

Foxcombe Hall Bullet Points

Change of Use

- This a proposal is for a **fundamental change to one of the most sensitive and renowned Green Belt sites in Oxfordshire**. The move from a quiet, non-residential, low key teaching establishment to a fully-ledged international **campus will increase the local population by 25% during the day and 15% overnight**.
- The principle underlying this application has already been addressed by the Planning Committee in its consideration of Application No : P20/V0214/FUL to convert a residential house, Ripon Lodge, for PHBS to accommodate visiting academics. It was refused because:

“The proposal, by reason of the associated pattern and level of activity, is considered to cause harm to the character of the area and to the purposes of the Green Belt. Consequently, the proposal is inappropriate development in the Green Belt for which no very special circumstances are considered to exist. As such, the proposal is contrary to Policy CP13 of the Vale of White Horse Local Plan Part 1 and to the NPPF.”
- The discussion noted that a commercial bed and breakfast establishment operating for up to 9 residents was **considered to cause harm to the character of the area**.
- There would be a **great deal more harm caused by a café, a shop and 100 resident students**.
- UK Business Schools are not located in Green Belts. The top UK business Schools are located in towns and cities including London, Cambridge, Oxford (Said), Edinburgh etc. **Boars Hill is completely the wrong location to be expanding a business school**.

Impact on the Green Belt

- The scale of development proposed represents **inappropriate development within the Green Belt** as defined in National, District and Local Plan Policy.
- **The applicant’s calculations of volume and floorspace are flawed** and grossly understate the actual increase in the scale of development proposed for the site.
- PHBS argue that the volume of the built environment would increase by 35%. However, this is significantly understated, since the baseline for determining the volume increase is the site of the building as it existed on 1 July 1948 (NPPF para 145). **Compared with the original building the increase in volume is 82%**.
- There would be **material harmful impact on the openness of the Oxford Green Belt** because of the increase in volume and footprint of the proposed built environment.

- Oxford City Council's Assessment of the Oxford View Cones (2015) gives as much weight to the view back from the spires as to the view towards Oxford. **The backdrop to the spires, which is what would be damaged by this proposal**, is part of this wider landscape.
- The purposes of including land within the Green Belt have long been tried and tested. Development here is deemed inappropriate unless there are very special circumstances **We cannot see any such circumstances being met that would outweigh the evident harm.**
- PHBS claim significant economic benefits of allowing this development. However, any such benefits will accrue wherever PHBS is located. **There is no compelling argument to locate within Oxford's Green Belt.** In fact, greater economic benefits will accrue if students reside in Oxford, Abingdon, or Botley with better access to shops, restaurants, bars, social life and public transport.

Impact on Residential Amenity

- **Proposed rules for students and visitors to limit the impact on local amenity are not enforceable and cannot be policed.** This includes student use of private cars, particularly those on short courses and conferences. Monitoring these rules will likely fall on residents who have no authority with PHBS to act upon breaches.
- The running of 'out of term' residential conferences will ensure that **PHBS generates an impact seven days a week and all year round**, not just term time.
- Light pollution from the site will be significant – especially fronting Jarn Way where student bedrooms and a kitchen present 10 large windows above the boundary wall and within a few metres of the road and. Boars Hill is a private residential semi-rural area. **Such light pollution will urbanise this part of the Green Belt.**

Impact on Highways and Transport

- Students do not expect to stay on a campus 24/7. They will want to visit Oxford and further afield and **without any public transport option from Boars Hill, there will be significant use of taxis and private cars.** This intensification of use will be acutely felt on surrounding roads, footpaths, and other open spaces, with a direct impact on residential amenity.
- The proposals require significant excavation for basement accommodation. We estimate that **at least 780 32 tonne truck movements will be required during the excavation works alone**, not including additional construction traffic. This will have a significant impact on local amenity for about two years.

Impact on a Heritage Asset

- **The loss of a curtilage listed heritage asset (The Old Dairy) is not acceptable given the lack of justification for this development.** Preservation of Lord Berkeley's laboratory should be maintained unless there are very exceptional reasons for destroying the heritage asset. **No such very exceptional reasons have been proved.**