

Newcastle City Council

Draft Supplementary Planning Document on Student Housing, 16 November 2005

Appendix 3 to draft Sustainability Report - appraisal of Options against Sustainability Objectives

Key to symbols:

x x	Significant negative effect (i.e. a move away from the objective)	+ +	Significant positive effect (i.e. a move towards the objective)	*	There is no relationship between the objective and the policy
x	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

Options 1, 2 and 3:

SA objective	Option 1 - maintain current approach	Comment	Option 2 - One tier ASHoRe with planning controls		Comment	Option 3 - ASHoRe with extra planning controls through Article 4 Direction		Comment
			Inside ASHoRe	Outside ASHoRe		Inside ASHoRe	Outside ASHoRe	
Economic								
To ensure high and stable levels of employment so	+	Allowing number of student households to continue to grow in pressure areas will support local jobs in these	x	?	Direct employment inside ASHoRe will not grow as would have been expected. Growth in local jobs outside	x	?	As for Option 2 but effects a little stronger with extra restraint through withdrawal of permitted development

everyone can share and contribute to greater prosperity		locations and tend not to encourage growth of non-locally owned large units. However, probably not a large number of jobs involved.			ASHoRe may happen, but some money may disappear from local economy if large purpose built units built and profits taken out of region.			rights.
To achieve high and sustainable levels of economic growth	*	Unlikely to be significant effect.	*	*	Unlikely to be significant effect.	*	*	Unlikely to be significant effect.

Environmental

To ensure good local air quality for all	+	Neighbourhoods under pressure are relatively central, so allowing students to walk or cycle rather than use motorised transport. They are also not in current Air Quality Action Areas.	*	x	Small shift into motorised transport for journey to work may happen outside ASHoRe area, but effect likely to be small. Some new purpose built halls may be in City Centre Air quality Action Area, with attendant concerns about pollution levels.	*	x	As for Option 2 but effects a little stronger with extra restraint through withdrawal of permitted development rights.
To protect and enhance the quality of the City's ground and river waters	*	Unlikely to be any significant effect.	*	*	Unlikely to be any significant effect.	*	*	Unlikely to be any significant effect.
To reduce the causes and the impacts of climate change	+	Areas currently popular with students are relatively central, so allowing students to walk or cycle rather than use motorised transport.	*	x	Small shift into motorised transport for journey to work may happen outside ASHoRe area with consequent higher emissions, but effect likely to be small.	*	x	As for Option 2 but effects a little stronger with extra restraint through withdrawal of permitted development rights.
To protect and	*	Unlikely to be any	*	*	Unlikely to be any significant	*	*	Unlikely to be any significant

enhance the City's biodiversity and geology		significant effect.			effect.			effect.
To reduce the amount of waste produced and increase the amount recycled	*	Students are probably not high consumers generally but equally are not very good at recycling. Unlikely to be any significant effect.	*	*	Unlikely to be any significant effect.	*	*	Unlikely to be any significant effect.
To make better use of our resources	?	Continuing to allow students to live in the private rented sector might encourage retention and conversion of existing properties rather than construction of large new purpose built accommodation.	?	?	Effects unsure - see Option 1	?	?	Effects unsure - see Option 1
To protect and enhance the quality and diversity of the City's rural and urban land and landscapes	x	The physical character of areas under most pressure from student households are at threat from neglect of properties and gardens.	+	x	A halt in the decline of appearance in areas under pressure can be expected, with transfer of problem elsewhere. However, there may be other means to address problem through licensing, accreditation, environmental management, etc.	+	x	As for Option 2 but effects a little stronger with extra restraint through withdrawal of permitted development rights.
To protect and enhance the City's cultural heritage and diversity	x	Students generally add to the diversity and life of the areas they live in. However where concentrations are such that social structures are no longer balanced then diversity becomes threatened.	+	x	A halt in the decline of the character in areas under pressure can be expected, with transfer of problem elsewhere.	+	x	As for Option 2 but effects a little stronger with extra restraint through withdrawal of permitted development rights.

Social

To raise educational achievement and improve skill levels across the City	?	Students may indirectly lead to falling school roles and thus reduce choice to those with children. However there will be other schools not too far away to which children can attend.	?	?	Effects unsure - see Option 1	?	?	Effects unsure - see Option 1
To ensure everyone has the opportunity of living in a decent and affordable home	x x	High concentrations of students is leading to overheating of the housing market in some areas, putting houses and flats in those areas out of the reach of some. In other more marginal areas, the presence of students may be undermining their appeal as traditional family housing areas.	+	?	A slowdown in the overheating of the housing market in areas under pressure can be expected. The problem might be transferred elsewhere, but equally some areas might benefit from presence of more students.	+	?	As for Option 2 but effects a little stronger with extra restraint through withdrawal of permitted development rights.
To reduce crime and the fear of crime	x	Student households are statistically more prone to burglary than others. Areas with known concentrations of students tend to attract more crimes against property than the average.	+	x	A halt in the increase in property crime in areas under pressure can be expected, with some transfer of problem.	+	x	As for Option 2 but effects a little stronger with extra restraint through withdrawal of permitted development rights.
To improve health and well-being while reducing inequalities in health	x	There is some evidence that the health of established residents is suffering due to noise and disturbance.	+	x	A halt in the increase in disturbance in areas under pressure can be expected.	+	x	As for Option 2 but effects a little stronger with extra restraint through withdrawal of permitted development rights.
To ensure good accessibility for all to jobs, facilities, goods	+	Students spending power can help support local shops, cafes, etc, though the nature of the	x	+	The potential spending power of increased number of students will be transferred out of the	x	+	As for Option 2 but effects a little stronger with extra restraint through withdrawal of permitted development

and services in the City		businesses may not match those wanted by longer established residents.			ASHoRe.			rights.
To promote strong and inclusive communities, involved in the decision making for their area	x	Individual students are short term residents and less likely to get involved in community activities than those staying longer.	+	x	Maintaining a more balanced community than without controls should help support community involvement. The problem may transfer to other areas.	+	x	As for Option 2 but effects a little stronger with extra restraint through withdrawal of permitted development rights.
To reduce adverse impacts on global communities	*	Unlikely to be any significant effect.	*	*	Unlikely to be any significant effect.	*	*	Unlikely to be any significant effect.

Options 4 and 5:

SA objective	Option 4 - More tightly drawn ASHoRe with outer ring to be monitored		Comment	Option 3 - Threshold approach using small area information on student households		Comment
	Inside ASHoRe	Outside ASHoRe		Within areas likely to be controlled	Outside areas likely to be controlled	

Economic

To ensure high and stable levels of employment so everyone can share and contribute to greater prosperity	x	?	As for Option 2 but effects a little less strong with reduced ASHoRe area.	x	?	As for Option 4 but effects even less strong with smaller areas affected by restrictions.
To achieve high and sustainable levels of economic growth	*	*	Unlikely to be significant effect.	*	*	Unlikely to be significant effect.

Environmental

To ensure good local air quality for all	*	x	As for Option 2 but effects a little less strong with reduced ASHoRe area.	*	x	As for Option 4 but effects even less strong with smaller areas affected by restrictions.
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To protect and enhance the quality of the City's ground and river waters	*	*	Unlikely to be any significant effect.	*	*	Unlikely to be any significant effect.
To reduce the causes and the impacts of climate change	*	X	As for Option 2 but effects a little less strong with reduced ASHoRe area.	*	X	As for Option 4 but effects even less strong with smaller areas affected by restrictions.
To protect and enhance the City's biodiversity and geology	*	*	Unlikely to be any significant effect.	*	*	Unlikely to be any significant effect.
To reduce the amount of waste produced and increase the amount recycled	*	*	Unlikely to be any significant effect.	*	*	Unlikely to be any significant effect.
To make better use of our resources	?	?	Effects unsure - see Option 1	?	?	Effects unsure - see Option 1
To protect and enhance the quality and diversity of the City's rural and urban land and landscapes	+	X	As for Option 2 but effects a little less strong with reduced ASHoRe area.	*	X	As for Option 4 but effects even less strong with smaller areas affected by restrictions.
To protect and enhance the	+	X	As for Option 2 but effects a little less strong	+	X	As for Option 4 but effects even less strong with

City's cultural heritage and diversity			with reduced ASHoRe area.			smaller areas affected by restrictions.
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Social

To raise educational achievement and improve skill levels across the City	?	?	Effects unsure - see Option 1	?	?	Effects unsure - see Option 1
To ensure everyone has the opportunity of living in a decent and affordable home	+	?	As for Option 2 but effects a little less strong with reduced ASHoRe area.	+	?	As for Option 4 but effects even less strong with smaller areas affected by restrictions.
To reduce crime and the fear of crime	+	x	As for Option 2 but effects a little less strong with reduced ASHoRe area.	+	x	As for Option 4 but effects even less strong with smaller areas affected by restrictions.
To improve health and well-being while reducing inequalities in health	+	x	As for Option 2 but effects a little less strong with reduced ASHoRe area.	+	x	As for Option 4 but effects even less strong with smaller areas affected by restrictions.
To ensure good accessibility for all to jobs, facilities, goods and services in the City	x	+	As for Option 2 but effects a little less strong with reduced ASHoRe area.	x	+	As for Option 4 but effects even less strong with smaller areas affected by restrictions.

To promote strong and inclusive communities, involved in the decision making for their area	+	X	As for Option 2 but effects a little less strong with reduced ASHoRe area.	+	X	As for Option 4 but effects even less strong with smaller areas affected by restrictions.
To reduce adverse impacts on global communities	*	*	Unlikely to be any significant effect.	*	*	Unlikely to be any significant effect.

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