

Second Petition from residents of Heslington, Badger Hill and Fulford on studentification.

Summary

1. This report informs Member of a second petition submitted to the Council regarding the concern of residents to the conversion of domestic dwellings to student accommodation, attached as Appendix 1 of this Report.

Background

2. Members will remember that a petition from residents of Badger Hill was reported to the Executive Members & Advisory Panel (EMAP) on 15th January this year, concerning an increasing number of family homes on the Badger Hill Estate being converted to student lets, primarily for the University of York students (Appendix 2 of this Report). The purpose of this current report is to inform Members of a second petition received primarily from residents of Heslington, Badger Hill and Fulford, stating:

“We, the undersigned call upon City of York Council to include a study of the impact of student housing on communities as part of the Local Development Framework process. This study should examine areas with high levels of student housing and explore opportunities to ensure that communities do not become unbalanced as a result.”

3. The Petition (shown in Appendix 1 of this report) was signed by 314 people, the majority from the Heslington, Badger Hill and Fulford areas of the City. Although many of the residents had signed both this petition, and the one reported to EMAP in January, many of the names on this one were new.
4. Since the petition was received by the Council, further information has subsequently been submitted by one of the petitioners, Mr Dewhurst, by ‘Bournbrook Community Safety Project on proposals for an additional Licencing Scheme for all Houses in Multiple Occupation in the Selly Oak area of Birmingham. Officers are currently considering this information and will use it as background information to inform further consideration of this issue.

5. Members will remember the issues outlined in the EMAP Report of 15/1/07, in terms of the background to the concerns raised, and officers consideration of the policy implications from such concerns. Members of EMAP agreed the following recommendations (draft minutes, to be agreed at this EMAP meeting):
 - Ensure that policies H7 and H8 are enforced through the decision making process;
 - Request as part of the Local Development Framework, officers explore a policy approach to ensure student housing is accommodated in an appropriate way in the City;
 - Ask officers to advise the main petitioner of the outcome of the recommendation;
 - Request that the issue be referred to the Local Development Framework Working Group for consideration.
6. Therefore the issue of student accommodation will be referred at the Local Development Framework Working Group, in order to explore a potential policy approach through the Local Development Framework (LDF) process. The date for the issue to be discussed at the LDF Working Group has yet to be finalised. Members consider this to be the most appropriate way of considering the approach to student accommodation in the Local Development Framework process.
7. Additionally, the Council has commissioned Fordhams to undertake a Housing Market Assessment for the City of York. It is anticipated that this work will progress through this summer. This work will look at the accommodation needs of particular groups, including students. Work is at an early stage but it is anticipated that more information will be available by the summer.

Consultation

8. Consultation will take place on this issue as part of the evidence base work and also the various stages of the emerging Local Development Framework.

Proposal

9. As stated in the EMAP Report of 15th January 2007, this issue cannot be addressed through the Local Plan, it must be done through the Local Development Framework process. Therefore, Members are asked to endorse the recommendations of the EMAP Report of 15th January 2007, by asking officers to undertake evidence base work relating to the impact of student housing on communities as part of the Local Development Framework process.

Analysis

10. If Members agree to the proposal as set out in paragraph 9 above (to undertake evidence base work relating to the impact of student housing on communities as part of the Local Development Framework process, as per the

recommendations of the EMAP meeting on 15th January 2007), this will involve a number of information gathering techniques, including:

- Research of the methods employed by other local planning authorities in addressing the issues of student accommodation and exploring opportunities to ensure that communities do not become unbalanced as a result. This information would be used to inform the evidence base, and consequently, the Local Development Framework process.
- Utilising the outcomes and results of the Housing Market Assessment being undertaken by Fordhams, as it evolves, in terms of supporting evidence.

Corporate Priorities

11. The proposals accord with the following Corporate Strategy Priorities:

- Improve the actual and perceived condition and appearance of the City's streets, housing estates and publicly accessible spaces.

Implications

12. The following implications have been assessed:

- **Financial** - *None*
- **Human Resources (HR)** - *None*
- **Equalities** - *None*
- **Legal** - *None*
- **Crime and Disorder** - *None*
- **Information Technology (IT)** - *None*
- **Property** - *None*
- **Other** - *None*

Risk Management

13. In compliance with the Council's risk management strategy. There are no risks associated with the recommendations in this report.

Recommendations

14. That the Advisory Panel advise the Executive Member to:

- (i) Request that the issues of student accommodation be addressed at a LDF Working Group meeting at a convenient date after 26th March 2007.

Reason: To ensure that the issues raised by this petition and the one reported to EMAP on 15th January 2007 be considered through the LDF WG.

Contact Details

Author:

*John Roberts
Assistant Development Officer
City Development
01904 551464*

Chief Officer Responsible for the report:

*Bill Woolley
Director of City Strategy*

Report Approved

Date 13/3/07

Specialist Implications Officers: None

Wards Affected:

All

For further information please contact the author of the report

Background Papers:

None

Appendices:

1 - Copy of the Petition;

2 - EMAP Report (15/1/07) – Agenda Item 12: ‘Badger Hill Action Group Petition: Over development of Family Homes to Student Lets’

We, the undersigned call upon City of York Council to include a study of the impact of student housing on communities as part of the Local Development Framework Process. This study should examine areas with high levels of student housing and explore opportunities to ensure that communities do not become unbalanced as a result.

Number	Name	Address	Post code
1	Thomas Morris	11 Lindley Court	Halifax College
2	M. Wreglesworth	15 Foxthorn Paddock	YO10 5HU
3	Caroline Stockdale	Flat 18, The tannery, Lawrence Street	YO10 3BN
4	J. Lee	41 Windmill Lane	YO10 3LG
5	A. Lee	41 Windmill Lane	YO10 3LG
6	Nathanael Cottam	49 Windmill Lane	YO10 3LG
7	Martina Cottam	49 Windmill Lane	YO10 3LG
8	David Guy	51 Windmill Lane	YO10 3LG
9	Verna Guy	51 Windmill Lane	YO10 3LG
10	R. Falkingham	23 Windmill Lane	YO10 3LG
11	K. Falkingham	23 Windmill Lane	YO10 3LG
12	D. Falkingham	23 Windmill Lane	YO10 3LG
13	Darren Snowden	23 Sails Drive	YO10 3LR
14	Zoe Snowden	23 Sails Drive	YO10 3LR
15	Jay Snowden	23 Sails Drive	YO10 3LR
16	Erin Snowden	23 Sails Drive	YO10 3LR
17	C.J. Wherrett	14 Sails Drive	YO10 3LR
18	Katherine Burnett	20 Sails Drive	YO10 3LR
19	Patricia Burnett	20 Sails Drive	YO10 3LR
20	Richard Burnett	20 Sails Drive	YO10 3LR
21	John Burnett	20 Sails Drive	YO10 3LR
22	Richard Burton	9 Beaufort Close	YO10 3LS
23	Margaret Burton	9 Beaufort Close	YO10 3LS
24	A. Gabbatiss	3 Beaufort Close	YO10 3LS
25	E. Gabbatiss	3 Beaufort Close	YO10 3LS
26	C. Gabbatiss	3 Beaufort Close	YO10 3LS
27	Joyce Bell	12 Quant Mews	YO10 3LT
28	Jemma Bell	12 Quant Mews	YO10 3LT
29	Alan Bell	12 Quant Mews	YO10 3LT
30	Leslie Whalley	4 The Orchard	YO10 5DA
31	Judith Whalley	4 The Orchard	YO10 5DA
32	M.D. Femie	12 Hall Park	YO10 5DT
33	L.B.J Femie	12 Hall Park	YO10 5DT
34	Jean Mott	13 Hall Park	YO10 5DT
35	Alan Mott	13 Hall Park	YO10 5DT
36	Mr L. Tucker	3 Hall Park	YO10 5DT
37	Mrs H. Tucker	3 Hall Park	YO10 5DT
38	R. Frost	4 Hall Park	YO10 5DT
39	M. Frost	4 Hall Park	YO10 5DT
40	W. J. McClean	Cherry Tree Cottages, Heslington Lane	YO10 5DX
41	C.L. McClean	Cherry Tree Cottages, Heslington Lane	YO10 5DX
42	Grace Thorp	6 Hesketh Cottages	YO10 5DX
43	P. Worsley	Midgley House, Spring Lane	YO10 5DZ
44	Donald Shaw	10 Main Street	YO10 5EA

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Number	Name	Address	Post Code
45	Dinah Magrane	4 Main Street	YO10 5EA
46	Nigel Magrane	4 Main Street	YO10 5EA
47	Mrs V.A. Foote	2 Main Street	YO10 5EB
48	Jeffrey Stern	Little Hall, Main Street	YO10 5EB
49	Susan Stern	Little Hall, Main Street	YO10 5EB
50	Thomas Cairns	Little Hall, Main Street	YO10 5EB
51	M. Dodson	42 Main Street	YO10 5EB
52	Marjorie Bevan	Croft Cottage, Main Street	YO10 5EB
53	Geoff Sherwin	Field House, 9A School Lane,	YO10 5EE
54	Liz Sherwin	Field House, 9A School Lane,	YO10 5EE
55	Katie Sherwin	Field House, 9A School Lane,	YO10 5EE
56	Gerakline Sherwin	Field House, 9A School Lane,	YO10 5EE
57	Luta Hutchinson	28 The Crescent	YO10 5EF
58	W.R. Turner	21 The Crescent Heslington	YO10 5EF
59	M. Turner	21 The Crescent Heslington	YO10 5EF
60	M.R. Lousborough	5 The Crescent	YO10 5EF
61	Mrs. M. A. Schaife	1 The Crescent	YO10 5EF
62	Mrs H. Schaife	1 The Crescent	YO10 5EF
63	Regina Le Page	Lowfield, Main Street	YO10 5EG
64	Pauline Bramley	Primrose Hill Farm, Langwith Lane	YO10 5EJ
65	Richard Bramley	Primrose Hill Farm, Langwith Lane	YO10 5EJ
66	Mary Jarrett Smith	14 Turners Croft	YO10 5EL
67	Trevor Barton	14 Turners Croft	YO10 5EL
68	J. Griffith	35 Turners Croft	YO10 5EL
69	M.L Forrest	15 Turners Croft	YO10 5EL
70	Andrew Forrest	15 Turners Croft	YO10 5EL
71	Heather Harris	5 Turners Croft	YO10 5EL
72	Anne Baker	34 Turners Croft	YO10 5EL
73	Peter Atkinson	3 Turners croft	YO10 5EL
74	Iona Sulikova	29 Turners Croft	YO10 5EL
75	John Low	28 Turners Croft	YO10 5EL
76	Anna Low	28 Turners Croft	YO10 5EL
77	G. D. Thompson	32 Peel Close	YO10 5EN
78	Ailsa Letby	23 Peel Close	YO10 5EN
79	Paul Flanagan	23 Peel Close	YO10 5EN
80	P Mason	2 West Moor Lane	YO10 5ER
81	Marian Softley	2 West Moor Lane	YO10 5ER
82	A. McDonald	42 West Moor Lane	YO10 5ER
83	David Blacketer	2 Lloyd Close	YO10 5EU
84	Catherine Blacketer	2 Lloyd Close	YO10 5EU
85	Nick Allen	1 The Outgang	YO10 5EW
86	Barbara Webb	1 The Outgang	YO10 5EW
87	Alex Webb Allen	1 The Outgang	YO10 5EW
88	Karen Raffan	6 Heslington Court	YO10 5EX

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Number	Name	Address	Post code
89	B Wilson	19 Heslington Court	YO10 5EX
90	A. Wilson	19 Heslington Court	YO10 5EX
91	J. Ashman	34 Heslington Court	YO10 5EX
92	Mary Chamock	22 Heslington Court	YO10 5EX
93	N Richardson	1 Bateson Close	YO10 5EY
94	S.H. Richardson	1 Bateson Close	YO10 5EY
95	Mr. A. O'Connor	7 Bateson Close	YO10 5EY
96	John Davies	19 Walnut Close	YO10 5EZ
97	Joan Davies	19 Walnut Close	YO10 5EZ
98	Ann Binnington	Walnut House, Walnut Close	YO10 5EZ
99	B. Clark	10 Yarbrugh Way	YO10 5HB
100	G.T. Haskins	8 Yarbrugh Way	YO10 5HB
101	P Haskins	8 Yarbrugh Way	YO10 5HB
102	Margaret Pickering	4 Yarbrugh Way	YO10 5HB
103	George Pickering	4 Yarbrugh Way	YO10 5HB
104	J. Elliot	19 Yarbrugh Way	YO10 5HD
105	D. Emmerson	16 Yarbrugh Drive	YO10 5HE
106	H. Brown	16 Yarbrugh Drive	YO10 5HE
107	G. Spofforth	3 Yarbrugh Drive	YO10 5HE
108	Ann Spofforth	3 Yarbrugh Drive	YO10 5HE
109	A. Silman	13 Kimberlow Woods Hill	YO10 5HF
110	C. Silman	13 Kimberlow Woods Hill	YO10 5HF
111	D. Silman	13 Kimberlow Woods Hill	YO10 5HF
112	M. Dislers	13 Kimberlow Woods Hill	YO10 5HF
113	R. Silman	13 Kimberlow Woods Hill	YO10 5HF
114	D. Harper	14 Kimberlow woods Hill	YO10 5HF
115	Daniel Lowensberg	3 Kimberlow Woods Hill	YO10 5HF
116	Rosemary Sanderson	27 Kimberlow Woods Hill	YO10 5HF
117	D.A. Sanderson	27 Kimberlow Woods Hill	YO10 5HF
118	Joan Hay	17 Kimberlow Woods Hill	YO10 5HF
119	David Hay	17 Kimberlow Woods Hill	YO10 5HF
120	Joanne Raceliff	7 Church Road	YO10 5HF
121	Terry Raceliff	7 Church Road	YO10 5HF
122	Mrs Marie Evans	8 Kimberlow Wood Hill	YO10 5HF
123	Mrs. D. Whemell	12 Kimberlow Woods Hill	YO10 5HF
124	Susan Pearce	32 Yarbrugh Way	YO10 5HG
125	Helen Taverner	64 Yarbrugh Way	YO10 5HG
126	Alan Taverner	64 Yarbrugh Way	YO10 5HG
127	Mrs A.E. Marshall	26 Yarbrugh Way	YO10 5HG
128	Kate Henderson-Nichol	60 Yarbrugh Way	YO10 5HG
129	Peter Main	66 Yarbrugh Way	YO10 5HG
130	Elisa Main	66 Yarbrugh Way	YO10 5HG
131	David Main	66 Yarbrugh Way	YO10 5HG
132	Ann Monk	8 Hesketh Bank	YO10 5HH

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Number	Name	Address	Post code
133	R Clark	27 Foxthorn Paddock	YO10 5HU
134	Sue Gamett	17 Foxthorn Paddock	YO10 5HU
135	K Gamett	17 Foxthorn Paddock	YO10 5HU
136	Jane Williams	8 Foxthorn Paddock	YO10 5HU
137	Marjorie Blanchard	46 Deramore Drive	YO10 5HL
138	Brian Blanchard	46 Deramore Drive	YO10 5HL
139	Ann M. Stockdale	64 Deramore Drive	YO10 5HL
140	J. Nichol	40 Deramore Drive	YO10 5HL
141	G Nichol	40 Deramore Drive	YO10 5HL
142	Mr. A. Luck	37 Deramore Drive	YO10 5HL
143	Mrs. A.P Luck	37 Deramore Drive	YO10 5HL
144	D.M. Plaxton	25 Deramore Drive	YO10 5HL
145	J. Plaxton	25 Deramore Drive	YO10 5HL
146	P.E. Scott	34 Deramore Drive	YO10 5HL
147	A. Scott	34 Deramore Drive	YO10 5HL
148	Mary Harrison	35 Deramore Drive	YO10 5HL
149	Neil Harrison	35 Deramore Drive	YO10 5HL
150	Roger Pettit	44 Deramore Drive	YO10 5HL
151	Anne Pettit	44 Deramore Drive	YO10 5HL
152	H. B. Staley	33 Deramore Drive	YO10 5HL
153	K. Loble	36 Badgerwood Walk	YO10 5HN
154	H.F. Loble	36 Badgerwood Walk	YO10 5HN
155	John Newhouse	32 Badgerwood Walk	YO10 5HN
156	Gwen Newhouse	32 Badgerwood Walk	YO10 5HN
157	Philip Foster	28 Deramore Drive	YO10 5HP
158	Joan Foster	28 Deramore Drive	YO10 5HP
159	I. Bruce	77 Yarbrugh Way	YO10 5HQ
160	L. Bruce	77 Yarbrugh Way	YO10 5HQ
161	Colin Sayles	7 Badger Court	YO10 5HQ
162	Gladys Sayles	7 Badger Court	YO10 5HQ
163	Janet Ponsford	67 Yarbrugh Way	YO10 5HQ
164	David Ponsford	67 Yarbrugh Way	YO10 5HQ
165	R. Cook	42 Yarbrugh Way	YO10 5HQ
166	John Nixon	2 Pinewood Hill	YO10 5HR
167	Yumi Nixon	2 Pinewood Hill	YO10 5HR
168	Mrs B. Ellis	4 Deramore Drive West	YO10 5HS
169	William Blades	1 Deramore Drive West	YO10 5HS
170	Robert Atkin	63 Crossways	YO10 5HT
171	Thora Atkin	63 Crossways	YO10 5HT
172	Mrs. J. Simpsons	57 Crossways	YO10 5HT
173	Mr J. Simpsons	57 Crossways	YO10 5HT
174	K. Brown	51 Crossways	YO10 5HT
175	E. Brown	51 Crossways	YO10 5HT
176	Jane Martin	41 Crossways	YO10 5HT

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Number	Name	Address	Post code
177	Jeff Martin	41 Crossways	YO10 5HT
178	Dean Martin	41 Crossways	YO10 5HT
179	Kelly Martin	41 Crossways	YO10 5HT
180	P Henderson	68 Crossways	YO10 5HT
181	M Williamson	67 Crossways	YO10 5HT
182	Christine Bycroft	12 Brentwood Crescent	YO10 5HU
183	Ramond Bycroft	12 Brentwood Crescent	YO10 5HU
184	K. Mower	18 Brentwood Crescent	YO10 5HU
185	B. Mower	18 Brentwood Crescent	YO10 5HU
186	Anne Holte	19 Brentwood Crescent	YO10 5HU
187	Philip Holme	19 Brentwood Crescent	YO10 5HU
188	M. Macleod	2 Brentwood Crescent	YO10 5HU
189	S Manning	30 Brentwood Crescent	YO10 5HU
190	Carol Browne	17 Brentwood Crescent	YO10 5HU
191	Kevin Browne	17 Brentwood Crescent	YO10 5HU
192	Chloe Browne	17 Brentwood Crescent	YO10 5HU
193	P. Girling	11 Deramore Drive	YO10 5HW
194	Reuben Girling	11 Deramore Drive	YO10 5HW
196	Keith Murphy	13 Deramore Drive	YO10 5HW
198	Patricia Murphy	13 Deramore Drive	YO10 5HW
197	Mrs. I. Jenner	3 Deramore Drive	YO10 5HW
198	D Butterfield	28 Sussex Road	YO10 5HX
199	S Butterfield	28 Sussex Road	YO10 5HX
200	J Suggitt	28 Sussex Road	YO10 5HX
201	Joan Wishart	1 Sussex Road	YO10 5HX
202	Mr D Campbell	12 Sussex Road	YO10 5HX
203	Elizabeth Patton	11 Sussex Road	YO10 5HX
204	R.H. Catley	11 Sussex Close	YO10 5HY
205	M. Catley	11 Sussex Close	YO10 5HY
206	Martyn Williams	13 Sussex Close	YO10 5HY
207	N. Woods	5 Sussex close	YO10 5HY
208	Jenny Hawkins	2 Sussex Close	YO10 5HY
209	Geoffrey Hawkins	2 Susse Close	YO10 5HY
210	Peter Watson	4 Sussex Close	YO10 5HY
211	Margaret Watson	4 Sussex Close	YO10 5HY
212	A. J. Turner	29 Eastfield Crescent	YO10 5HZ
213	S. Dekker	29 Eastfield Crescent	YO10 5HZ
214	D. Dekker-Turner	29 Eastfield Crescent	YO10 5HZ
215	J. Dekker-Turner	29 Eastfield Crescent	YO10 5HZ
216	L. Dekker Turner	29 Eastfield Crescent	YO10 5HZ
217	M.K. Verma	33 Eastfield Crescent	YO10 5HZ
218	Usha Verma	33 Eastfield Crescent	YO10 5HZ
219	Joy Parry	77 Eastfield Crescent	YO10 5HZ
220	Mrs M Pinder	3 Eastfield Crescent	YO10 5HZ

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Number	Name	Address	Post code
221	Mr B.W. Pinder	3 Eastfield Crescent	YO10 5HZ
222	Lesley Armstrong	12 Eastfield Court	YO10 5JA
223	Paul Armstrong	12 Eastfield Court	YO10 5JA
224	John Armstrong	12 Eastfield Court	YO10 5JA
225	David Hayes	21 Eastfield Court	YO10 5JA
226	Ann Hayes	21 Eastfield Court	YO10 5JA
227	J Downing	16 Eastfield Court	YO10 5JA
228	P Downey	16 Eastfield Court	YO10 5JA
229	Denise Hannan	68 Eastfield Crescent	YO10 5JB
230	V. Bean	26 Eastfield Crescent	YO10 5JB
231	R. Bean	26 Eastfield Crescent	YO10 5JB
232	P. Hammond	70 Eastfield Crescent	YO10 5JB
233	D. Hammond	70 Eastfield Crescent	YO10 5JB
234	E A. Stroud	76 Eastfield Crescent	YO10 5JB
235	Susan Clark	92 Eastfield Crescent	YO10 5JB
236	Mark Webster	92 Eastfield Crescent	YO10 5JB
237	Leonard Webster	92 Eastfield Crescent	YO10 5JB
238	Sylvia Webster	92 Eastfield Crescent	YO10 5JB
239	P. Cotton	54 Eastfield Crescent	YO10 5JB
240	D Cotton	54 Eastfield Crescent	YO10 5JB
241	John Fineron	30 Eastfield Crescent	YO10 5JB
242	Wendy Fineron	30 Eastfield Crescent	YO10 5JB
243	P. Hawkswell	2 Field Lane	YO10 5JD
244	F. Hawkswell	2 Field Lane	YO10 5JD
245	E. Parker	1 Field Lane	YO10 5JD
246	E.S. White	75 Crossways	YO10 5JF
247	L.G. Deighton	6 Bishops Way	YO10 5JG
248	M. Deighton	6 Bishops Way	YO10 5JG
249	John Deighton	6 Bishops Way	YO10 5JG
250	David Heppell	9 Bishops Way	YO10 5JG
251	Dorothy Stott	9 Bishops Way	YO10 5JG
252	Dale Richardson	9 Bishops Way	YO10 5JG
253	K. Heald	1 Bishops Way	YO10 5JG
254	J. Heald	1 Bishops Way	YO10 5JG
255	David Burgess	24 Crossways	YO10 5JG
256	Linda Burgess	24 Crossways	YO10 5JG
257	D. Croft	2 Crossways	YO10 5JG
258	A. Croft	2 Crossways	YO10 5JG
259	Maureen Atkinson	20 Crossways	YO10 5JG
260	Geoffrey Atkinson	20 Crossways	YO10 5JG
261	Chris Goergion	21 Crossways	YO10 5JH
262	Paul Kelly	19 Crossways	YO10 5JH
263	K. Dunnington	35 Crossways	YO10 5JH
264	V. Dunnington	35 Crossways	YO10 5JH

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Number	Name	Address	Post code
265	Helen Fryer	27 Crossways	YO10 5JH
266	Margaret Fryer	27 Crossways	YO10 5JH
267	David Fryer	27 Crossways	YO10 5JH
268	Neil Fryer	27 Crossways	YO10 5JH
269	M. R. Baker	15 Crossways	YO10 5JH
270	Mrs. ID Lovely	15 Crossways	YO10 5JH
271	K. Skelton	5 Fernway	YO10 5JU
272	R. Skelton	5 Fernway	YO10 5JU
273	Susan Lonadael	1 Fernway	YO10 5JU
274	Phillipa Galloway	Elder House, Well Garth	YO10 5JU
275	Kevin R.Willis	79 Field Lane	YO10 5JL
276	Carla Willis	79 Field Lane	YO10 5JL
277	John Forder	75 Field lane	YO10 5JL
278	Norma Forder	75 Field Lane	YO10 5JL
279	J. Greenley	63 Field Lane	YO10 5JL
280	L. Greenley	63 Field Lane	YO10 5JL
281	R. Burn	12 Low Mill Close	YO10 5JN
282	M. Burn	12 Low Mill Close	YO10 5JN
283	S. Burn	12 Low Mill Close	YO10 5JN
284	D. Burn	12 Low Mill Close	YO10 5JN
285	N.E. Cooper	15 Low Mill Close	YO10 5JN
286	B. Cooper	15 Low Mill Close	YO10 5JN
287	Jane Jones	19 Low Mill Close	YO10 5JN
288	Tony Jackson	9 Low Mill Close	YO10 5JN
289	Janet Jackson	9 Low Mill Close	YO10 5JN
290	Tony Hall-Jackson	1 Low Mill Close	YO10 5JN
291	Margo Hall-Jackson	1 Low Mill Close	YO10 5JN
292	Lorna El-Khatib	23 Low Mill Close	YO10 5JN
293	Julia El-Khatib	23 Low Mill Close	YO10 5JN
294	Ghassan El-Khatib	23 Low Mill Close	YO10 5JN
295	Nadie El-Khatib	23 Low Mill Close	YO10 5JN
296	Mrs B.A. Dewhirst	44 Crossways	YO10 5JQ
297	Mr M.J. Dewhirst	44 Crossways	YO10 5JQ
298	Brenda Turner	6 Crossways	YO10 5JQ
299	Stuart Turner	6 Crossways	YO10 5JQ
300	Denise Simpson	2 Enclosure Gardens	YO10 5JR
301	George Simpson	2 Enclosure Gardens	YO10 5JR
302	D.A. Heald	147 Huntington Road	
303	James Foster	20 Prices Lane	
304	Jill Pattenden	15 Maple Grove	
305	Melissa Wheatley	10 White Rose Avenue	

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Number	Name	Address	Post code
305	Julie Arthur	Langwith House Farm, Langwith Lane	
307	Adam Arthur	Langwith House Farm, Langwith Lane	
308	Daniel Arthur	Langwith House Farm, Langwith Lane	
309	Anthony Arthur	Langwith House Farm, Langwith Lane	
310	C.S. Reeson	17 Crossfield, Fulford	
311	E.J. Reeson	17 Crossfield, Fulford	
312	Graeme Cooke	35 Seward Street,	YO10 3LW
313	Rachel Williams	7 Cycle Street	YO10 3LJ
314	Ceredig Jamieson-Ball	3 Emily Mews	YO10 3ER

Appendix 2: EMAP Report : 15/1/07



Meeting of the Executive Members for City
Strategy and Advisory Panel

15th January 2007

Report of the Director of City Strategy

Badger Hill Action Group – Petition: Over-development of Family Homes into Student Lets.

Summary

1. The purpose of this report is to inform Members of a petition received from residents of Badger Hill concerning an increasing number of family homes on the Badger Hill Estate being converted to student lets, primarily for the University of York students.

Background

Student Housing in York

2. York has a wide range of further and higher education establishments, such as the University of York, York St John College, The College of Law, Askham Bryan College, and York College. Approximately 12,000 students reside in the City (2001 Census). In 2001, the University of York, which is located nearest to Badger Hill, had 9,000 students and employed 2,500 staff. The University estimates that, based on the average growth rate over the last 6 years, the student population for the University of York is likely to grow by an additional 5,500 students by 2011/12. This would result in a total of approximately 14,500 students attending the University of York.
3. In 1998, approximately 26% of the University of York's students were housed in the City's private rented sector. Information from the 2001 census identifies that there are certain areas of the City which have higher proportions of student populations compared to non student populations, normally close to existing college and university campuses. In particular, Fishergate Ward has a significant student population.

Planning context

4. At present, due to national case law definitions of categories of housing, up to and including six persons can share a single household without having to apply for planning permission to change the use of the dwelling. Therefore, there is no distinction between a dwelling occupied in a conventional way and that of a

dwelling occupied by up to 6 students living together as a single household. The City's planning powers cannot therefore be used directly to regulate the numbers and locations of houses occupied by 6 or less students.

5. Where there are more than 6 residents living together in a shared house, it constitutes a House in Multiple Occupation (HMO), which includes:
 - Houses let in bedsits;
 - Buildings converted into self contained flats;
 - Guest Houses and B&B's;
 - Shared houses where there are 6 or more residents.

In these cases, planning permission is required and their numbers and location can be controlled through the planning process.

City of York Local Plan

6. In terms of the City of York Local Plan, policies H7 (Residential Extensions) and H8 (Conversions) are relevant to student accommodation issues. These are included as an Annex. These policies don't relate specifically to student housing, but seek to control amenity and design through a number of criteria.
7. In addition policy ED10 (Student Housing) states that the University of York and York St John College will be expected to accommodate any extra demand created by an increase in student numbers on their campuses or on land in their ownership or control. Where no opportunity exists for the provision of student housing on the University and College campuses, the Council will consider applications for student housing on sites allocated in policy ED10 (Former Bus Depot at Navigation Road and Minster Engineering). Due to their location close to essential local services, they are regarded as the most sustainable options.

Badger Hill

8. Badger Hill is a community located in close proximity to the University of York Heslington Campus, and typically consists of 1960's semi detached and detached properties, providing family dwellings. The total number of properties on the Badger Hill Estate is 565. Within the estate, there has been a recent increase in the conversion of these family dwellings to student accommodation, to house students from the University of York who choose to live off campus. This accommodation is provided by private landlords, rather than directly by the University itself. According to the information provided to support the Petition, there are currently 47 known student houses within the Badger Hill estate. This represents 8.5% of all dwellinghouses in Badger Hill.

Current Petition

9. The Petition letter (shown in Annex A of this report) was sent to 565 houses in Badger Hill. In total, 283 response slips were returned to the originator, who

has passed them on to the Council, objecting to increased number of student lets in Badger Hill. The total number of objections received represent 54.63 % of households in Badger Hill (excluding the 47 student houses within the estate).

10. The petitioners state that every other house on the estate has shown their objection to this over development of Badger Hill and that based on the results of the petition, if planning consent is sought for a future development of this type, theoretically, every household which borders that property would potentially object.
11. The petition states that the guidelines in Policies H7 (Residential Extensions) and H8 (Conversions) of the 4th Set of Changes to the Local Plan are clear (Policies H7 and H8 are shown in Annexes B and C of this report). However, it suggests that in light of recent planning permissions to convert family houses to student lets, greater enforcement of policies H7 and H8 is required. It also suggest that a new policy could be drafted to protect family estates which tied in with the Local Plan.
12. The petition cites a planning application recently submitted to convert a 3 bedroom home at 58 Crossways to an 8 bedroom student house in Multiple Occupation (06/01751/FUL). The Development Control Officer, in making his recommendations, considered that the proposal resulted in overdevelopment of the site to the detriment of living conditions of neighbours. Consequently, the application was refused on the grounds that it was contrary to policies GP1, H7, H8 and T4 of the City of York Draft Local Plan (See Annex D for a copy of the Decision Notice).
13. Subsequently, the applicants submitted a further application (06/02270/FUL) to erect a 2 storey side extension to the property at 58 Crossways. This application includes 4 bedrooms (including the original bedrooms). No change of use was sought as the application did not state that the property would be occupied by more than 6 people - ie. no change of use has technically occurred. Therefore, officers could only judge it as a 2 storey side extension, rather than from the point of view of policies relating to the creation of a house of multiple occupation. The Officers Committee report stated in paragraph 4.10 that:

"In many ways it is regrettable that a family area is being changed in character as houses are extended and let out on a short term basis. However, this application is merely judging the impacts of a two storey side extension which may or may not be used as a student let now or in the future, planning policy is not currently in place to stop this on an individual house by house basis."

The application was refused as it was considered that the proposed development was contrary to policies GP1 and H7 of the City of York Local Plan and design principles within PPS1.

14. At the recent Public Inquiry into the University of York expansion, the issues of increased student lets on the Badger Hill Estate was a significant concern from those opposing the expansion of the University. Typically, concern centred

around loss of family dwellings for local families (which would result in lower school attendance due to fewer school age children living on the estate, the demise of local shops etc) noise (not only during the day, but also during the night as well), amenity concerns, the fact that the properties owned by landlords and let to students gradually became less well maintained (such as poorly maintained gardens, lack of external maintenance / repair of properties), and increased car parking (often on front gardens and grass verges). It was also stated that increased student lets could lead to increased crime within the estate, as many student occupied properties were empty outside term time. Concern was also expressed that as a result of the University expansion, even greater pressures would be placed on family properties on Badger Hill to become student lets.

Consultation

15. City of York Local Plan policies H7 and H8 have evolved through various stages of consultation, as part of the Local Plan process, from the Deposit Draft Local Plan, published in May 1998 to the Third Set of Changes, published in February 2003. This consultation led to the production of the Fourth Set of Changes.

Options

16. The Fourth Set of Changes to the Local Plan are the final version of the Local Plan and there is no real option to make further changes to the policies. The Fourth Set of Changes will eventually be superseded by the emerging Local Development Framework for York. If a change in policy is required, this must be done through the Local Development Framework process, rather than the Local Plan.
17. Therefore, the following options are open to Members:
 - Greater enforcement of existing policies.
 - Consider revising policy approach through the LDF safeguarding family properties from being converted to student lets or HMO's.

Analysis

18. Greater enforcement of policies:

The petitioners acknowledge that the guidelines in Policies H7 and H8 are clear and concise, and it should be noted that the decision on the planning applications referred to in paragraph 12 & 13 of this report indicate that these policies are applied and are used as reasons for refusal where appropriate. It should be noted however, that these policies can only be used in the context set by legislation, (ie if it is judged that no change of use has occurred, no application is required).
19. Revise policy approach through LDF process:

Officers are currently working on a number of documents which will make up the City of York Local Development Framework. The Development Control

Policies Development Plan Document (DPD) will be the document which guides development through individual planning applications. The generic policies within the Fourth Set of Changes to the Local Plan will form a basis on which to build up the Development Control DPD. Officers will consult with Development Control Officers to establish which policies currently work, and which need to be re-worded. Depending on the outcome of this work, it may be appropriate to revise the policy wording, or possibly draft a new policy to protect family estates. In order to consider this issue, it would be important for the Council to build up an evidence base on the residential considerations and patterns of students and to fully understand all the issues. Therefore, it would be logical to consider any issues with these policies as part of the emerging LDF process.

Corporate Priorities

20. The proposals accord with the following Corporate Strategy Priorities:
- Improve the actual and perceived condition and appearance of the City's streets, housing estates and publicly accessible spaces.

Implications

21. The following implications have been assessed:
- **Financial** - *None*
 - **Human Resources (HR)** - *None*
 - **Equalities** - *None*
 - **Legal** - *None*
 - **Crime and Disorder** - *None*
 - **Information Technology (IT)** - *None*
 - **Property** - *None*
 - **Other** - *None*

Risk Management

22. There are no known risks in this proposal.

Recommendations

23. Members are asked to:
- 1) *Ensure that policies H7 and H8 are enforced through the decision making process.*

Reason: To ensure that development accords with approved Local Plan policies.

- 2) *Request that as part of the Local Development Framework, officers explore a policy approach to ensure student housing is accommodated in an appropriate way in the City.*

Reason: To help strengthen the policy approach to student lets, protecting family dwellings.

- 3) *Ask Officers to advise the main petitioner of the outcome of the recommendation.*

Reason: To keep the petitioner informed of progress of the issues.

Contact Details

Author:

*John Roberts
Assistant Development Officer
City Development
01904 551464*

Chief Officer Responsible for the report:

*Bill Woolley
Director of City Strategy*

Report Approved

Date *4/1/07*

Wards Affected: *Hull Road and Heslington Wards*

All

For further information please contact the author of the report

Background Papers:

None

Annexes

A – Copy of the standard Petition letter;

B – Policy H7 (Residential Extensions) – City of York Local Plan – 4th Set of Changes (April 2005);

C – Policy H8 (Conversions) – City of York Local Plan – 4th Set of Changes (April 2005);

D – Copy of Decision Notice (06/01751/ FUL) – Erection of two storey pitched roof side extension and a change of use of dwelling into a house in multiple occupation.