

Appendix 3: Student Housing Provision: Options Appraisal

Sustainability Objective	Option 1: Maintain Existing Policy Approach	Comment	Option 2 Leeds Type ASHORE		Comment	Option 3- Modified Ashore		Comment	Option 4 and 4A- Targeted Approach (with annual review)		Comment	Option 5- Threshold Approach	Comment
			Within Restraint Area	Outside Restraint Area		Within Restraint Area	Outside Restraint Area		Within Restraint Area	Outside Restraint Area			
To maintain and enhance biodiversity, flora and fauna	↔	Purpose built provision already planned could have impacts on biodiversity.	✓	↔	No new provision in restraint area could protect existing biodiversity. New purpose built outside area could have impacts.	↔	↔	Could be pressure on sites for new build managed accommodation within and outside ASHORE.	↔	↔	May be pressure on sites in outer zone which may have biodiversity impacts but would have to judge against other policies	↔	Could be pressure on sites for new build managed accommodation.
Maintain & enhance the landscape and townscape character (whilst minimising visual impacts of proposed developments)		No controls over extensions could mean further impacts on townscape character.	✓	↔	Discretionary licensing, Article 4 direction and policy on extensions could improve conditions in restraint area. Outside area may be landscape/ townscape impacts associated with new purpose built accommodation. Would benefit wider area than Option 4.	✓	↔	Potential benefits of discretionary licensing and Article 4 Direction would cover a wider area than Option 4.	✓	↔	May be pressure on sites which may have landscape and townscape impacts but would have to judge against other policies. Integration of mixed communities may improve general appearance/upkeep of townscape in the inner area. Discretionary licensing for student houses will contribute to a positive impact on the townscape.	✓	Potential benefits of discretionary licensing and Article 4 Direction would apply to where necessary.
To protect and improve surface and groundwater quality	↔	Could be impacts from planned purpose built accommodation.	*	↔	Could be impacts outside restraint area due to purpose built provision.	↔	↔	Could be impacts within and outside restraint area due to purpose built provision.	*	↔	May be pressure on sites which may have water quality impacts but would have to judge against other policies.	↔	As other options.
To minimise water consumption	*		*	*		*	*		*	*		*	

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To protect and improve air quality	✓	Would be no restrictions on conversion of properties close to University. Would not therefore result in dispersal of accommodation or increased car movements.			Option most likely to result in dispersal of student accommodation away from Campus with potential for increased car movements.	*	*	Provision of purpose built accommodation within restraint area would be close to University.	*	*	The policy may result in student accommodation being located further away from the university the distances involved will be walkable and not give rise to additional car usage that could reduce air quality. The margins of the inner zone lie within the AQMA. Annual review in option 4a would allow review of restraint area.	↔	Would depend on threshold set- too low a threshold could mean student accommodation being located remote from Campus.
To conserve soil resources and quality	↔	Will be pressure on sites which could have soil impacts.	*	↔	No specific new provision in restraint area. Could be impacts on sites outside restraint area.	↔	↔	May be pressure on sites which may have soil impacts.	↔	↔	May be pressure on sites which may have soil impacts but would have to be judged against other policies.	↔	May be pressure on sites which may have soil impacts
To reduce contributions to climate change	*	Limited purpose built provision will mean fewer opportunities to incorporate sustainable design principles.	*	↔	Potential for purpose built provision outside restraint area to incorporate sustainable design principles.	↔	↔	Potential for new development to incorporate sustainable design principles.	*	↔	Potential for new sites to incorporate sustainable design principles but new developments use natural resources, energy and contribute to greenhouse gas emissions.	↔	Potential for new development to incorporate sustainable design principles.

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To reduce vulnerability to climate change	*	No restrictions on over-densification could mean some indirect impacts.	✓	↔	Policies in restraint area could avoid over-densification, retention of more garden areas etc for run-off.	✓	↔		✓	↔	Potential for new build to include measures to enable buildings to cope with changing climate conditions. Restricting extensions in the inner area will mean more flood capacity.	✓	Benefits could apply to any location where threshold exceeded.
To conserve and where appropriate enhance the historic and cultural environment	*	Conservation Area designation will provide some controls.	✓	↔	Controls could safeguard character in restraint area. Could be pressures due to new build proposals outside area of restraint.	✓	↔	Controls to safeguard character in restraint area as in option 2. These would benefit a wider area than in Option 4 where controls would focus on inner zone.	✓	↔	Recognise that the historic and cultural significance of the local area, in particular the Conservation Area, will be better conserved by removing permitted development right. May be pressure on sites which may have impacts on the historic and cultural heritage but would have to be judged against other policies.	✓	Controls could safeguard character in areas where ratio of student accommodation exceeds threshold.

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To increase the (appropriate) re use of previously developed land and buildings	*	Proposals for purpose built accommodation more limited than other options. Focussed on greenfield sites on Campus.		✓	No encouragement for purpose built development in suitable sites in restraint area.	✓	✓	Potential for re-use for managed accommodation within and outside restraint area.	↔	✓	Within the inner area there may be negative effects as there is no encouragement to re-use previously developed land and buildings. These negative effects would cover a more limited area than in option 2. Within the outer zone there are positive impacts as there is encouragement to re-use such land and buildings.	✓	Potential for re-use of previously developed sites for managed accommodation.
To support the sustainable extraction, re use and recycling of minerals and aggregates resources	*	Limited scope for adopting sustainable construction techniques in new purpose built accommodation.	*	↔	No purpose-built provision in restraint area. Scope to adopt sustainable construction techniques in new build schemes outside restraint area.	↔	↔	Scope for adopting sustainable construction techniques.	↔	↔	With new build schemes there will be scope for adopting construction techniques that move towards the objective, if they are used.	↔	As other options.
To manage waste in accordance with the waste hierarchy in all sectors (i.e. household, commercial and industrial)	*	Depends whether new purpose built accommodation makes us of recycled materials in construction.	*	↔	Depends whether new purpose built accommodation makes us of recycled materials in construction.	↔	↔	Depends whether new purpose built accommodation makes us of recycled materials in construction.	↔	↔	Depends whether new purpose built accommodation makes us of recycled materials in construction.	↔	As other options.

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To minimise the use of energy and optimise the use of renewable resources	*	Limited scope for energy efficiency measures in purpose built accommodation already planned.	*	↔		↔	↔	Scope for energy efficiency measures to be incorporated in new development.	↔	↔	There is scope for adding energy efficiency measures. Leading in Design promotes sustainable design techniques.	↔	As other options.
Ensure the population of Charnwood can have access to a full range of appropriate public, private, community and voluntary services		No controls on student accommodation could result in further imbalance in local communities.	✓	↔	Policy may help to rebalance community within restraint area and safeguard community facilities. Outside restraint area depends on whether purpose built accommodation is well related to services and facilities.	✓	↔	Policy may help to rebalance community within restraint area and safeguard community facilities.	✓	↔	The measures may increase marginally the number of houses for the general population as students occupy purpose built accommodation. May diversify the community in the inner area in association with the building of managed student housing depending on degree of success of policy. Outer area controlling the households that become student occupied to maintain a community balance. Potentially students may be located further away from the University- they should be located within reasonable walking distance. Presumption against managed accommodation outside	✓	Potential for effective and flexible control over studentification. Would not stop spread of student accommodation into other areas up to threshold.

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											restraint area will ensure purpose built accommodation is well related to Campus		
To encourage appropriate access to the countryside, open spaces and semi urban environments (eg parks)	*	Limited impact from purpose built accommodation already proposed.	*	↔	No pressure for new build within restraint area. Proposals for purpose built accommodation could impact on existing spaces outside restraint area.	↔	↔	Could be pressure on sites within and outside restraint area.	*	↔	Pressure on sites to accommodate new student accommodation in the outer area which may have impacts on the open space and countryside, and semi-urban environments, but would have to be judged against other policies.	↔	Could be pressure on sites for purpose built accommodation.
Promote a strong community where people feel they have a say in the future (STRONG = public participation in this sense)		Local communities would feel little being done to address problems.	✓		Restrictive policies would apply to a more extensive area than in option 4. Neighbourhoods outside restraint area may be dissatisfied if faced with increases in student rented properties.	✓		Restrictive policies would apply to a more extensive area than in option 4. Additional managed provision within restraint area may not be supported. Neighbourhoods outside restraint area may be dissatisfied if faced with increases in student rented properties.	✓		The process of on-going consultation on student issues has given a chance for people to have their say. In reviewing the document they will have an input too. There are examples of communities with common interests coming together within the areas surrounding the university. Annual review under option 4a would provide greater flexibility.	✓	Flexibility of policy would mean it could be applied to any area experiencing problems. Policy would not control spread of student accommodation into other areas up to threshold.

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To reduce crime, anti social behaviour and promote community safety		No discretionary licensing or other measures to tackle problems.	✓	?	Discretionary licensing would cover larger area than option 4. Policies offer the potential to help rebalance community with benefits for community safety. Dispersal of pressure for accommodation outside restraint area could create problems in areas not currently experiencing problems.	✓	?	Discretionary licensing would cover larger area than option 4. Policies offer the potential to help rebalance community with benefits for community safety. Provision of purpose built accommodation in restraint area may ease pressure on other areas.	✓	?	May increase marginally the number of houses for the general population as students occupy purpose built accommodation. Lack of information of how effective the policy will be in this respect. In the inner area more houses may become occupied during the summer period thereby reducing burglary risk. Potential of less students may equate to less incidents of anti-social behaviour generated by the student population. Discretionary licensing in the inner zone may benefit students by providing accommodation that is safe, e.g. fire safety measures.	✓	Benefits of discretionary licensing could be applied to areas most affected.
To ensure that the people of Charnwood have an opportunity to participate in culture, media and sport in Charnwood Borough	*	No significant effect.	*	*		*	*		*	*		*	

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To ensure that the housing stock meets the housing needs of all parts of the community	↔	Provision proposed on Campus and on planned sites likely to provide an additional 2,800 + bedspaces. Could ease pressure on existing housing stock.	✓	✓	Could help release properties currently rented to students. Depends on scale of purpose built provision and rental levels. Restrictions on purpose built accommodation in ASHORE could push provision further from Campus.	✓	✓	Could help release properties currently rented to students. Depends on scale of purpose built provision and rental levels.	✓	✓	On campus and purpose built student accommodation may help to maintain/return housing to the general stock, providing more choice. Benefits possible to increasing 'typical' first time buyer dwellings. May prevent people from living in HMO's. Increased choice through provision of purpose built student accommodation	✓	Benefits through purpose built provision and targeted controls.
To reduce poverty and social exclusion	↔	Purpose built provision on Campus may have some effect on buy to let market and release some properties from student let. Some evidence that market is approaching saturation with a number of unlet student properties.	✓		Potential to release housing within the inner zone from student occupation thereby contributing to social inclusion. Restraint policies would apply to whole ASHORE – possibly greater potential than in Option 4 for student housing pressures to affect areas beyond ASHORE.	✓		Potential to release housing within the inner zone from student occupation thereby contributing to social inclusion. Restraint policies would apply to whole ASHORE – possibly greater potential than in Option 4 for student housing pressures to affect areas beyond ASHORE	✓		Potential to release housing within the inner zone from student occupation thereby contributing to social inclusion. However, outside the areas landlords may decide to buy properties outside the restraint zone which may add to social exclusion in areas not currently affected by high student densities. Could reduce house prices thereby may reduce poverty particularly within the inner zone.	✓	Potential to release housing in areas above threshold from student occupation. Could mean spread of student accommodation in other areas up to threshold.

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To improve learning, skills and employability for all sectors of the community	*		*	*		*	*		*	*		*	
To promote vibrant and viable settlements		Unlikely to significantly reduce pressure arising from student concentrations in most affected areas.	✓		Restrictive policies would apply to wider area than in Option 4 where the benefits would be focused on inner zone. Student pressures in neighbourhoods outside restraint area could cause dissatisfaction.	✓		Restrictive policies would apply to wider area than in Option 4. Student pressures in neighbourhoods outside restraint area could cause dissatisfaction.	✓		The SPD process could help improve neighbourhood satisfaction within the inner zone if the overall policy is successful. Could cause dissatisfaction if other neighbourhoods experience influx of students outside restraint area.	✓	Could help to secure more balanced communities. Flexibility of approach may ease concerns that policy may result in impacts of student accommodation being transferred to other neighbourhoods currently unaffected.
To promote sustainable design and construction	*	Some scope for use of sustainable construction techniques in planned purpose built accommodation.	↔	↔	Scope for sustainable construction techniques and encouragement of exemplar new build projects.	↔	↔	Scope for sustainable construction techniques and encouragement of exemplar new build projects.	↔	↔	There is scope for using sustainable design and construction techniques, as promoted in Leading in Design. Scope for exemplar projects. Removal of p.d. rights in the inner zone gives a greater chance to influence sustainable principles.	↔	There is scope for using sustainable design and construction techniques, as promoted in Leading in Design. Scope for exemplar projects.

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To promote healthy life styles	*	No restrictions on further buy to let or licensing.	✓	?	Licensing may equate to better housing conditions and therefore contribute to health of students. Reduction in anti-social behaviour may have benefits for residents' health. Benefits of licensing would cover a wider area than inner zone in Option 4. Could be negative impacts outside restraint area.	✓	?	As with Option 2 licensing would cover a wider area than option 4	✓	?	Licensing may equate to better housing conditions therefore contribute to health of students. Reduction in anti-social behaviour may benefit residents' residents health. Outside the zones it is possible student numbers may increase and could have negative impacts in terms of student movement.	✓	Licensing may equate to better housing conditions and therefore contribute to health of students. Reduction in anti-social behaviour may have benefits for residents' health
To encourage sustainable economic growth	?	Concentration of students on Campus could impact on local service economy.	?	?	Rebalancing community could benefit local businesses. Concentration of students on Campus could impact on local service economy.	?	?		?	?	There will be other options of accommodation provided so this should not deter students from coming to Loughborough. Moving students on to the campus could impact on local service economy, particularly in the inner zone and town centre. Diversifying the population within the inner zone will result in more people being present in the summer time spending money in local businesses.	?	Rebalancing community could benefit local businesses. Concentration of students on Campus could impact on local service economy

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To encourage efficient patterns of movement to support sustainable economic growth	✓	Student accommodation would be provided close to Campus.	↔	↔	Making no provision for managed accommodation within restraint area could disperse student accommodation to locations further away from Campus. Could reduce efficiency of movement patterns.	↔	↔	Allowing purpose built accommodation within restraint area less likely to cause dispersal of student accommodation to locations remote from Campus.	↔	↔	Siting more students on campus will minimise travel distances between accommodation. However, potential dispersal of student population to areas beyond the immediate university area may reduce efficiency of movement patterns, i.e. potentially more car use.	↔	Unlikely to lead to dispersal unless targeted areas are extensive. Could mean spread up to threshold in wider area.
To reduce disparities in economic performance	*	Unlikely to result in more balanced communities.	?	?	More balanced community could support greater mix and variety of services throughout the year.	?	?	More balanced community could support greater mix and variety of services throughout the year.	?	?	If students are maintained on campus the ability for the inner area to maintain its economic performance may be affected as students spend on campus. However, equally houses that return to non-student housing in the inner area will maintain spend throughout the year, in particular during the summer period.	?	More balanced community could support greater mix and variety of services throughout the year

Completed December 2004/ Jan 2005

Key to Matrix

	Significant negative effect (i.e. a move away from the objective)	✓✓	Significant positive effect (i.e. a move towards the objective)	↔	Effect depends on how the policy is implemented (one form of uncertainty)	*	There is no relationship between the objective and the policy
	Marginal negative effect (i.e. a move away from the objective)	✓	Marginal positive effect (i.e. a move towards the objective)	?	It is not known whether the policy will move towards or away from the objective (another form of uncertainty)	T	Denotes a temporary effect Effects are permanent if this symbol is not used.