

# Building Balanced Communities Supplementary Planning Document

Reissued March 2007





**Quick guide to the Local Development Framework:  
Building Balanced Communities Supplementary  
Planning Document:**

**This document:**

- supplements policies ST1, H2, H6 and BE2 contained in the Nottingham Local Plan November 2005; and
- amplifies existing policies in relation to student housing.

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## **1 INTRODUCTION**

1.1 Central government guidance, in the form of Planning Policy Statement 1 'Creating Sustainable Communities', and Planning Policy Guidance Note 3 (PPG3) 'Housing' charge Local Authorities with providing a suitable mix of good quality homes in appropriate locations. This Supplementary Planning Document (SPD) sets out Nottingham City Council's approach to student housing provision on sites allocated in the Local Plan and on unallocated "windfall" sites, it also:

- encourages the provision of purpose built and managed student accommodation in appropriate locations;
- aims to improve the physical quality of accommodation for students; and
- restricts the provision of further student housing (where the City Council is able to exercise control) within areas of recognised over-concentration of students, where the creation and maintenance of balanced communities is threatened.

1.2 The Nottingham Local Plan policies to which this SPD relate are:-

**ST1 Sustainable Communities**  
**H2 Density**  
**H6 Student Housing**  
**BE2 Layout and Community safety**

1.3 The full text of these policies is set out in Appendix 3.

## **2 STATUS OF THIS SUPPLEMENTARY PLANNING DOCUMENT**

2.1 This document is identified as a Supplementary Planning Document in the Nottingham City Local Development Scheme, which was agreed by the First Secretary of State in June 2005.

2.2 In accordance with The Town and Country Planning (Local Development) (England) Regulations, 2004, the minimum requirements for consultation arrangements were complied with.

2.3 The original Building Balanced Communities Supplementary Planning Document was adopted March 2006. In June 2006 an application was made to the High Court for Judicial Review of the document. This specifically queried the legality of Section 3 of the original document titled 'Diversifying Housing Stock – Family Housing'. The High Court subsequently granted Judicial Review.

The result of the order is that Section 3 of the original Building Balanced Communities Supplementary Planning Document dealing with 'Diversifying

Housing Stock – Family Housing’ is now quashed and has therefore been withdrawn. The remainder of the original document relating to student housing remains unchanged and forms the subject of this document.

2.4 A Sustainability Appraisal (SA) Report and a Consultation Statement have also been produced to accompany this SPD. The SA Report documents how social, environmental and economic considerations have been incorporated into the SPD. The Consultation Statement details the consultation that has been carried out on the SPD to date and how the results of this have been taken into account in the preparation of the SPD.

### 3 BALANCED COMMUNITIES AND STUDENT HOUSING

3.1 The City Council's approach to creating and maintaining balanced communities is set out in Policy ST1. By influencing the type of housing provision, the City Council seeks to avoid over-concentrations of household types within local areas.

3.2 There are parts of the City where communities are already out of balance or in danger of becoming out of balance; this is particularly so in areas where there are large concentrations of student households. (See plan at appendix 1)

3.3 The aim of this SPD is to amplify the City Council's existing policy approach to the provision of student housing.

3.4 The City Council's approach to imbalance caused by over concentrations of students is two fold:-

1. **Planning Policy:** Diversion of students from the general housing market (in particular areas of over-concentration) into purpose built student accommodation in appropriate locations.
2. **Environmental Health:** Improving the environmental conditions in areas dominated by students.

3.5 Planning has only a very limited role in improving conditions in controlling numbers of student households, because the Use Classes Order and case law definitions of categories of housing mean that shared student housing is not regarded any differently from housing occupied by a family, where 6 or fewer students live together as a single household.

3.6 Student occupation by up to 6 people does not therefore require planning permission. This means that planning permission will only be required for certain forms of new student accommodation such as purpose built student accommodation, some extensions to existing student houses and changes of occupation which result in a material change of use.

3.7 Planning policy can therefore have the greatest impact on balanced communities by encouraging provision of purpose built student accommodation in appropriate locations, where such development can be accommodated without causing further imbalance. (See appendix 2).

**(i) Appropriate Locations for the Provision of New Purpose Built and Managed Student Accommodation**

3.8 There has been significant development of purpose built accommodation, particularly in and around the City centre, and in the proximity of the University Campuses. However, this expansion of provision has not kept pace with increasing student numbers.

3.9 The City Council's approach is to encourage further provision in appropriate locations, with the aim of providing sufficient bed spaces to accommodate all predicted growth in student numbers, and progressively freeing up existing student rented houses for occupation by other households.

3.10 Policy H6 of the Local Plan concerns the development of student housing and seeks to protect existing communities from excessive concentrations of students and encourage the location of student accommodation in areas away from established neighbourhoods, where development would also assist regeneration aims.

3.11 If purpose built developments are to be successful, they must be located and managed to minimise adverse impacts on the surrounding community, but also be in locations which will be attractive to students. Consequently the City Council has identified three general locations in which further purpose built student accommodation is considered appropriate, and where such development will be encouraged.

**In line with planning guidance contained within the Local Plan, further provision of purpose built and managed student accommodation will be encouraged in these areas:**

- **sites in the proximity of University Campuses, identified in the Local Plan, or emerging Development Plan Documents, as requiring regeneration and with an approved Development Brief (eg Chettles Yard area);**
- **the University Campuses (defined on the Local Plan Proposals Map), including the Jubilee campus for which separate SPD has been prepared; and**
- **on the fringes of the City centre particularly in the Eastside and Southside Regeneration Zones in accordance with existing supplementary guidance contained within the Eastside Interim Planning Guidance and Meadows Gateway SPD.**

**Developers should be advised however that applications will be considered on their merits and guidance within this SPD will not be applied in isolation. Account will be taken of all relevant guidance in this SPD and also in the Local Plan.**

3.12 Elsewhere, the effect of further provision of purpose built accommodation on existing communities may limit opportunities. In particular, further development within areas of significant student concentration (refer to Appendix 2) will not be permitted unless identified in an approved Development Brief. Any proposals for student accommodation should be discussed in advance with the City Council.

3.13 In addition, Policy H6 outlines a number of key issues which will need to be considered in selecting any site for accommodation:

- Impact on the development or maintenance of balanced communities
- Appropriate location and scale
- Safeguarding the living conditions of neighbouring residents
- Management arrangements are sufficient to integrate the development into the existing community
- Parking arrangements do not affect the ability of existing residents to park their own cars
- University facilities are readily accessible to the development by a choice of means of transport

#### **(ii) Management Agreements**

3.14 Policy H6 states that where the City Council grants planning permission for student housing, it will negotiate with developers for management arrangements to integrate the development into the existing community. Planning conditions and/or Section 106 Obligations attached to planning permissions will be used to address some of the management issues surrounding student dwellings.

**Planning conditions and/or Section 106 Obligations, attached to the provision of new purpose built student accommodation will cover:**

- **On-site management**
- **Control of car parking**
- **Sound insulation measures**
- **Maintenance**
- **Security**
- **Lighting**
- **Cycle parking**
- **Telephone 'Helplines' for residents**

3.15 Policy H6 also states that planning permission will only be granted where car parking arrangements of the proposed student housing do not affect the ability of local residents to park their own cars. Furthermore, Policy BE2: Layout and Community Safety states that planning permission will only be granted where development does not increase levels or types of traffic, on

street car parking or vehicle movements which would have a detrimental effect on traffic congestion, the amenity of local occupiers or road safety.

### **(iii) The Creation and Maintenance of Balanced Communities**

3.16 Policy ST1 aims to ensure all new development contributes to the creation and maintenance of balanced communities, and policy H6 ensures new student housing does not compromise this aim. The supporting text to policy ST1 highlights the need to avoid concentrations of household types in the local area. The evidence presented in appendices 2 and 3 and the Sustainability Appraisal, which accompanies this SPD, clearly demonstrate the presence of over-concentrations of student households in parts of the City, and highlights the associated problems.

3.17 Paragraphs 4.5 and 4.6 accept that the planning powers of the City Council are not applicable to the vast majority of new student housing which occurs in the general housing market.

3.18 However, in those instances where the City Council is able to exercise control, and new student housing (new build or conversion requiring planning permission) will prejudice the creation and maintenance of balanced communities (by leading to further over-concentrations of student households or increases in the problems associated with large numbers of students) the City Council will refuse planning permission for further provision of student housing. For the purposes of this approach, student housing means additional purpose built student accommodation and houses in multiple occupation<sup>1</sup>.

3.19 In cases where it is difficult to determine whether student occupation of a new development is planned (e.g. medium sized flats of 3 bedrooms could suit both students sharing as well as other occupants) and new development when occupied by students will prejudice the creation and maintenance of balanced communities,, the City Council will use conditions to limit occupation to non student households. In addition, where flats or houses are proposed with large bedrooms, conditions will be imposed to prevent the formation of further bedrooms by internal subdivision.

3.20 In deciding whether the creation and maintenance of balanced communities is prejudiced, the City Council will have regard to:-

- the percentage of households in a locality that are made up solely of full time students (appendix 1);
- the overall number of students in an area, which can have an important influence on community balance For instance, the presence nearby of

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<sup>1</sup> For the purposes of this SPD, Houses in Multiple Occupancy are defined as being dwellinghouses which comprising more than 6 people living together as a single household

purpose built student accommodation can lead to large numbers of students in an area of relatively few student households; and

- whether the area currently has relatively few student households, but is in danger of becoming unbalanced as numbers increase and the problems identified in appendix 2 are beginning to manifest.

**In accordance with policies ST1 and H6(a) of the saved Local Plan, in areas of existing significant student household concentration, (established using the methodology set out in Appendix 2) the following development will not usually be permitted:**

**a) Purpose built student accommodation and alterations, extensions and re-developments of existing purpose built accommodation which would result in a net increase in bedspaces;**

**b) Houses in Multiple Occupancy<sup>1</sup>; and**

**c) New flats and houses of 3 or more bedrooms unless subject to an occupation condition<sup>2</sup> preventing the property being used as a dwellinghouse solely by students in full-time education<sup>3</sup>, living together as a single household.**

<sup>1</sup> For the purposes of this SPD, Houses in Multiple Occupancy are defined as being dwellinghouses which comprising more than 6 people living together as a single household

<sup>2</sup> The condition will state that new flats or houses of 3 or more bedrooms shall not be occupied by any full-time students, except when involving students living in the development with parents as their parental home or mature students living with a non-student partner, unless otherwise agreed in writing by the City Council.

<sup>3</sup> For the purposes of this SPD, students in full-time education are defined someone undertaking a full time course of education who is enrolled at a prescribed educational establishment (eg a university, theological college or other institution providing further or higher education for at least one academic year. An academic year is normally at least 24 weeks during the year and an average of 21 hours a week of study.

3.21 Exceptions to this approach will be made where:

- Provision is part of a comprehensive redevelopment scheme which is subject to an approved Development Brief and appropriate management arrangements are agreed; or
- The development is located within a shopping frontage on a major radial route, where it assists in the regeneration and re-use of retail premises, such as conversion of redundant shops or accommodation above shops; or
- For purpose built student accommodation, the development is in an area identified in paragraph 4.11.

3.22 Houses in Multiple Occupation are included because even when not solely occupied by students, the balance of communities within areas can be further impaired due to the similar characteristics of tenants in student households and Houses in Multiple Occupation in terms of turnover of residents, levels of car parking required and matters mentioned in paragraph A3.9 of Appendix 2.

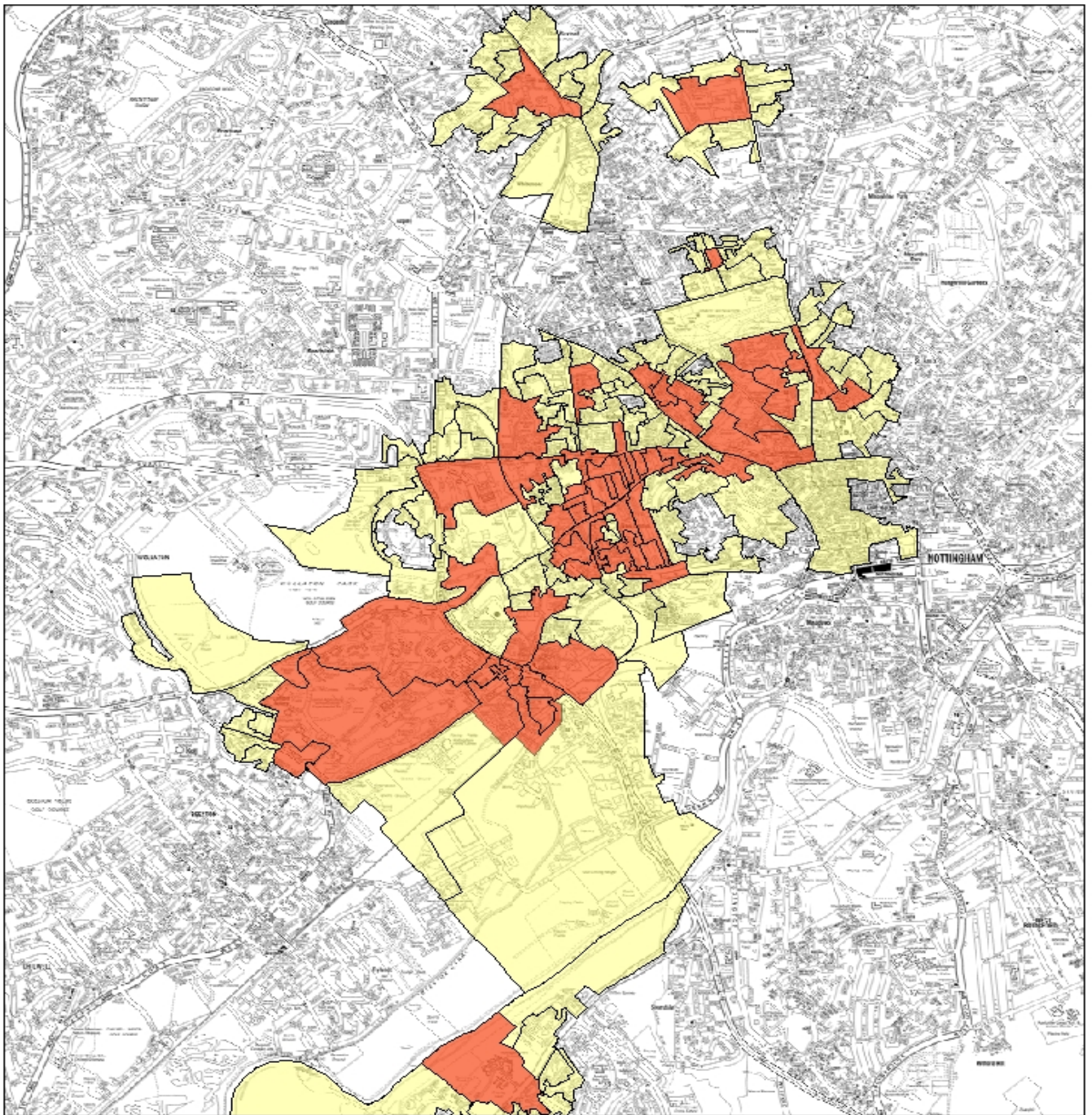
## 4 MONITORING AND REVIEW

4.1 Nottingham City’s Local Development Framework will be monitored through the Annual Monitoring Report, which is produced before the end of each calendar year. The performance of the Building Balanced Communities Supplementary Planning Document will be monitored within this document and the need for any subsequent reviews to the SPD will be identified through this process.



4.2 The SPD will be monitored using the indicators set out in the table below.

SPD policy guidance	Expected outcome of policy guidance	Information required	Source of information	Gaps in information	Remedial action when?	Remedial action what?
1 - Appropriate locations for new purpose built dwellings	New purpose built student accommodation will be located in the broad locations outlined in the policy  Residential properties will be freed up for general occupation by other households	GIS maps showing the location of new purpose built student accommodation  Number of completed purpose built students bedspaces and remaining number of students accommodated in residential properties	Policy and Information Team  Policy and Information Team/University of Nottingham and Nottingham Trent University	None	If new purpose built student development does not take place in the broad locations outlined in the policy  When vacant properties lead to a material shift in environmental conditions	Consider revision of policy guidance or identification of new locations within future Development Plan Documents or other interventions
2 – Management Agreements tied to planning conditions and/or S.106 agreements for new purpose built student accommodation	Increase in management agreements to control car parking and security in purpose built student accommodation	Number of management agreements negotiated.  Feedback from students’ unions and university accommodation offices.	City Council’s Uniform database  Liaison with students’ unions and university accommodation offices.	None	Number of management agreements secured not in proportion to total number of new student purpose built developments	Consider revision of management agreements
3 – Control of new student accommodation in areas with significant concentrations of students	Address population imbalance in areas of existing significant concentrations of students	Distribution of student households	Council Tax exemptions data	None	If existing concentrations increase  I	Consider revision of policy guidance

**APPENDIX 1**



Title: **Output Areas with more than 25% student households and contiguous OAs**

<p>Key</p> <p>% student households</p> <p>0% - 25%</p> <p>25.1% - 91.0%</p>	<p>Contiguous Output Areas</p>	<p>Map produced on: 01/12/05</p> <p>Map produced by: Policy and Information Team</p>	  <p><b>City of NOTTINGHAM</b></p> <p>City Development</p> <p>0 0.5 1 2 Km</p>
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## APPENDIX 2

### STUDENTS AND BALANCED COMMUNITIES

A2.1 Nottingham's high-achieving universities, the University of Nottingham and Nottingham Trent University, are recognised as assets to the City. Both have gained distinction in research and teaching excellence. They continue to build strong international and community links and forge important industry collaborations.

A2.2 The universities have also attracted international students from across the world, increasing the diversity of the student population and the cultural mix of the city, and further enhancing the city's reputation and appeal. The presence of so many young people; students, graduates, as well as local residents; has helped to make the city centre a vibrant and culturally dynamic place, exciting and busy, impacting positively on the retail, social and leisure sectors. At local level the accommodation requirements of the student population have helped stimulate the housing market and regenerate significant parts of the city.

A2.3 However, there have been other less positive implications. The student population has doubled in size over the course of the last decade in response to the Government's desire to increase the number of young people entering higher education. Whilst the creation of a more skilled workforce is essential for UK competitiveness, little thought has been given at national level to the accommodation needs arising from this increase or the impact that large student numbers have on the social fabric of local communities. As a result, very few Higher Education institutions and local authorities have developed inter-related social and housing strategies.

A2.4 As a result, an increased number of students have sought accommodation in private rented households and landlords have been quick to respond by converting high numbers of conventional houses into multi-occupancy rented accommodation within existing residential neighbourhoods. These neighbourhoods are generally adjacent or close to the universities and so there are now large concentrations of students living in private rented property in relatively small geographical areas amongst existing residential communities. To illustrate this, the wards of Arboretum, Dunkirk and Lenton and Radford and Park the number of households made up solely of students has increased between 2001 and 2004 by 40%, from 2210 to 3099, according to Council Tax records.

A2.5 The 2001 Census shows that in four Wards students comprise more than a quarter of the population:- Arboretum 29.5%, Radford and Park 30.1%, Dunkirk and Lenton 48.2%, Wollaton East and Lenton Abbey 50.5%. Even within these wards, concentrations of students can be quite localized with up to 90% of dwellings occupied by students on some streets.

A2.6 The process of change brought about by increased numbers of students has already altered the residential profile of some neighbourhoods dramatically. This has led to communities becoming unbalanced, and the needs of 'host' communities being marginalized. In some instances the sustainability of host communities is threatened.

A2.7 As a result, host communities within these neighbourhoods and on the periphery feel that their amenity and quality of life is being impaired by concentrations of students. The problems associated with an over-concentration of students within an area include:

- Student occupied houses attract high levels of burglary.
- Significant problems of 'low level' anti-social behaviour (in particular noise nuisance).
- Impact on retail facilities driven by significant changes in customer base.
- Impact on public facilities like schools due to changes in area population structure.
- Problems of lack of repair, maintenance and investment by some landlords in the housing stock.
- Poor housing management that fails to tackle dumped rubbish and neglect of the environment within the curtilage of dwellings.
- Significant problems of litter, waste disposal, fly tipping etc.
- High levels of car ownership from up to 6 students in a household, but limited parking provision results in conflict over street parking.
- Property price increases driven by potential rental returns in areas of high demand that make owner occupation unrealistic, restrict housing choice, and have no relationship with conventional property price drivers (e.g. neighbourhood condition, local facilities etc).
- Change from a mixed tenure and mixed population to an unusually high percentage of people from one age group and one household type compounds other issues by undermining the 'natural forces' of social control that exist in more balanced communities.
- High levels of residential turnover result in little long term commitment to the area. Such residents often do not see themselves as part of the local community, which results in a declining community spirit.
- 'Ghost town' syndrome caused by the absence of many residents outside of term times.

A2.8 It is not suggested that all these problems are solely attributable to the presence of students, or that all students create such problems. Nor are the majority of them capable of being solved directly through planning powers. Nevertheless they are particularly associated with a high concentration of student occupancy, and planning has an important role in reducing and managing them through working to ensure that the community as a whole is well balanced and sustainable for the long term.

### **PROGRESS MADE ON PROVIDING NEW PURPOSE BUILT STUDENT BEDSPACES**

A2.9 The table (over the page) illustrates that in recent years the number of students at the City's universities has grown very significantly. The table does not include projected figures as these are not currently available from the universities until the end of 2005 and therefore the student numbers in the table have been calculated to assume that student numbers remain static after 2004/05.

A2.10 The table shows that the provision of purpose built student accommodation is showing good progress. It is anticipated that the shift in students living in private accommodation to purpose built accommodation should accelerate as new schemes become available over the next few years. If all current planning permissions are built as expected, then by 2007/08, all else being equal, the City will have 6,300 fewer students living in shared accommodation than at the peak of 2003/04.

A2.11 Below is a list of all purpose built student accommodation applications recorded in the City Council's Student Application Monitoring Database as at 30<sup>th</sup> September 2005 and the estimated year of their completion. These figures have been used to project the completed purpose built bedspaces forward to 2007/08 in the table over the page.

**Bedspaces complete for 2005/6**

Union Road, Huntingdon Street	04/02685/PFUL3	605
Clearway Depot and land south of Midland Court	02/01638/PFUL3	507
Curzon Street 35	03/02556/PFUL3	38
Faraday Road 273-293 (odd) Ilkeston Road and 164	05/00617/PFUL3	5
Mansfield Road 259	04/00111/PFUL3	6
Mansfield Road 152-170	02/02742/PFUL3	89
Radford Boulevard Boulevard works	04/00144/PFUL3	256
		<b>1,506</b>

**Bedspaces complete for 2006/07**

Lower Parliament Street The Exchange 143	03/01880/PFUL3	128
St Catherines Vicarage	05/00907/PFUL3	200
A Camm Ltd, Faraday Road	05/01696/PFUL3	451
The Variety Club, Salisbury Street	05/00663/PFUL3	25
Radmarsh Road Land on Eastern side	04/02429/PFUL3	405
Radmarsh Road Three Wheatsheaves Car Park	05/00686/PFUL3	81
Turnpike Lane Broadgate Park	03/00982/PFUL3	859
		<b>2,149</b>

**Bedspaces complete for 2007/8**

Handel Street 1	04/01879/PFUL3	49
Trinity Square Car Park	04/02351/PFUL3	187
Trinity Square Land bounded by Burton Street/North Church Street/Shakespeare Street/Milton Street	03/01246/PFUL3	464
Ilkeston Road Chettles Yard/ Radford Goods Yard	03/02432/POUT	1750
		<b>2,450</b>

**PROJECTED STUDENT BEDSPACE COMPLETIONS**

**(Assumes student numbers remain static after 2004/05)<sup>2</sup>**

	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08
Total number of full-time students who require accommodation <sup>3</sup>	32,310	34,707	37,657	39,056	39,724	39,724	39,724	39,724
<b>Students with term time addresses in the City<sup>4</sup></b>	<b>24,438</b>	<b>26,276</b>	<b>28,551</b>	<b>32,024</b>	<b>32,604</b>	<b>32,604</b>	<b>32,604</b>	<b>32,604</b>
Completed purpose built student bedspaces <sup>5</sup> (including university owned and managed bedspaces)	13,943	14,041	15,463	16,511	17,303	18,809	20,958	23,408
<b>Remaining students who will need to be accommodated in private flats or houses in the City</b>	<b>10,495</b>	<b>12,235</b>	<b>13,088</b>	<b>15,513</b>	<b>15,301</b>	<b>13,795</b>	<b>11,646</b>	<b>9,196</b>

<sup>2</sup> Projected student numbers are not currently available from the universities.

<sup>3</sup> Nottingham Trent University (NTU) excludes an allowance for sandwich students not in Nottingham. University of Nottingham (U of N) includes nursing / midwifery students, but excludes those out of the university.

<sup>4</sup> Based upon 2002 survey data (79.5% for U of N and 71.3% for NTU) for 2000/01, 2001/02, 2002/03. 2003/04 and 2004/05 based on 2005 survey data (85% for U of N and 78% for NTU).

<sup>5</sup> This includes both 8,940 owned and managed accommodation bedspaces from NTU and U of N accommodation and all privately owned purpose built student bedspaces. The latter figure is obtained from the City Council's Student Applications Monitoring Database. The figures include all applications in the Database as at 30 September 2005.

## DEFINING A BALANCED COMMUNITY

A2.12 In the absence of any formal definition of what constitutes a balanced community, there have been attempts by local authorities to establish a threshold at which a community can be said to be/or becoming imbalanced.

A2.13 Useful precedents have already been established in Glasgow and Fife (no more than 5% HMOs in a street). Consultation undertaken in connection with the preparation of the Loughborough SPD on student housing provision invited residents to define what proportion of student households might be accommodated within any particular neighbourhood before adversely affecting the balance of the community. 218 respondents (68%) were of the view that this should be no more than 2 in 10 properties. Half of all respondents considered student rented properties should make up no more than 1 in 10 properties.

A2.14 Based on research in Loughborough and the results of the mapping exercise in Appendix 1, (which confirms where residents have indicated that student concentrations are manifesting into serious adverse effects on their communities), the City Council believes 25% is the level at which applications should be subject to further analysis outlined in the next section.

**A2.15 It should be highlighted however that the provisions of any SPD cannot be regarded as prescriptive but they can provide a powerful indicative tool in the interpretation and application of policy. This is particularly important within the context of this SPD and the methodology upon which it relies. The City Council cannot adopt an overly rigid mathematical and mechanical approach to decision making. The outcome of the ‘threshold’ approach which lies at the heart of the SPD in relation to student policy will be an important material consideration, but it cannot be regarded as the determining factor in deciding any planning application.**

## METHODOLOGY FOR IDENTIFYING AREAS WITH SIGNIFICANT STUDENT HOUSEHOLD CONCENTRATIONS

A2.16 The City Council has identified areas with significant student concentrations, by using Council Tax exemptions information to map the properties where exemptions have been registered. All households, consisting entirely of students, are entitled to a Council Tax exemption.

A2.17 Appendix 1 contains a map showing the distribution of student households by Output Area. Output Areas are defined by the Office of Population Census and Survey and provide the only independently defined and convenient geographical units for the purposes of this approach. An output area comprises relevant data for approximately 125 households.

A2.18 Halls of Residences are taken into account in the map in Appendix 1 by applying a weighting factor to the Council Tax Exemptions data to account for this. Since a dwelling in planning terms may be occupied without the need for

planning permission for up to 6 people living together as a single household, it is considered reasonable to apply an assumed rate of 6 bedspaces as being proportionate to one dwelling. Therefore for example, a Hall of Residence providing 120 bedspaces would represent 20 additional households, this has been factored into the calculations as 'student households' in the map in Appendix 1.

A2.19 In order to identify whether a planning application for student accommodation is located in an area of significant student concentration, the City Council will follow the procedure below:

**Step 1: Initial Analysis**

Use the map in Appendix 1 to determine whether the application site is in or adjacent to an output area with a significant concentration of student households. These are output areas which comprise 25% of student households and above.

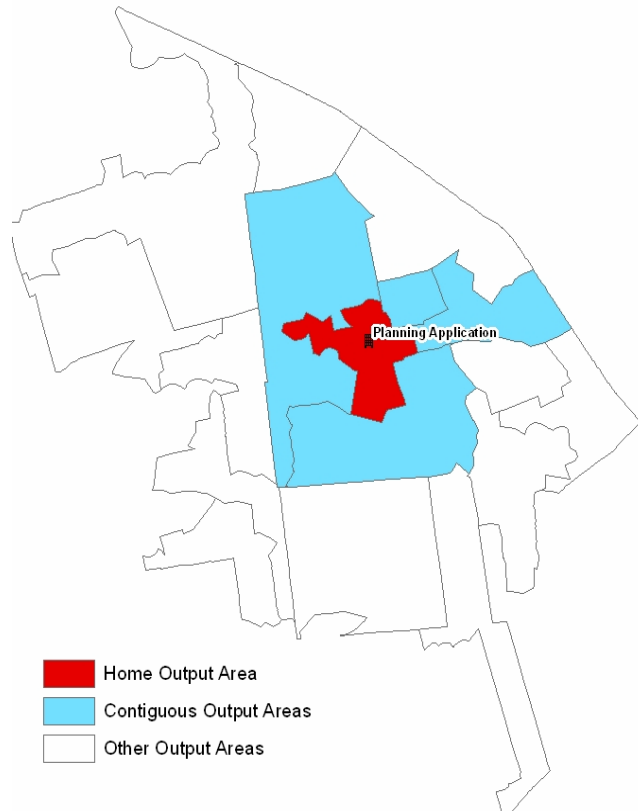
**Step 2: Further Analysis**

Once it has been established that an application is located in or adjacent to an output area with a significant concentration of student households, a further assessment of each application will be undertaken. This will involve calculating an overall percentage of student households for the application output area, which takes into account the percentage of student households in all of the contiguous output areas. At this stage local factors will be considered such as the proximity and capacity of existing purpose built student accommodation. Some purpose built student accommodation is already included in the base information – where this is the case it will not be double counted. In addition, the nature and scale of problems caused by students within the local area will also be taken into account for instance by using information from the Public Health Team. If upon further analysis the concentration of student households across the wider area is still significant (25% and above) it will be considered that the pending application will further exacerbate community imbalance and the problems highlighted in the SPD and planning permission will be refused, unless the applicant can clearly demonstrate that community balance will not adversely be affected.

A2.20 The further analysis referred to in Step 2 will first of all involve defining an area over which to assess the application in order for it to be sufficiently large to be statistically significant. The assessment will be based upon a cluster of contiguous Output Areas. This approach is believed to be a consistent and robust as it is one which is related to statistical information and sufficiently large to be statistically significant.

A2.21 To ensure consistency in the approach the Output Area in which a planning application for student housing is situated will be defined as the

‘Home Output Area.’ A cluster will then be defined by the Home Output Area plus all other Output Areas sharing a boundary with that area in order to show the location in its wider context (please refer to diagram below)



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A2.22 Having defined the relevant Output Area Cluster, Council Tax exemptions data will then be used to show the total number of student households within the cluster. Essentially the information will show that there are 'x' households within the cluster (taken from Ordnance Survey Address Point data and cross-checked with Council Tax Household data) of which 'y' are student households (taken from the Council Tax Exemptions data). This will be expressed as a percentage.

A2.23 If it can be seen that the application is within an area with an existing significant concentration of student households (25% and above), then the application will be refused unless the applicant can clearly demonstrate that community balance will not adversely be affected. If the area does not have an existing significant concentration of students, the local factors will then need to be taken into account before a decision is reached. These include:

- the capacity of existing and planned purpose built student accommodation within the area
- the problems highlighted in paragraph A.37 as evidenced for instance by Public Health.

A2.24 If these show that there are no current problems then planning permission will usually be permitted.

## **APPENDIX 3**

### **RELEVANT LOCAL PLAN POLICIES**

#### **SUSTAINABLE COMMUNITIES**

**ST1: Planning applications for development will be considered against the following criteria, to ensure all new development contributes to the creation and maintenance of sustainable communities:**

- a) its contribution to the provision of a balanced mix of housing-size, type and affordability in the area, particularly promoting housing for families with children and appropriate dwellings which allow older or disabled people to stay in their local community;**
- b) the development of mixed uses where the nature of the development and site characteristics allow;**
- c) its contribution to strengthening and diversifying the economic base of the City and the provision of access to local employment opportunities wherever possible, especially to disadvantaged communities;**
- d) use of previously developed land and buildings wherever possible, and developing at an appropriate density to help support local services and to ensure the efficient use of land;**
- e) minimisation of the adverse effects of new development while maximising benefits to the local and wider community, in terms of transport, enhancing public spaces and the open space network, and providing community facilities.**

#### **DENSITY**

**H2: The City Council will seek a density of development on residential sites which has regard to the following criteria:**

- a) compatibility with the characteristics of the site and its surroundings;**
- b) the need to safeguard living conditions in the development;**
- c) the accessibility of the site to public transport and services.**

**Lower densities will be more appropriate for family housing, whilst higher densities will be particularly appropriate where there is a good level of accessibility, especially in the City Centre and Town Centres.**

**Where higher density development is proposed, it may be appropriate for certain permitted development rights to be removed, and satisfactory levels of sound insulation will be required.**

## **STUDENT HOUSING**

**H6: Planning permission will be granted for student accommodation where:**

- a) the development or maintenance of balanced communities is not prejudiced;**
- b) the location and scale of the development is appropriate;**
- c) the living conditions of neighbouring residents will be safeguarded;**
- d) the City Council is satisfied that, where necessary, there will be management arrangements sufficient to integrate the scheme into the existing community;**
- e) the City Council is satisfied that any car parking arrangements do not affect the ability of local residents to park their own cars; and**
- f) university facilities are readily accessible to the development by a choice of means of transport.**

## **LAYOUT AND COMMUNITY SAFETY**

**BE2: Planning permission will be granted for development where:**

- a) new streets within developments are direct and integrated to ensure easy access to neighbourhood centres and public transport;**
- b) development does not generate levels or types of traffic, on street car parking or vehicle movements which would have a materially detrimental effect on traffic congestion, the amenity of local occupiers, or road safety;**
- c) pedestrian and cycle routes are overlooked by surrounding properties;**
- d) perimeter blocks with secure private space to the rear and active frontages to the street are completed or created, where appropriate; and**
- e) there is no detrimental effect on community safety or the security of existing or proposed buildings.**





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આ ધ્વાનનાં દસ્તાવેજ નોર્ટિંગહામ સીટી કાઉન્સિલ દ્વારા પ્રકાશિત કરવામા આવેલ છે. અગર આ દસ્તાવેજ તમે અન્ય ભાષા અથવા અન્ય રૂપમા મેળવવા માંગતા હો તો તમારી મદદ કરવા અમે અમારાથી બનતી કોશીશ કરીશું. કૃપા કરી ટેલીફોન નંબર ૦૧૧૫ ૯૧૫ ૪૯૫૦ પર અમારો સંપર્ક કરો.

এটি একটি পরিকল্পনা বিষয়ক দলিল, যা তৈরি করেছেন নটিংহাম সিটি কাউন্সিল। আপনি যদি এই দলিলটি অন্য কোন ভাষায় অথবা বিকল্প ফরম্যাট এ পেতে চান, তাহলে আমরা সর্বভাষা আপনাকে সাহায্য করব। অনুগ্রহ করে 0115 915 4950. নম্বরে ফোন করুন।

ਇਹ ਪਲੈਨਿੰਗ ਦੇ ਬਾਰੇ ਇਕ ਕਾਰਜਾਤ ਹੈ ਜੋ ਕਿ ਨੋਟਿੰਗਮ ਸਿਟੀ ਕੌਂਸਲ ਵਲੋਂ ਤਿਆਰ ਕੀਤਾ ਗਿਆ ਹੈ। ਜੇਕਰ ਤੁਸੀਂ ਇਹ ਕਾਰਜਾਤ ਕਿਸੀ ਹੋਰ ਭਾਸ਼ਾ ਜਾਂ ਫਾਰਮੈਟ ਵਿੱਚ ਪਾਸਿਲ ਕਰਨਾ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਅਸੀਂ ਤੁਹਾਡੀ ਮਦਦ ਕਰਨ ਦੀ ਪੂਰੀ ਪੂਰੀ ਕੋਸ਼ਿਸ਼ ਕਰਾਂਗੇ। ਕ੍ਰਪਾ ਕਰਕੇ 0115 915 4950. ਤੇ ਫੋਨ ਕਰੋ।

یہ منصوبہ بندی کی ایک دستاویز (پلاننگ ڈاکیومنٹ) ہے جسے نٹینگھم سٹی کونسل نے تیار کیا ہے۔ اگر آپ یہ دستاویز کسی اور زبان میں یا مختلف شکل میں حاصل کرنا چاہتے ہیں تو ہم آپ کی مدد کرنے کی پوری کوشش کریں گے۔ براہ مہربانی 0115 915 4950 پر فون کریں۔

यह एक प्लानिंग डाक्यूमेंट है जो कि नॉटिंगम सिटी काउन्सिल द्वारा रचाया गया है। यदि आप इस डाक्यूमेंट को किसी अन्य फॉर्मेट या भाषा में चाहते हैं तो हम आपकी माँग पूरी करने की पूरी कोशिश करेंगे। कृपया इस नंबर पर टेलीफोन करें 0115 915 4950.



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