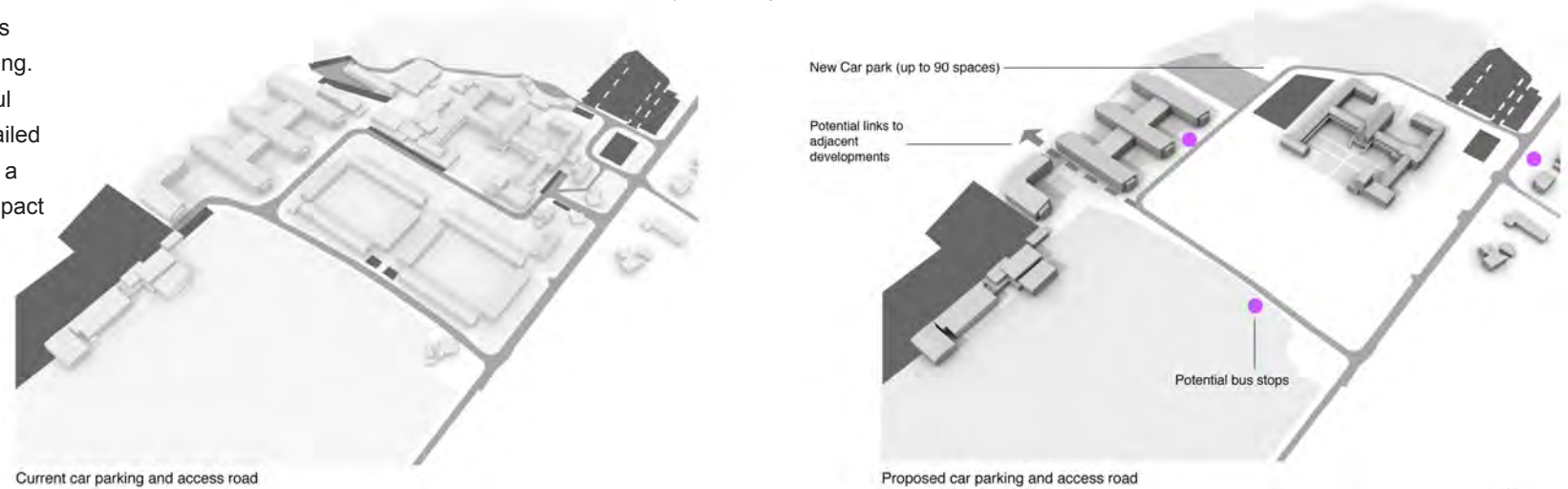


Fig 13. Car Parking Diagram

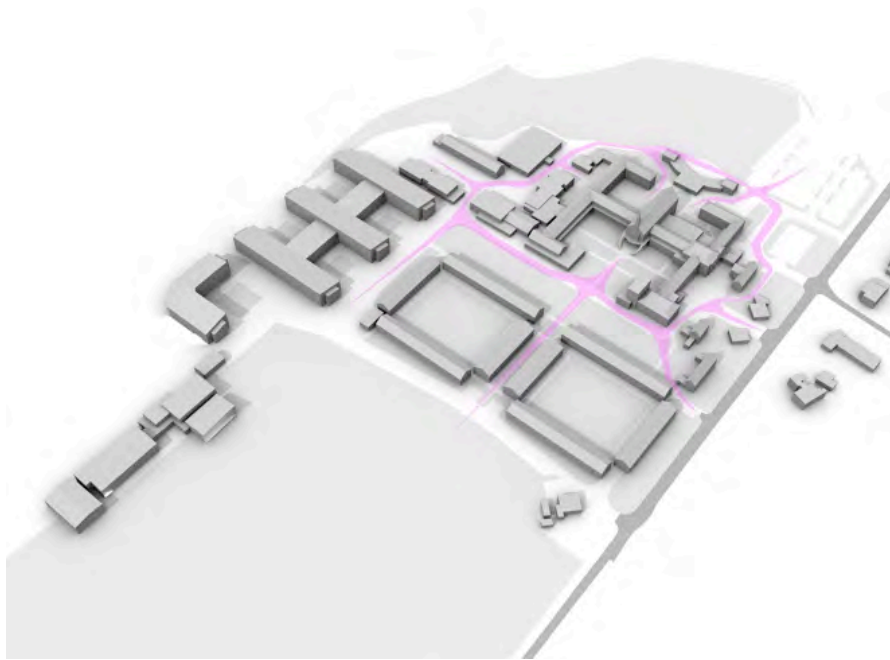
Circulation

Currently pedestrian movement through the campus is incoherent and peripheral, involving steps, ramps and underpasses.

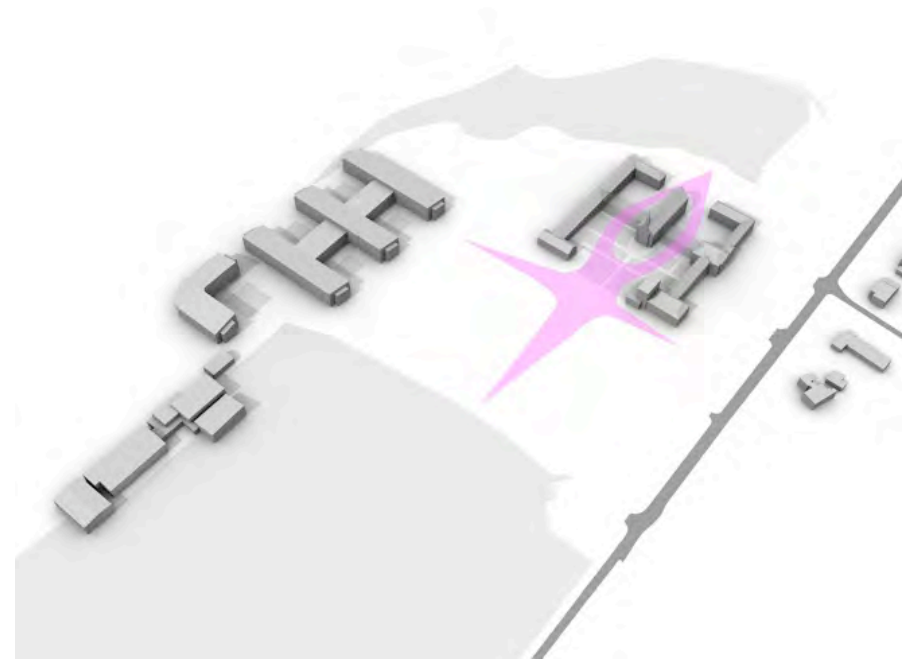
The Masterplan utilises natural site levels, whilst adopting an inclusive approach to access. It also encourages movement within and between quads by removing barriers.

The distinction between residential and teaching accommodation is treated sensitively, with changes in surface finishes and landscape features.

The Masterplan creates the opportunity for safe pedestrian and cycle movements across the campus by fully utilising the proposed green links.



Current pedestrian movement



Proposed pedestrian movement

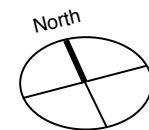


Fig 14. Circulation Diagram

Reinforcing the Chapel Axis

It is the intention to respect and strengthen the Chapel's axis in the Masterplan by introducing a new focal point along the axis with views out to the green spaces to the north and south, as well as courts to the east and to the west.

While allowing these views, the new academic development will also terminate the axis to the north through new striking architecture, creating permeable yet defined circulation.

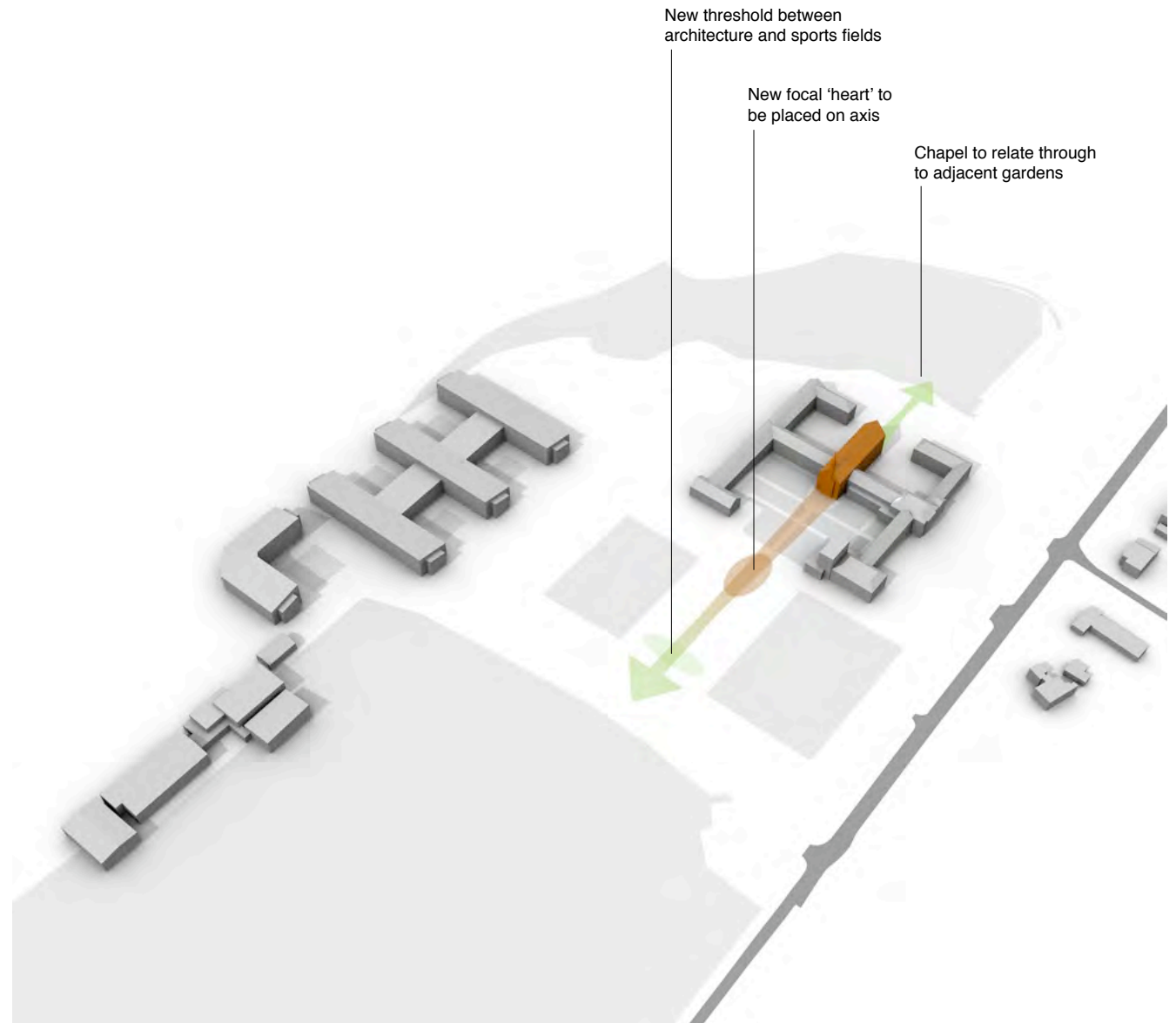


Fig 15. Reinforcing the Chapel Axis Diagram

Existing Chapel Axis

The Chapel sits on a strong but undermined north-east and south-west axis within the existing campus layout.

The axis bleeds to the south out into the playing fields, and is terminated to the north by a single-storey building of low architectural merit. Hence the opportunity of a relationship between the Chapel and the gardens is denied.

Despite the powerful expression of an axis, the primary entrance and much of the surrounding developments do not relate to it in a cohesive way.

Existing relationship between buildings and sports fields is visually compelling, while architecturally weak

North facade opens into the back of a poor quality building

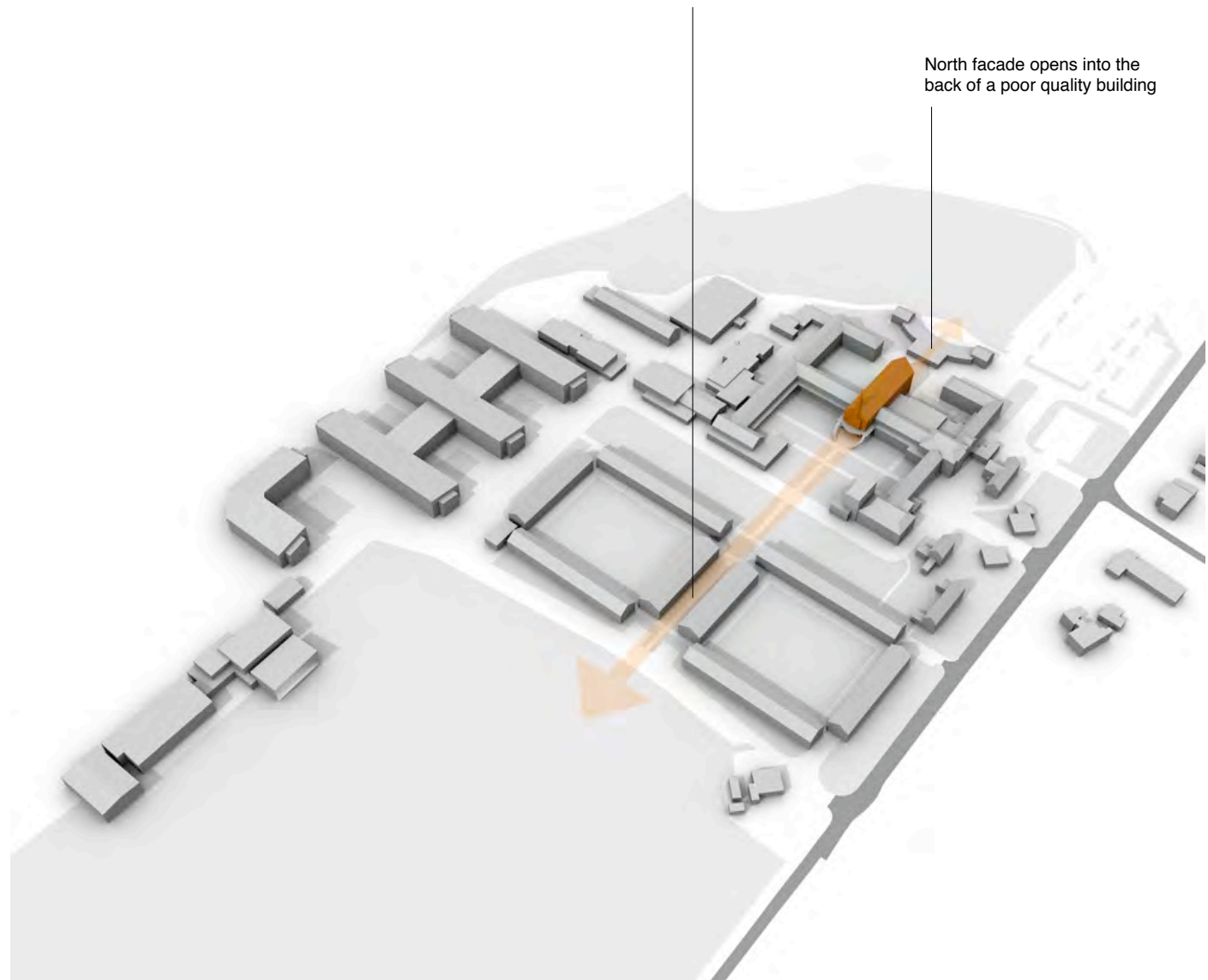


Fig 16. Existing Chapel Axis Diagram

A New Internal Connectivity

Currently much of the campus is comprised of piecemeal and isolated buildings that have been introduced over time as their need and/or funding has allowed.

It is the intention to respect and strengthen the Chapel axis in the Masterplan by introducing a new 'heart' along the axis with views to the City to the north and into new courts east and west. The new focal point of the 'heart' will also serve to connect the new to the old.

New academic accommodation will be more efficient than that which exists, with a high BREEAM rating for new buildings in line with relevant national and local planning policies.

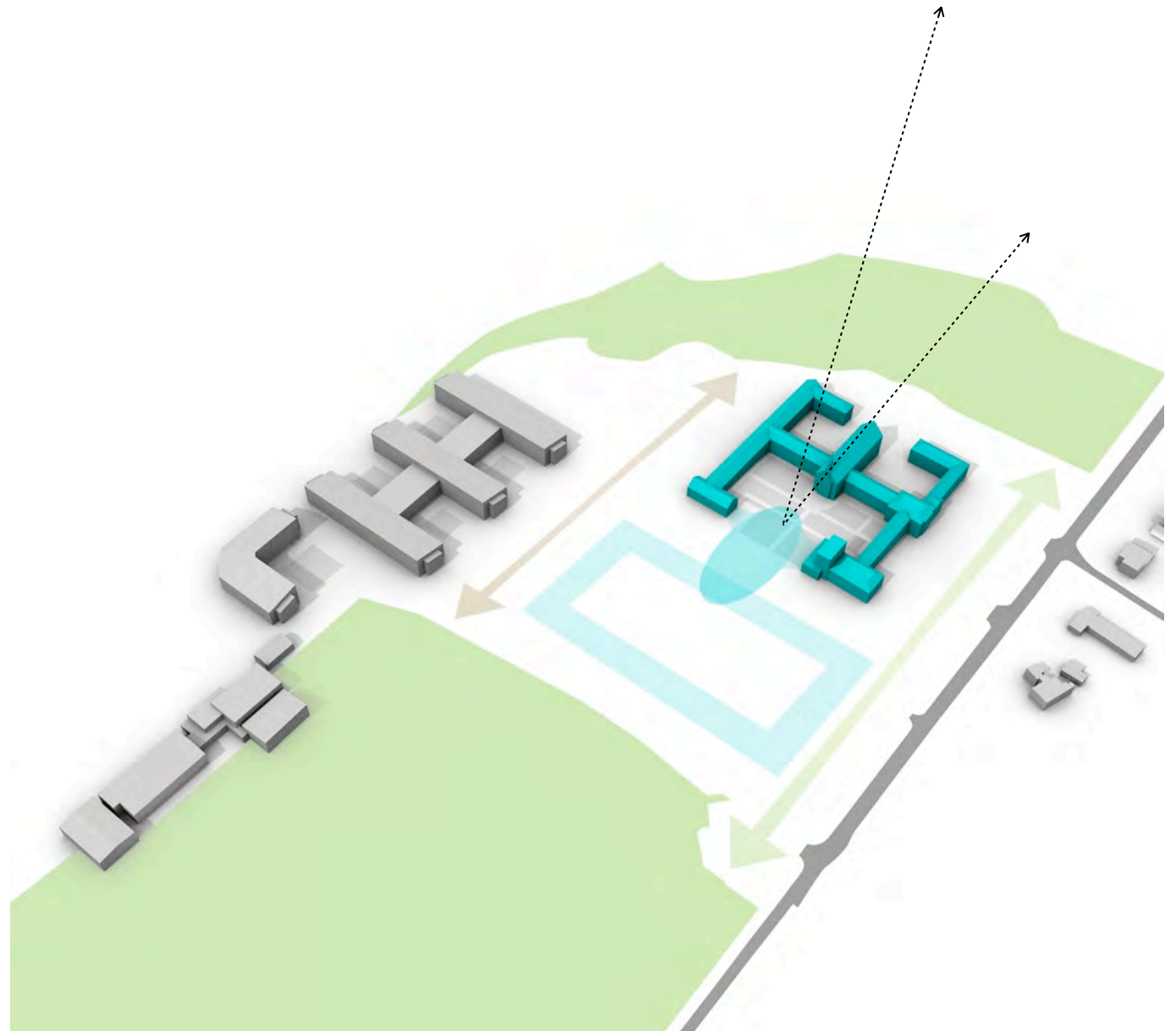


Fig 17. A New Internal Connectivity Diagram

Site Strategy

The approach to the new development in the Masterplan are shown in figures 18 and 19. Figures 20 and 21 provide an illustration of how, in principle, the scale and height of the proposed buildings will relate to those existing buildings, including the importance of the chapel.

The chapel axis is respected, but not such that it subjects development to an overriding formality. A clear but relaxed distinction between teaching space, residential accommodation, open sports fields and surrounding landscape allows for a permeable green campus and the creation of more intimate social quads.

New buildings are kept within the boundaries of the existing major development site area as identified within the Vale of White Horse Local Plan 2011 and the opportunity to develop on the

footprint of existing buildings has been fully utilised. The aspirations of the Masterplan in terms of additional floorspace is explained on page 18 of the Masterplan and within the Technical Appendix – Existing and Proposed Floor Space Totals.

Figure 18 shows that the focal 'heart' of the campus (the yellow sphere) could be given an expression function or a breakout space for the more work-intensive spaces that surround it, depending on the specific requirements of a more detailed brief.

The existing academic accommodation is significantly improved in order to provide modern, attractive and sustainable buildings fit for the University's long-term vision of the campus. This will provide facilities for up to an additional 3,000 additional students and 350 staff over the long-term period of the Masterplan.

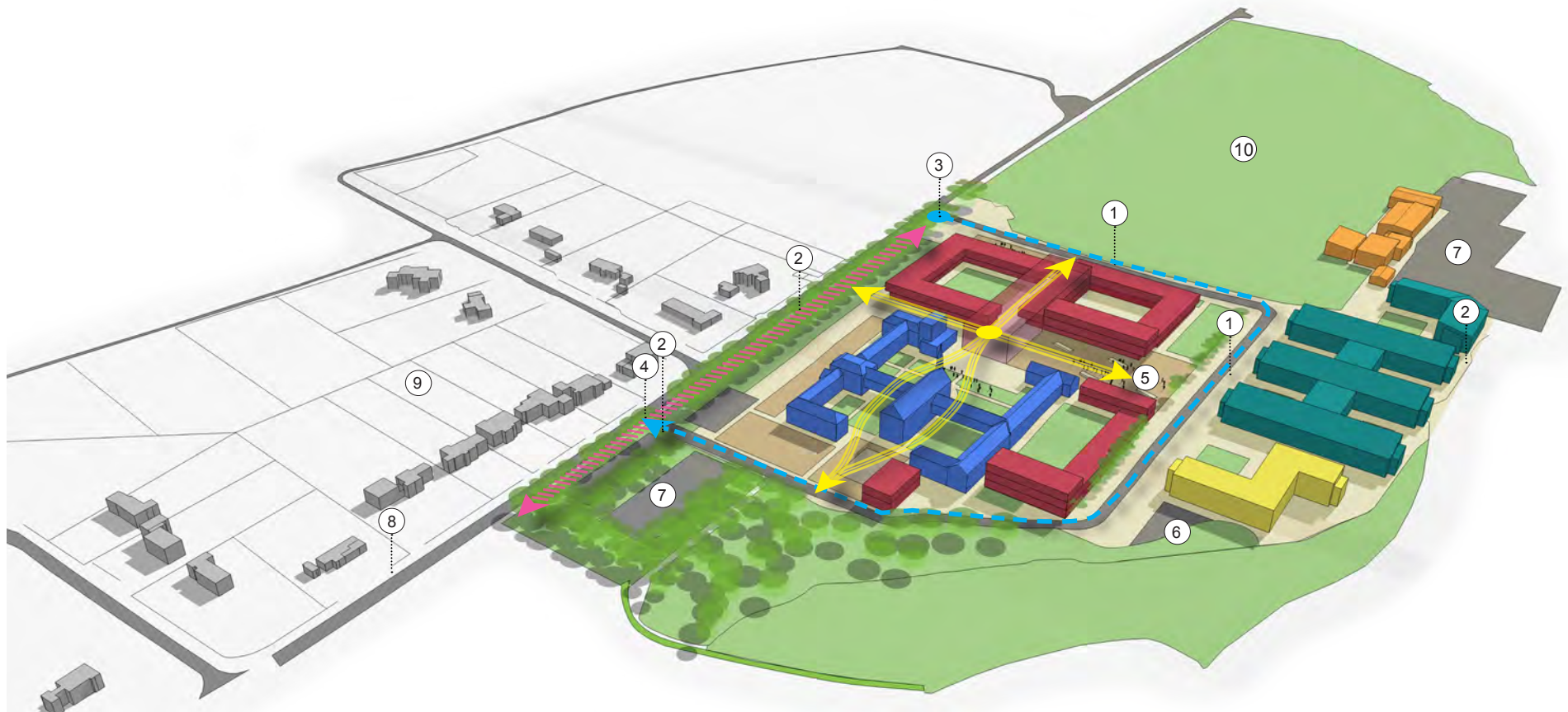
Additional student accommodation included within the 2008 Campus and endorsed by the Vale of White Horse District Council is included in the site strategy.

The academic and residential accommodation shown within the Masterplan are indicative at this stage and the detailed uses will be developed and confirmed once planning applications are developed for each building.

The 'green links' surrounding the development provide an excellent opportunity for safe, dedicated cycle ways with secure cycle parking. Pedestrian circulation is significantly improved as is access to public transport.

The opportunity is taken to provide a refreshed landscape within the site whilst protecting important existing landscape

features. The green buffer along the boundary with Harcourt Hill will not only provide a landscaping screen from those nearest residential properties but will also provide an attractive green link.



Key

- | | |
|------------------------------------|-------------------------------|
| 1 Proposed Bus Stop | 6 Additional Car Parking Area |
| 2 Proposed Pedestrian/Cycle Access | 7 Existing Car Parking Area |
| 3 Proposed Vehicle Entrance | 8 Harcourt Hill |
| 4 Proposed Vehicle Exit | 9 Residential Properties |
| 5 Piazza | |

Buildings Retained

- Sports Centre
- New Student Accommodation
- Academic Buildings

Proposed Buildings

- Student Accommodation
- Academic Buildings

Routes & Linkage

- — — 'One Way' Vehicle Circulation Route
- — — Pedestrian Circulation Route
- Yellow Sphere - Campus Focal Point (Heart)
- //// Green Buffer

Fig 18. 3D Site Strategy Diagram

Site Strategy Diagram

Key

- 1 Proposed Bus Stop
- 2 Proposed Pedestrian/Cycle Access
- 3 Proposed Vehicle Entrance
- 4 Proposed Vehicle Exit
- 5 Piazza
- 6 Additional Car Parking Area
- 7 Existing Car Parking Area
- 8 Harcourt Hill
- 9 Residential Properties
- 10 Sports Field
- 11 Area for Proposed Residential Development

Buildings Retained

- Sports Centre
- New Student Accommodation
- Academic Buildings

Proposed Buildings

- Student Accommodation
- Academic Buildings

Routes & Linkage

- 'One Way' Vehicle Circulation Route
- Pedestrian Circulation Route
- Yellow Sphere - Campus Focal Point (Heart)
- //// Green Buffer and Linkage
- - - Major Development Site Boundary
- Green Belt Area



Fig 19. 2D Site Strategy Diagram

Building Heights - Wider Views



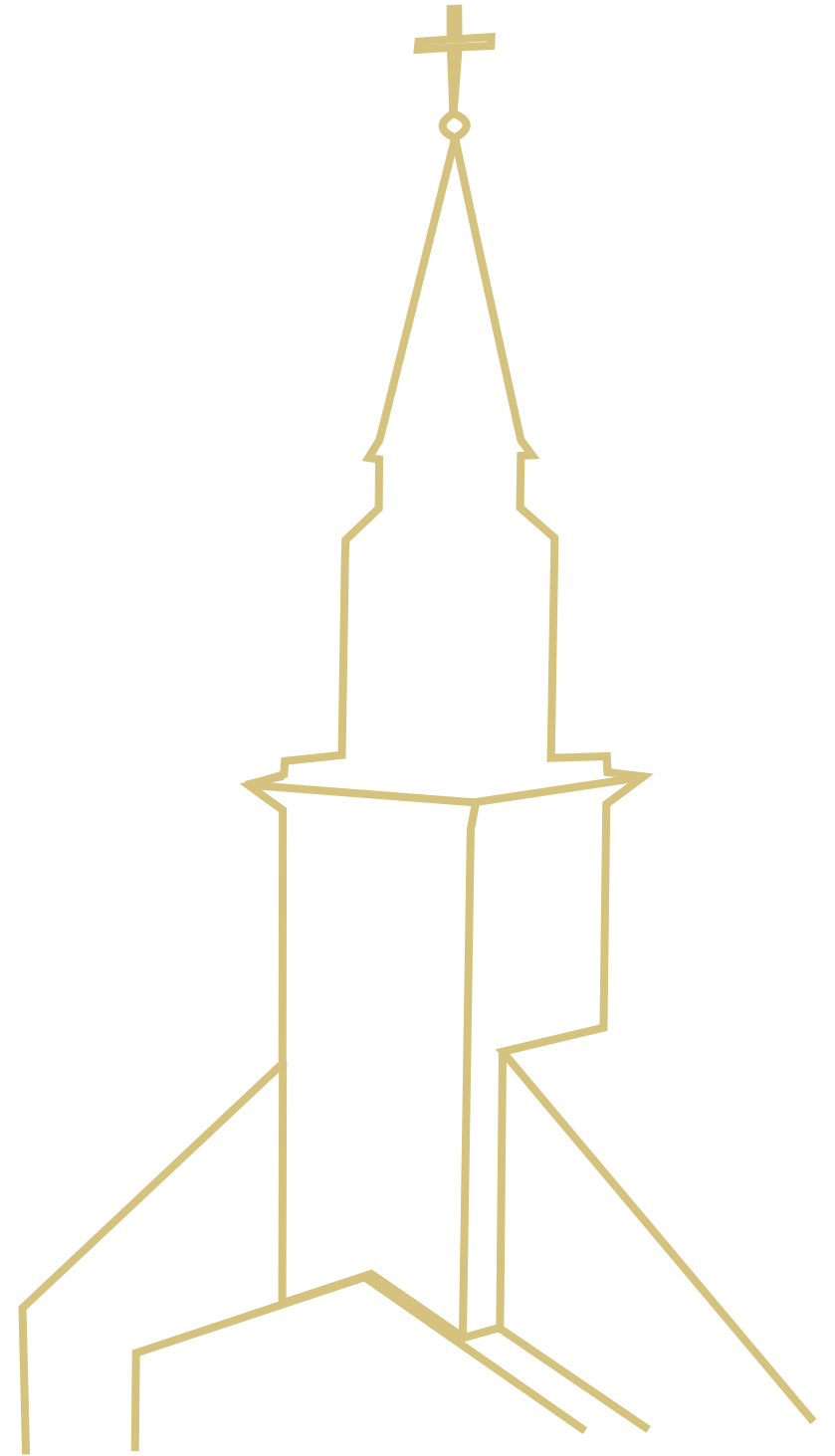
Fig 20. Building Heights - Wider Views

Masterplan Model In Context



Fig 21. Masterplan Model in Context

Summary and Conclusion



Summary and Conclusion

The new Harcourt Hill Masterplan builds on, but does not replicate, the 2008 Campus Development Plan and its supporting studies. The Masterplan sets out a revised long-term vision for the campus over the next 20 years that provides the University with the opportunity to deliver its estates strategy in the most appropriate and sustainable fashion. Individual planning applications that come forward will assess and demonstrate in great detail how the Masterplan proposals can be successfully developed. These proposals will respond to those key concerns raised regarding an increase in staff and students that will study and work at the campus and how they will travel to the campus in the most sustainable manner. The proposal will also demonstrate how they can be acceptable within the Green Belt and how the importance of the existing chapel and associated buildings can be protected.

Importantly the Masterplan not only respects but it enhances the existing campus. These improvements will have significant benefits for students, staff and the local community. Notwithstanding those issues highlighted within this document, central to the Masterplan are the following key features:

Retaining architectural features

Those buildings with the greatest significance have been fully respected and used to guide and shape the Masterplan proposals. Building heights are proposed that not only respect those existing buildings on the campus with architectural and heritage significance but protect the openness of the Green Belt.

Landscaping

The overall 'green' feel of the campus is protected, regenerated, enhanced and provided with an opportunity to be better utilised for campus users. Green links and a new green 'buffer' alongside Harcourt Hill will help to achieve this. As the development sits entirely within the existing campus developed area the impacts upon the wider landscape is very limited. The proposals will also have the potential for significant biodiversity enhancements through newly created areas of landscaping. Detailed landscape proposals for the site will be developed in accordance with the landscape strategy framework.

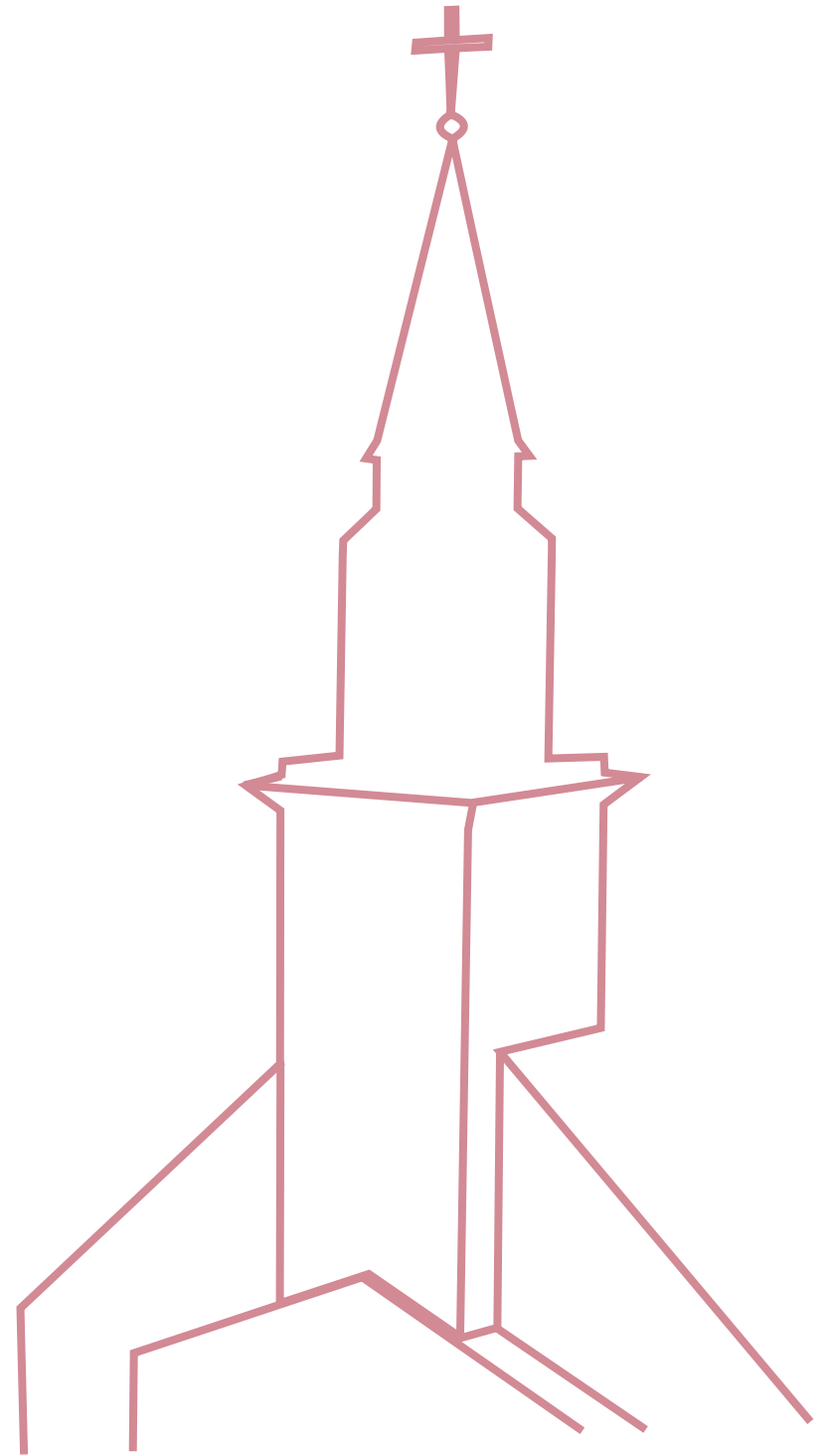
Improving and increasing facilities

The new Masterplan will provide the campus with improved and increased modern, efficient and purpose built teaching and learning space that has been developed as part of a cohesive plan for the whole site. The opportunity to create highly sustainable buildings will be taken. The creation of a campus piazza and the identification of a focal 'heart' gives the campus an identity and a sense of place.

Pedestrian and vehicle segregation

The opportunity has been taken to significantly improve the environment of the campus for pedestrians and cyclists. The changes to access points into the campus, the introduction of pedestrian, cycle and vehicle circulation routes and the formalisation of car parking areas reduces conflicts between users of the campus. This not only creates a pleasant and welcoming environment but encourages the use of modes of transport to and from the campus by alternatives to the car.

6 Supporting Documentation



Supporting Documentation List

Harcourt Hill Campus Justification Statement - Developing in the Green Belt:
WWADP – December 2012

Harcourt Hill Campus Consultation Strategy: West Waddy ADP – December 2012

Harcourt Hill Campus Phase 1 Habitat Survey: West Waddy ADP – October 2012

Harcourt Hill Campus Technical Appendix – Existing and Proposed Floor Space
Totals: West Waddy ADP – December 2012

Sustainability Appraisal of the Oxford Brookes Masterplan for its Harcourt Hill
Campus: West Waddy ADP - December 2012

Harcourt Hill Campus Heritage Report: West Waddy ADP - December 2012

Harcourt Hill Campus Landscape Framework Strategy and Tree Strategy: Land
and Landscape Management Ltd – December 2012

Harcourt Hill Campus Visual Assessment: Land and Landscape Management Ltd
- September 2012

Harcourt Hill Campus Arboricultural Assessment: Land and Landscape
Management Ltd - September 2012

Harcourt Hill Campus Landscape Assessment: Land and Landscape
Management Ltd - September 2012

Oxford Brookes University Harcourt Hill Masterplan - Transport Strategy,
including Area Level Impact Assessment Technical Note: SKM Colin Buchanan -
December 2012

Oxford Brookes University Harcourt Hill Masterplan - Consultation Summary: West
Waddy ADP – November 2012

Oxford Brookes University Harcourt Hill Masterplan - Consultation Statement:
West Waddy ADP – November 2012

Oxford Brookes University Harcourt Hill Masterplan - Consultation Plan: West
Waddy ADP - August 2012

Oxford Brookes University Harcourt Hill Masterplan - Consultation Plan: West
Waddy ADP – December 2012

Harcourt Hill Campus Development Plan: West Waddy ADP - May 2008

Consultation Summary Document: West Waddy ADP - April 2008

1st Consultation Summary Document: West Waddy ADP - 2007

2nd Consultation Summary Document: West Waddy ADP - 2007

Sustainability Statement for Harcourt Hill Campus Development Plan: West
Waddy ADP - April 2008

List of affected trees: West Waddy ADP - March 2008

Tree Assessment: Land and Landscape Management Ltd - January 2008

Harcourt Hill Campus Letter from Vale of White Horse District Council: Strategic
Environmental Appraisal - December 2007

Harcourt Hill Campus Strategic Environmental Assessment/Sustainability Appraisal
Scoping Report: West Waddy ADP - November 2007

Harcourt Hill Campus Analysis and Option: RMJM Architects - November 2007

Other References

The National Planning Policy Framework

The Vale of White Horse Local Plan 2011

Supplementary Planning Document: Sustainable Design and Construction: Vale of White
Horse District Council - December 2009

The Oxford Brookes Travel Plan 2010 - 2015

Letter dated 17 September 2007 from Oxfordshire County Council Sites and Monuments
Record Officer