

How can I comment?

Let us have your comments on the possible options by completing the form below and returning it to Charnwood Borough Council, Planning Services, Council Offices, Southfields, Southfield Road, Loughborough LE11 2TN. The closing date for comments is Thursday 24th March 2005. The draft Supplementary Planning Document is available to view on the Council's web site (www.charnwood.gov.uk), local libraries and at the Council Offices, Southfields, Loughborough and the Joint Service Shop, Leicestershire County Council, Glenfield. If you want to talk to Planning Officers about the proposals come along to one of the roadshows:

Loughborough	St Peters Community Centre, Storer Road	Monday 21st February	7.00pm
Loughborough	Town Hall, Market Place	Saturday 26th February	12.00-2.00pm
Loughborough	Carillon Court Shopping Centre	Thursday 24th February	12.00-2.00pm

What happens next?

The Council will consider any comments received and make any amendments necessary before it adopts the document as a Supplementary Planning Document. A summary of the comments received will be placed on the Council's web site.

Please fill in your name, organisation (if relevant) and address details.

Name: Postcode:

Organisation: Tel No:

Address: Email:

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Please tick which option you prefer

Option 1 Option 2 Option 3 Option 4 Option 4a Option 5

Are there any other measures you feel should be added to your preferred option?

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What do you think is a reasonable number of student houses in a neighbourhood?

Not a Problem 1 in 10 houses 2 in 10 houses 3 in 10 houses 4 in 10 houses 5 in 10 houses or more

Please add any comments you have here:

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please continue on a separate sheet if necessary.

If you would like to obtain copies in Braille, on audio tape or large print, please contact us by telephoning 01509 634769 or email localplans@charnwood.gov.uk

If you would like to have the content of any part of this document explained to you in your own language, please ring 01509 634769

Gujarati

આ દસ્તાવેજના અમારે આશી જે લખે તેમાં પણ
આપની તમારી ભાષામાં સમજાવે છે તેથી જોઈતો,
સંપર્ક કરી શકો છો 01509 634769 પર ફોન કરીને.

Hindi

यदि आप चाहते हैं कि आपकी इस दस्तावेज के विषय
की भाषा का विवरण आपका अपनी भाषा में बताया
जाए, तो कृपया 01509 634769 पर फोन कीजिए।

Bengali

আপনি যদি এই দস্তাবেজের বিষয়ে আপনার
ভাষায় ব্যাখ্যা চান তবে দয়া করে প্লিজ ফোন
করুন 01509 634769 নম্বরে
সহযোগিতা করুন।



Student Housing in Loughborough

Dear Resident,

We are preparing some new rules to guide and control development in the Borough. One of the documents we are producing will set out our policies to deal with student housing.

We recognise and understand the increasing local concern over the impact of high concentrations of students in parts of Loughborough. At the same time we recognise that Loughborough University and College help make Loughborough the vibrant and thriving town it is.

In short, the presence of the University brings clear cultural and economic benefits, but also brings additional pressures. We need a clearer strategy to manage student housing provision and its impact on the town.

This leaflet introduces the draft policy and outlines a series of options for comment. We are keen to find out what you think. Which of the options do you prefer? Are there other things we should be doing?

I look forward to hearing what you have to say.



Councillor Cameron Macleod,
Cabinet Lead Member for Planning.

Why do we need a Policy?

Since its origins as a Technical Institute in 1909 Loughborough University has expanded to become a University of world renown- a centre of excellence in research and education which gives Loughborough national and international recognition. From these rather humble beginnings the University now has some 3,000 staff and 13,300 Loughborough based students.

This growth has brought with it pressures on the Town. Over recent years the provision of purpose built managed student accommodation has not kept pace with the increasing numbers of students.

This has fuelled the buy to let housing market. These pressures have been felt most in those communities close to the University and in particular Storer and Ashby wards, where on some streets large numbers of traditional terraced houses are now let to students.

There are concerns that this has made it harder for first time buyers and young families to step onto the housing ladder, and has pushed house prices up locally.

Local communities have become increasingly frustrated about the impact on the quality of life enjoyed by permanent residents. They feel the sense of community has been eroded as the community has become unbalanced by the sheer numbers of rented properties.

What is the Solution?

The Council's Local Plan includes a policy that provides some general guidance about how the Council will consider proposals for student accommodation. We propose to expand this by providing supplementary guidance aimed at controlling the numbers and distribution of purpose built and rented student housing. This is called a "Supplementary Planning Document" and will be used in deciding planning applications.

Recently we have been working with expert Consultants to look at what other local authorities are doing in other University Towns like Nottingham and Leeds. Out of that work we now have 6 options for managing student housing in the town. The options are shown over the page.

Please take some time to read them and then tell us which ones(s) you think are best for the future of Loughborough.



WHAT WE CANNOT DO:

- ✗ Stop the occupation of properties already let to students;
- ✗ Control properties with 6 or less students in them. Landlords can buy a property and then rent it out to up to 6 students without planning permission. The Council has no powers to stop these changes.

WHAT WE CAN DO:

- ✓ Create an "Area of Student Housing Restraint" (ASHORE) to control numbers of properties occupied by students;
- ✓ Identify sites for more purpose built managed student properties;
- ✓ Resist more purpose built managed student properties in certain areas;
- ✓ Not allow extensions to existing purpose built managed student properties where this would cause noise or disturbance to neighbours;
- ✓ Not allow the conversion of larger properties for occupation by more than 6 students;
- ✓ Not allow extensions to properties that would allow them to be occupied by more than 6 students in the future;
- ✓ Control extensions that would cause a loss of garden space;
- ✓ Remove rights to extend properties without planning permission;
- ✓ Introduce a licensing scheme to control untidiness and poor upkeep of properties.

THE PROS AND CONS

The Pros

Taking **no further action** would mean students would be unlikely to move outside the areas closest to Campus.

Defining an **ASHORE** would help to distribute student growth away from the most affected neighbourhoods

Licensing student let properties would ensure better management of properties and would improve standards of rented properties for students and locals alike

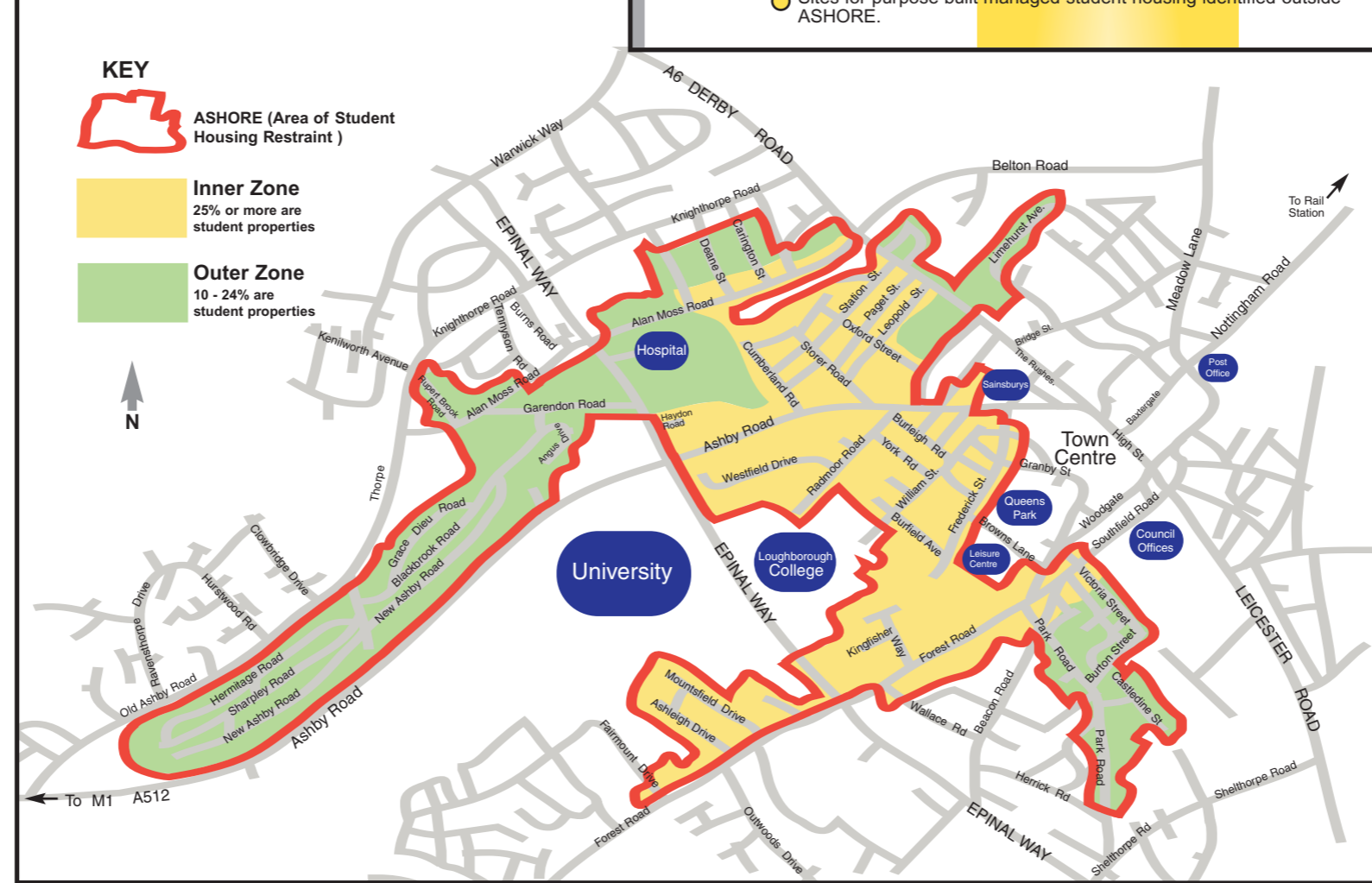
Providing additional **purpose built managed student housing** could relieve pressure on 'traditional housing'. If it is close to the University and Town Centre it would reduce the spread of late night noise and antisocial behaviour to other parts of town

Adopting a **threshold approach** would mean that policies could be flexibly applied to any areas suffering from high concentrations of student properties

Option 1- Existing Approach

- No "ASHORE" defined;
- Managed student properties already planned would be provided;
- No discretionary licensing of student properties... i.e. no Council control over upkeep and tidiness;
- Applications for conversion of houses would be determined on their merits... i.e. every case treated individually, not as part of a wider plan.

Map showing potential extent of ASHORE (Area of Student Housing Restraint) with Inner & Outer Zones of Option 4



The Cons

Student lets in most affected areas would increase with potential for increased late night noise and antisocial behaviour

Neighbourhoods beyond the ASHORE could be affected by the spread of student accommodation.

Too big a licensing area would be difficult to justify and enforce.

Depending on where it is, it could add to the problems already experienced in most affected neighbourhoods. It may be some distance from the Campus- adding to the late night noise problems.

Without a clear boundary it would be unclear where policies applied. Use of data on student households at a street level may be questionable and could mean policy is challenged.

Option 2 - "Leeds Style" ASHORE

(City of Leeds has similar issues to Loughborough and we could use some of their solutions)

- ASHORE defined;
- No purpose built managed student housing in ASHORE;
- No conversion of larger properties to student accommodation;
- No extensions to properties that would allow them to become residences for students;
- Planning conditions on new houses to prevent occupation by students;
- Control over extensions that would increase the amount of people living in an area and decrease the amount of garden space;
- Remove "permitted development" rights. (People can do certain things to their property without planning permission... This would prevent them);
- Bring in "Discretionary licensing" to control untidiness in front gardens etc;
- Sites for purpose built managed student housing identified outside ASHORE.

Option 3 - Modified ASHORE

As Option 2 except

- Sites for purpose built managed student housing would be found inside and outside the ASHORE;
- Planning Conditions would **not** be used to prevent occupation of new houses by students. This has been held to be unreasonable by the Planning Inspectorate.

Option 4 - Targeted Approach

Two Zones Identified;

Inner Zone:

- No new purpose built managed student housing or extensions to existing;
- No conversion of larger properties to student accommodation;
- No extensions to properties that would allow them to become unmanaged residences for students;
- Control over extensions that would increase the amount of people living in an area and decrease the amount of garden space;
- Remove "permitted development" rights. (People can do certain things to their property without planning permission... This would prevent them);
- Bring in "Discretionary licensing" to control untidiness in front gardens etc;

Outer Zone:

- Sites identified for new purpose built managed student housing in outer zone and town centre;
- No conversion of larger properties to student accommodation;
- Control over extensions that would increase the amount of people living in an area and decrease the amount of garden space.

Option 4a - Annual Targeted Approach

As Option 4 except

- The definition of the Inner & Outer zones would be subject to an annual review and adjustment as necessary.

Option 5- Threshold Approach

- Threshold approach would apply to any area where student numbers are considered too high;
- Sites would be specifically identified for purpose built managed student properties;
- No extensions to existing student halls where this would cause excessive noise/disturbance;
- No conversion of larger properties to student accommodation;
- No extensions to properties that would allow them to become unmanaged residences for students;
- Control over extensions that would increase the amount of people living in an area and decrease the amount of garden space;
- Bring in "Discretionary licensing" to control untidiness in neighbourhoods with highest number of properties in student occupation;
- Remove "permitted development" rights in selected streets... (People can do certain things to their property without planning permission... This would prevent them).

The Council's view

The Council sees no advantage in option 1 - continuing with the existing policy would not have any impact on the real issues and concerns experienced by local residents. Neither is the Council persuaded that option 5 offers the best solution. A recent planning appeal decision in Nottingham has questioned the street by street policy approach. A policy that is reviewed and amended every year may create more confusion and uncertainty.

Options 2, 3, 4 and 4a would seem most likely to help redress the imbalance in the community and improve the quality of life enjoyed by residents who live close to the University and College.

Let us know what you think - please complete the response form overleaf.