

# 1 - HARCOURT HILL CAMPUS

December 2012

Supported by:



**Oxford Brookes University's Harcourt Hill campus is the home of the School of Education. The original Westminster College, founded in 1851, has had a home in Harcourt since the 1950s and was merged with Oxford Brookes University in 2000.**

The School of Education is highly regarded and trains hundreds of primary and secondary school teachers each year, many of whom stay in Oxfordshire to work.

The campus plays a vital role in University and community life - it offers local employment opportunities, supports a frequent bus link to Oxford and enables local access to excellent sporting facilities.



We have carried out some development on the campus, recently opening new halls of residence. These provide over 300 rooms and communal social areas.

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, and also because many of the buildings are reaching the end of their useful lives. This makes it a good time to consider a long term plan for improving other fundamental aspects of the estate, including the wider campus layout.

To do this we have been developing and consulting on a 'Masterplan' for Harcourt. This will provide a long term framework for development of the site over the next 20 years.

The Masterplan will inform a significant review by the University of the future of its whole estate and will enable any future building decisions to be made in a coherent and consistent manner.

We exhibited initial plans for this in 2007 and, more recently, in October 2012. This exhibition gives some detail on the

changes that have been made as a result of the previous consultation, more clarity on some of the questions raised in the latest exhibition and provides another opportunity to hear your thoughts on our plans.

Once we have heard your comments, we are intending to submit the final Masterplan and supporting documents for this campus to the Vale of White Horse District Council for its formal adoption as a Supplementary Planning Document.

# 2 - WHAT IS MASTERPLANNING?

December 2012

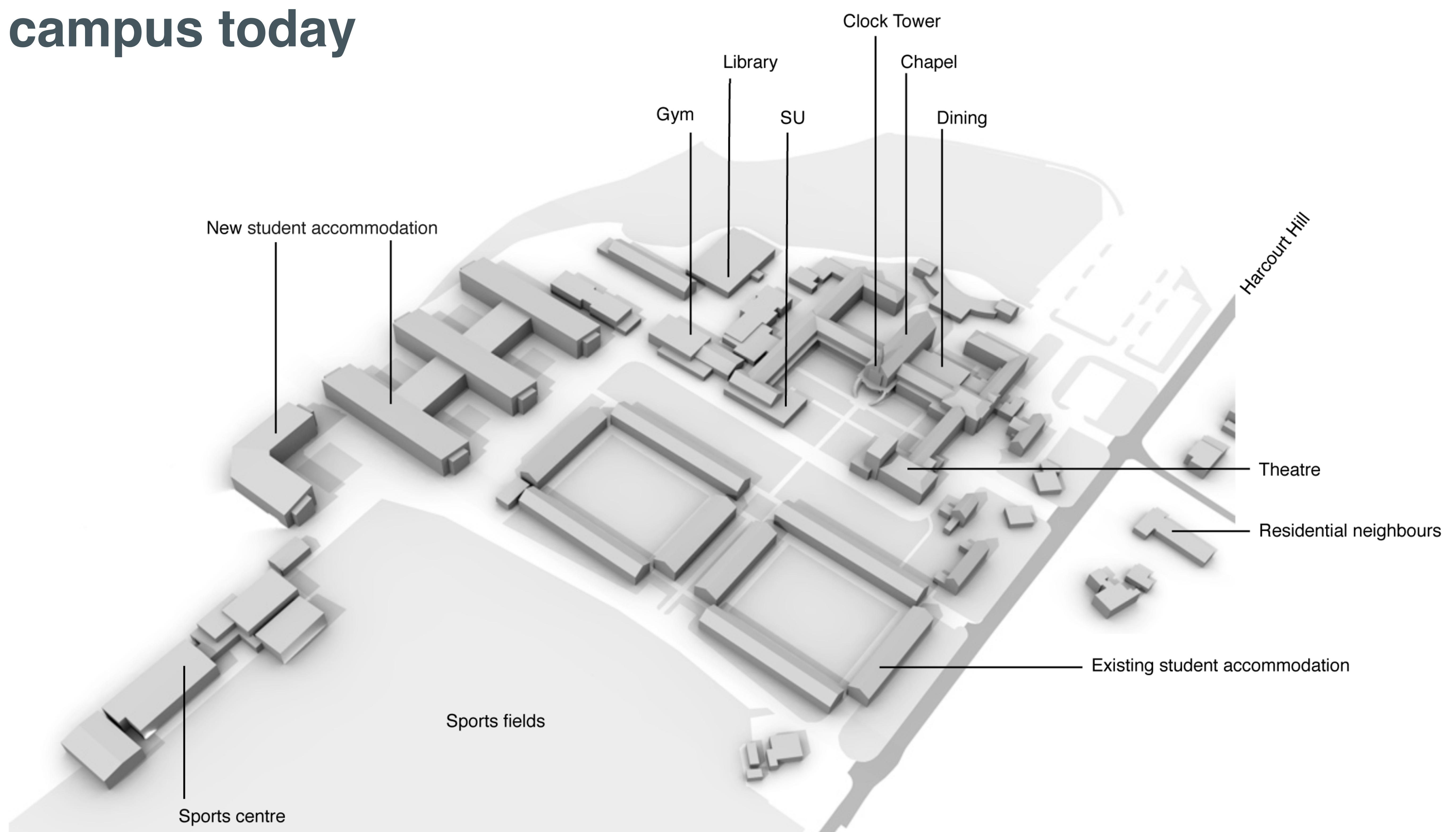
**The Harcourt Hill Campus has developed in a piecemeal fashion. The result is a campus that lacks a strong sense of identity or place. The Masterplan seeks to address these issues by providing a vision of how it could be developed in the long term.**

The Masterplan does not commit the University to building all or even some of the proposals. If agreed, it will mean new individual buildings can be designed and placed logically should the University decide to invest in parts of the site.

The Masterplan does not replace the planning approval process that individual new developments must go through. As such, it is not required to include detailed predictions on additional usage of the site or the transport requirements it could entail.

These and other issues would be the subject of future planning applications and, should our proposals progress to this stage, the University will have to provide far greater detail on the design of proposed developments, predicted usage and, if necessary, how additional student and staff numbers can successfully access and use the campus.

## Harcourt Hill campus today







# 3 - THE PROPOSED MASTERPLAN

December 2012




The main developments of the Masterplan include improved academic buildings, a new welcoming campus entrance and better vehicle circulation around the site.

It is deliberately planned to ensure views from Oxford into the Green Belt are not impacted and the heritage of the site is respected and enhanced.



## Routes & Linkage

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

## Buildings Retained

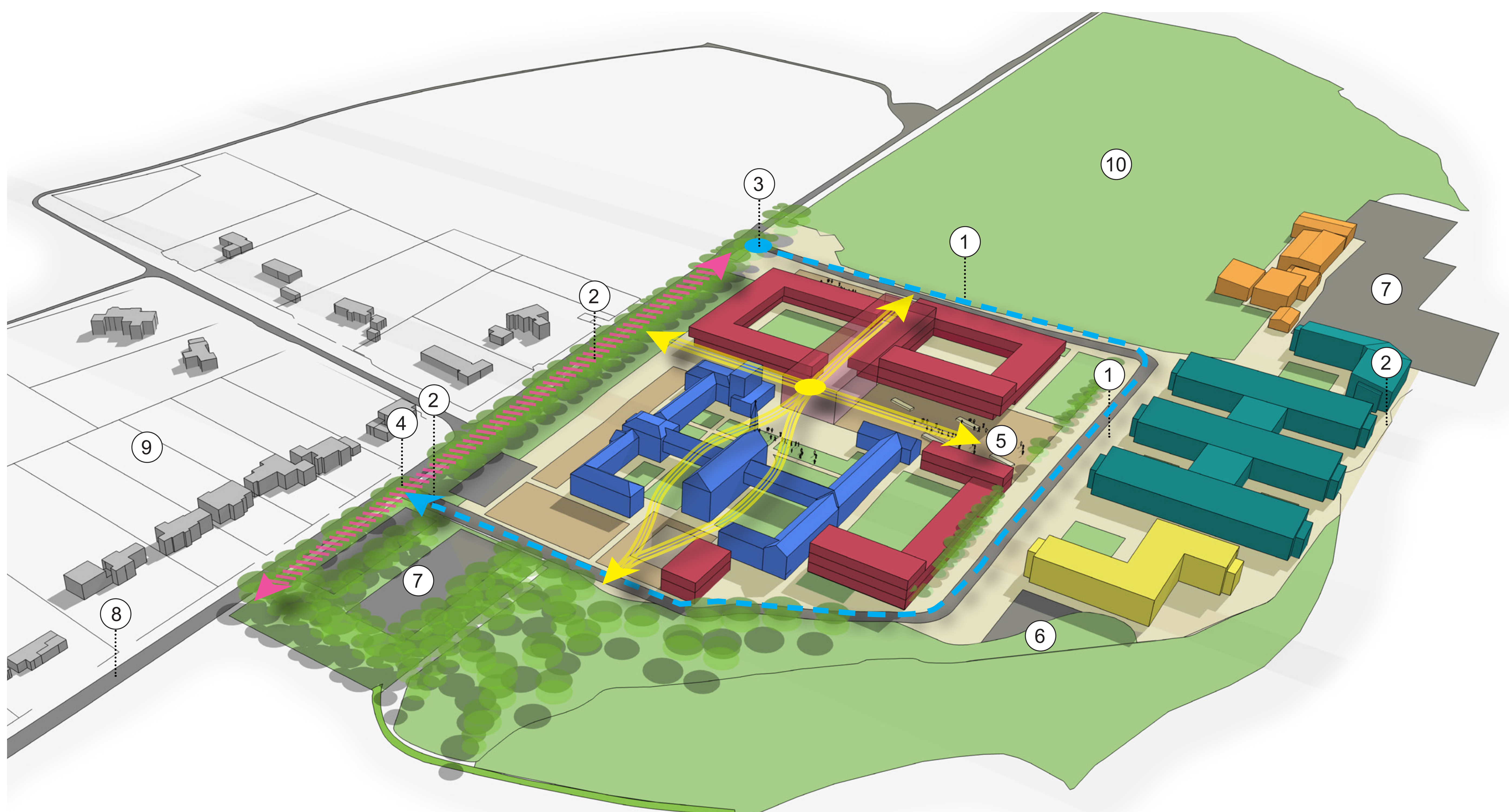
-  Sports Centre
-  New Student Accommodation
-  Academic Buildings

## Proposed Buildings

-  Student Accommodation
-  Academic Buildings

## 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                           | 10 | Sports Field                |



# 4 - OUTCOMES OF THE OCTOBER 2012 CONSULTATION

December 2012

The October consultation provided useful feedback. Here are some of the issues raised and the University's response, including the changes that are now proposed to the Masterplan. Please see the Consultation Statement and Consultation Summary November 2012 for full details.

Consultation response	What change was made	Where to find the change
Concerns regarding the numbers of additional students and staff who could be attending the campus	Text in Masterplan provides a clearer explanation of estimates on potential student numbers. Justification statement produced which includes rationale for the possible increase in the capacity of the site	Justification Statement – Dec 2012  Dec 2012 Masterplan - pages 2 - 5 and 17 - 19
Concerns regarding the transport implications of the proposals	Transport Strategy updated to include a brief for a Transport Area Level Impact Assessment (ALIA) which will look at transport issues such as parking and access and how these will affect the local area should future planning applications be pursued	Transport Strategy – updated Dec 2012.
More details regarding drainage required	Text in Masterplan amended to confirm that a full sustainable drainage scheme (SUDS) for the wider site including roads, car parking and buildings will be developed	Masterplan Dec 2012 – page 26
Explain why the University is developing a Masterplan for the campus	Text in Masterplan amended to provide further clarification as to what a Masterplan is, its benefits and the purpose of developing a Masterplan for the campus. Justification statement produced	Justification Statement – Dec 2012 Masterplan Dec 2012 - pages 2 - 5
Provide more information regarding landscape and ecology	Landscape Strategy and Tree Strategy produced. Phase I Habitat Survey produced	Landscape Strategy and Tree Strategy – Dec 2012 Phase I Habitat Survey – Oct 2012
Provide more details regarding the chapel and the heights of new buildings	Amended text and images in Masterplan to emphasise that the chapel will remain the visually prominent feature and that new buildings will not exceed existing roof heights	Masterplan Dec 2012 – pages 19, 27 and 44
Concerns regarding the impact of additional students on local services	Text amended in Masterplan to provide further clarification of the services on campus that could be available to students and the use of services by students more widely in the local community	Masterplan Dec 2012 – page 16
Ensure local community are engaged	Consultation Strategy produced to explain how consultation with the local community and the District and County Councils will be maintained	Consultation Strategy - Dec 2012
Provide design principles for future planning applications	Additional section in Masterplan providing design principles showing issues to be addressed and further information required at the planning application stage	Masterplan Dec 2012 – pages 26/27



# 5 - OUTCOMES OF THE OCTOBER 2012 CONSULTATION

December 2012

As a result of these changes we have produced new documents and updated existing documents to ensure that our proposals are clear and justified, these documents include:

- Harcourt Hill Masterplan 2012 (produced September 2012, updated December 2012)
- Heritage Statement (produced September 2012, updated December 2012)
- Sustainability Appraisal (produced September 2012, updated December 2012)
- Transport Strategy (produced September 2012, updated December 2012)
- Consultation Strategy (produced December 2012)
- Landscape Framework Strategy and Tree Strategy (produced December 2012)
- Transport Local Area Impact Assessment Technical Note (produced December 2012)
- Justification Statement (produced December 2012)
- Consultation Statement (produced November 2012)
- Consultation Summary (produced November 2012)
- Consultation Plan (produced December 2012)
- Phase I Habitat Survey (produced October 2012)
- Proposed and Existing Floor Space Technical Appendix (produced December 2012)



One of the key issues raised during the October consultation was the potential increase in staff and student numbers at the Harcourt Hill Campus.

Initial analysis suggests that the maximum capacity of the site 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).

However, accurate predictions at this stage are impossible. This is because a Masterplan is a long term document and not all of it will necessarily be carried out. In addition, with the Higher Education sector facing such challenging times,

the balance between full and part time students, postgraduates and undergraduates, programmes provided and methods of teaching will change.

Should the University decide to build any part of the plan, as part of the planning process it will have to provide far more detail on this issue, and in particular the measures it will put in place to accommodate and transport additional students.

# 6 - MASTERPLAN DEVELOPMENT PRINCIPLES

December 2012

In response to the comments received the Masterplan now incorporates a number of 'Development Principles'. Should detailed planning applications come forward, they will need to comply with these principles.

The Masterplan document sets out full details of these, in summary they include:

## 1 Sustainable Transport, Access and Parking

The Masterplan will require a clear strategy to manage travel to the campus, including parking demand, and promote more sustainable forms of transport. This will include improving and increasing the bus service to the campus, assessing the requirements for additional parking and promoting an increase in pedestrian and cycle journeys.

## 2 Landscape and Planting

Providing a landscape and tree strategy for the campus that integrates development into the landscape. Landscape enhancements will include the development of the Green Buffer adjacent to Harcourt Hill incorporating avenues of trees and soft landscaping.

## 3 Visual Impact

Detailed visual impact assessments will be prepared to demonstrate that development can be accommodated without harm to the Green Belt, the existing chapel building and important views of the site from Oxford.

## 4 Sustainable Drainage

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

## 5 Design

The preparation of a design framework and code that future planning applications should adhere to.



# 7 - NEXT STEPS

December 2012

**Oxford Brookes is committed to developing its plans in full consultation with students, staff and the local community. We are keen to hear your thoughts before we finalise our Masterplan. Thank you for attending our exhibition.**

Our consultation period runs from 8 December – 21 December 2012 and you can access our Masterplan and supporting documents in the following locations:

- At [www.westwaddy-adp.co.uk](http://www.westwaddy-adp.co.uk) (West Waddy ADP are the University's town planning consultants)
- In hard copy at Botley Library
- In hard copy at the Vale of the White Horse District Council offices

- In hard copy at the Harcourt Hill Campus reception

If you wish to make any comments please fill in a feedback form and place it in the box provided.

Alternatively, comments can be submitted at [www.westwaddy-adp.co.uk](http://www.westwaddy-adp.co.uk), by emailing [consultation@westwaddy-adp.co.uk](mailto:consultation@westwaddy-adp.co.uk) or by letter to West Waddy ADP, 60 East St Helen Street, Abingdon, OX14 5EB.

## The Masterplan process:



## For further information, please contact:

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## The planning process:

