

Update for Inspectors – Matter CC6

Following the hearing session on Day 43 for Matter CC6: Maintaining a Balanced Supply of Housing, and in particular the oral representations made by Beacon Planning on behalf of the Bell Educational Trust Ltd in respect of the penultimate paragraph of Policy 46 as proposed to be modified in RD/CFM/010, pages 35 - 36, the Council considers that that paragraph should be modified in order provide clarity in its application. The further modification proposed as set out below makes clear that the paragraph applies to the accommodation needs of any student who does not attend a full-time course of one academic year or more, irrespective of the institution which that student attends. This further modification has been agreed with Beacon Planning on behalf of the Bell Educational Trust Ltd. Policy 46 as proposed to be further modified is set out below:

Policy 46: Development of Student Housing

Proposals for new student accommodation will be permitted if they meet identified needs of an existing educational institution within the city of Cambridge in providing housing for students attending full-time courses of one academic year or more. Schemes should demonstrate that they have entered into a formal agreement with the University of Cambridge or Anglia Ruskin University or other existing educational establishments within Cambridge providing full-time courses of one academic year or more. This formal agreement will confirm that the proposed accommodation is suitable in type, layout, affordability and maintenance regime for the relevant institution. The council will seek appropriate controls to ensure that approved schemes are occupied solely as student accommodation for an identified institution and managed effectively. Applications will be permitted subject to:

- a. there being a proven need for student accommodation to serve the institution;
- b. the development not resulting in the loss of existing market housing and affordable housing;
- c. it being in an appropriate location for the institution served;
- d. the location being well served by sustainable transport modes;
- e. having appropriate management arrangements in place to ~~ensure students do not keep cars in Cambridge~~ discourage students from keeping cars in Cambridge;
- f. rooms and facilities being of an appropriate size for living and studying; and
- g. ~~minimising if appropriate, being warden-controlled to minimise any potential for antisocial behaviour and, if appropriate, being warden-controlled.~~

The loss of existing student accommodation will be resisted unless adequate replacement accommodation is provided or it is demonstrated that the facility no longer caters for current or future needs.

~~In the instance of institutions w~~Where students do not attend full-time courses of one academic year or more, their accommodation requirements will be expected to be provided

within the site of the institution which they attend; or by making ~~these institutions will be expected to provide residential accommodation for their students within their own sites; make effective use of existing student accommodation within the city outside term time; or by use of home-stay accommodation.~~

Permanent purpose built student accommodation will not be supported on sites allocated for housing or with either an extant planning permission for residential development or sites identified as potential housing sites within the Council's Strategic Housing Land Availability Assessment.

The Inspector also referred to paragraph 5.31 of the supporting text to Policy 44 as proposed to be modified as set out on page 33 of RD/CFM/010 during the Matter CC6 hearing session. The Council acknowledged the presence of a typographic error in the paragraph as proposed to be modified. The further modification to this paragraph to correct this error is set out below:

The Cambridge Cluster Study recognised the increasing contribution these establishments make to the local economy and has suggested a review in the policy approach, as ~~the schools between them~~ they contribute £78m per annum to the local economy. The National Planning Policy Framework (NPPF) supports a policy approach that seeks to take advantage of this benefit. ~~Therefore the~~ The Council considers it appropriate ~~to support the growth of that~~ such colleges and schools ~~where they also seek to~~ manage the impacts of their growth.