

Evidence of Impacts of Student population in Little Woodhouse

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1 Introduction: Evidence of Impacts of Student population in Little Woodhouse

The population of Little Woodhouse includes a very high proportion of students (sec 2 below) and this has a range of impacts – both positive and negative (sec 3 below)

It is important to recognise the difference between ***students themselves*** and the sometimes adverse ***effects on the environment*** that can arise in a neighbourhood where there are large numbers of students. Many of the longer term residents themselves first came to the area as students, and often stress the ***benefits*** of their relationships with student neighbours. Students are as much the victims of nuisance as other residents. Effects such as noise and litter nuisance are caused by a small minority and/or arise from a failure of systems to adapt, though we recognise the efforts made by the council and universities to mitigate these immediate problems.

It has long been recognised that there can be a number of issues arising from the effects of a high concentration of students (DCLG 2008, quoted below). For example, it can be difficult to establish and maintain good links within the neighbourhood when the majority of neighbours move on each year and messages need to be passed through landlords and agents. Longer term effects are even more challenging to combat, such as the changes in community facilities towards the student market, the closure of schools and the loss of affordable family housing due to higher rents.

It should be stressed that these issues affect all neighbours, including students. A short survey carried out in 2024 with students at Leeds University showed that they expressed similar likes and dislikes to many residents. In summary the survey found that:

The aspects most liked were **Green spaces, Location, Facilities** and feelings of **Community**. The 'dislikes' showed **Street cleanliness** was the highest concern and desired improvement, followed by **Security, Movement & transport** and **Noise**. Overall the results show a great similarity with the likes and concerns of *all residents* in the neighbourhood areas.
(for more details, see [Summary of results of student questionnaire JanFeb2024](#))

The evidence presented below illustrates some of these problems in Little Woodhouse and similar areas (secs 4 and 5). However, the responsibility to address them is shared by the city council, the education establishments, the developers and managers of large student accommodation and other landlords and letting agencies as much as by students and longer term residents. **The Little Woodhouse Neighbourhood Plan** aims to offer some policies to forestall and mitigate some of the problems, in order to promote a sustainable community for all groups in the population.

Table 1 The Government identified impacts of a high concentration of HMOs (*Evidence Gathering: Housing in Multiple Occupation and possible planning responses Final Report DCLG September 2008*) see also LWNP 7.3.2.

Impacts (DCLG 2008)	Examples in Little Woodhouse	Evidence below
a) Anti-social behaviour including noise and nuisance	<ul style="list-style-type: none"> Noise Waste Graffiti 	4.2. 4.3. 4.4 5.5.6 5.6.1 5.6.5
b) Imbalanced and unsustainable communities	<ul style="list-style-type: none"> Proportion of young people/students in area Too few to maintain neighbourhood eg “watch” Loss of facilities eg food shops, schools Difficulty of formation of community structures 	4.1 5.1 5.2 5.5.1 5.6.1 5.6.4
c) Negative impacts on the physical environment and streetscape	<ul style="list-style-type: none"> Bins on streets, more litter and vermin Perception of poor environment Graffiti and petty crime 	4.3. 4.4. 5.3 5.5.2 5.5.5 5.6.2 5.6.3
d) Pressures on parking provision	<ul style="list-style-type: none"> Several cars for a single household overparking Delivery vehicles 	5.5.7
e) Increased crime	<ul style="list-style-type: none"> Attracts petty crime eg theft from premises and vehicles, York stone Drug dealing, speeding 	5.5.3 5.6.5
f) Growth in private sector at the expense of owner occupation	<ul style="list-style-type: none"> Landlords outprice buyers House prices 30% above Reduction in owner occupiers 	5.2 5.5.1 5.6.6 5.6.7
g) Pressure on local community facilities	<ul style="list-style-type: none"> Green spaces overcrowded Health centre – list closed 	5.5.4
h) Restructuring of retail and commercial services and recreational facilities to suit the lifestyle of the predominant population	<ul style="list-style-type: none"> Takeaways replace food shops 	5.6.8

2 The population profile in Little Woodhouse

The number of students in the Area as a whole has risen from 48% in 2007 to 76% in 2016 and ?? 2021?

The “heat map” showing the density of student population (*insert Map ref*) drawn from council tax exemptions shows a more varied pattern across the area. In some parts the student population exceeds 90% (nearest to the University and in the cluster of PBSAs in the eastern end of Burley Road / Kirkstall Road). In the post war estates of small family housing the proportions are lower, up to 20% (*check*). The percentages of student households in the terraced streets, including HMOs, vary between these figures.

3 Strengths weaknesses, opportunities and threats (SWOT) of student population

The impacts of students on the Area can be described as both positive and negative: see Table 2 below. This shows that the impact of students can be beneficial as well as negative, but it has an undeniable effect on an area. The neighbourhood plan policies aim to offer opportunities to mitigate the negative and enhance the positive effects to support the health and wellbeing of **all** residents.

Strengths	Weaknesses
<ul style="list-style-type: none"> • Students bring income into the city and local economy as a whole • New building development adds income for public realm (sec 106 and CIL) • Introduces young people to an area and can be a refreshing influence eg attracts a wider range of cultural events open to general public • Introduces new markets and employment eg in retail, food and personal transport • Landlords gain from private rents • Housing is maintained and can be improved in some cases • Employment opportunities in building and repair work • PBSA can offer accommodation in large numbers with up to date facilities • PBSA can divert students from occupying family accommodation/HMOs eg Headingley drop in student households • New development could add improvements eg to green infrastructure • Small convenience stores (“corner shops”) gain customers in term time • Students on the whole are not responsible for crimes, so there is a relatively low 	<ul style="list-style-type: none"> • Disruption from large construction projects • Noise and litter nuisance increased – costs to the city as well as to residents • Different lifestyles eg parties and late night outings affect other residents • Increased footfall through residential areas • Students can provide higher rents than a family so high numbers of students in HMOs has reduced affordable family accommodation • Conversions to suit the student population (no space standards) rule out occupation by family type households in future • Landlord demand has priced owner occupiers out of buying housing in the area • Pressure on local facilities eg waste collection • Turnover disruption and dumping of large household waste (eg mattresses) each year • Increased traffic, eg parking, deliveries, arrival and departure dates • Loss of facilities not geared to student market (eg food shops replaced by takeaways, loss of traditional pubs, closure of schools) • Pressure of numbers and increased litter on local parks and other green spaces especially in summer

crime rate (though they are the main victims of thefts)	<ul style="list-style-type: none"> PBSA are on a different scale and mass to existing residential areas and can change the appearance and character of an area Seasonal pattern makes it difficult for small businesses to continue in summer months
Opportunities	Threats
<ul style="list-style-type: none"> Attracting students can improve local economy Well designed and managed student accommodation of appropriate size in an appropriate site can be an asset, making links with local community Potential pool of volunteers to support local activities, renewed every year Involvement of universities can bring access to share resources eg expertise, rooms, printing Students' interest in green and climate issues can benefit the area Student involvement as part of study programme benefits both students and community Meet your neighbour initiatives – offers mutual support Opportunity for students to broaden experience of living in the community Opportunity for residents to learn about student and youth cultures 	<ul style="list-style-type: none"> Perception of “Student area” can be seen as opportunity for petty crime eg thefts from premises, vehicles, tagging, theft of paving stones Annual changes in residents makes it difficult for community activities and groups to thrive Additional costs of waste and turnover could exceed city capacity Long term residents moving out Increases in property prices squeeze out first time buyers Fewer long-term residents to do tasks maintaining a neighbourhood eg “eyes on the street”, cooperation with police teams, collecting litter, cleaning graffiti Loss of green areas eg gardens paved over or neglected Further loss of local facilities eg schools Ultimately loss of all except students means population becomes a monoculture

Table 2 Strengths, weaknesses, opportunities and threats of large student population

4 External evidence:

The evidence below provides examples of impacts on residential areas in Little Woodhouse and the adjacent Hyde Park Area:

4.1 Renew reports on student housing (Unipol) 2013 and updated 2017

Illustrates the changing pattern of demand and supply of student accommodation, showing how the number in PBSA has grown most strongly in the city centre campus area and in Little Woodhouse as the numbers of students in residential “family” type accommodation has declined in Headingley. However the PBSA growth in Little Woodhouse has not caused a move out of family type accommodation in Little Woodhouse, resulting in an overall increase in student numbers.

Re’new report 2013

Student Housing Demand and Supply: a review of evidence - Huw Jones and Charlotte Brown
- Final Report August 2013

<https://democracy.leeds.gov.uk/documents/s101308/student%20housing%20report%20appendix%20%20210813.pdf>

This information was updated by the author Huw Jones in 2016-7 and he made a presentation in 2017 to a Little Woodhouse community meeting, with comparisons across different areas of student residence in Leeds. The areas that had seen the greatest growth in student numbers were the City Centre, University Campus and Little Woodhouse.

- “In Little Woodhouse - 5,422 students (10%) 538 more than in 2012 and 2,929 more than in 2007- only the City Centre and Campus are more popular compared with Central Headingley 3,547 (7%)”

Student residence patterns presentation - Little Woodhouse Oct 2017[3045] *(file attached on Documents page of www.littlewoodhouseplan.org)*

4.2 Victoria Road Student Flats Appeal report December 2016

103004 | Erection of 7 purpose built student accommodation blocks 3 storeys in height providing 262 bed spaces in total with associated communal space, parking and landscaping, including both private and public open green space. | Victoria Road Hyde Park Leeds LS6

This report in 2016 applies to the Hyde Park Neighbourhood Area adjacent to Little Woodhouse. Both areas share high concentrations of HMOs, though student exempt houses in Hyde Park are even higher and PBSA are much less than in Little Woodhouse. The trend in student numbers has increased since 2018 in the Little Woodhouse Area in both PBSA and HMOs so there is every reason to expect the observations from this report will apply.

The Planning Inspector heard evidence of the effects of increased numbers of students on other households (*paras 28 – 33*) and observed

- “the significant problems that result from waste and recycling bins being left out on the street and, although not present in all of the surrounding streets, these bins obstruct the pavements and overflowing and overturned bins lead to on--street litter and the potential to attract rodents. The standard of maintenance of properties and front garden areas is generally poorer in those streets with a preponderance of HMOs and I observed a marked contrast on my visit to Beeston where properties of a similar age and type appeared generally to be much better maintained and cared for. These issues, and other apparent problems such as empty bottles, broken glass and general litter on the pavements, harm the visual amenity of these streets and have an adverse effect on the sense of ownership and pride which long term residents feel towards the area in which they live. I do not suggest that students are responsible for all street litter in the area but the HNPF evidence is that this is more evident in term time than in holiday periods.” (*para 33, p9*)
 - “The proposal would also reinforce the existing adverse effects with regard to the availability of homes for other sectors of the population, the focusing

by local shops and services on the student market, pressure on the use of local open space, and the feeling by long term residents that they are increasingly outnumbered and isolated within their community. In my judgement these adverse effects outweigh the benefits that might flow from the proposal by helping to reduce pressure on the use of conventional housing for student accommodation elsewhere in the Study Area.” (Para 46, page 13)
For Report of Victoria Road Appeal – see attached on Documents page of www.littlewoodhouseplan.org

4.3 Areas under a Public Space Protection Order 2021

Leeds City Council recognised the impact of antisocial behaviour and nuisance in certain areas of Leeds and identified the following restrictions in the North West PSPO area, which includes Little Woodhouse:

North West Leeds Public Space Protection Order:

Street parties, drugs and alcohol

This PSPO bans: street parties, drinking alcohol in public, taking drugs in public

Rubbish This PSPO requires that: all rubbish should be in bins; bins should not be left in public places except for after 6pm the night before collection and taken in by 9pm on the day of collection

<https://www.leeds.gov.uk/antisocial-behaviour-and-crime/public-spaces-protection-orders>

<https://www.leeds.gov.uk/antisocial-behaviour-and-crime/public-spaces-protection-orders/north-west-leeds-pspo>

A report was made in 2021 to identify rubbish hotspots in Little Woodhouse and this is included in full in the list of evidence:

Bin Collection Questionnaire Summary of Responses – September 2021

(see document attached in Evidence Links page www.littlewoodhouseplan.org)

4.4 Graffiti and responses across the city

It is notable that the areas apparently hardest hit by graffiti nuisance are the “student” areas of Hyde Park and Little Woodhouse, although it is accepted that students themselves are rarely carrying out the tagging. There has been a community response across these areas involving cleanup initiatives and schemes to encourage street art projects to take the place of tagging. The problem however persists.

The report of meeting convened by a Little Woodhouse resident to identify the problems across the city is attached in the list of evidence:

Final Notes from Graffiti Tagging across the City 19.8.21 August 2021 *(see document attached in Evidence Links page www.littlewoodhouseplan.org)*

5 Little Woodhouse evidence: Summaries

5.1 Housing Evidence Base Report 2018, updated 2021 Executive summary *(NB see Update)*

“This report will demonstrate that the Housing mix and the demography of the Little Woodhouse area is seriously imbalanced (and getting worse), when compared with the Leeds area. In particular:

- ❖ The proportion of students in the area has increased from 48% in 2007 to 76% in 2016
- ❖ Over 50% of the population is aged between 15 and 24 compared with the Leeds average of 12%
- ❖ Conversely, the proportion of 0 -14 year olds in Little Woodhouse is half that of Leeds
- ❖ Detached and semi-detached housing makes up less than 7% of the housing stock compared with 51.5% in Leeds as a whole
- ❖ Nearly 90% of the population live in rented accommodation, compared with a Leeds average of 40%
- ❖ Purpose built flats (including student flats) accommodate 46% of residents compared with 18% city-wide
- ❖ In some parts of Little Woodhouse, the student population is nearly 90%, while in other parts it is still less than 10%.” *(Executive Summary, page 1)*

5.2 Rosebank School - *Parents Survey on Housing Issues: summary of findings 2021 (extracts)*

The survey was undertaken in January 2021 by the Head Teacher of Rosebank Primary School. Forty parents responded, this equates to between 100-120 children, about a third of children at the school.

- (Q3) – **What are the problems with getting a house nearer to school?** – out of 35 responses to this open question, 12 (34%) said lack of affordable housing including 11 problems finding suitable size of housing for families, 8 (23%) mentioned too much student accommodation, 5 had no problems (3 because they lived close to school), 3 cited problems with traffic or the weather, 2 said lack of help.
- Q8) **What are the other barriers to accessing suitable housing in the area?** 33 responded to this open question, though of these 6 answered No or Not sure. Of the remaining 27, the majority 13 mentioned a shortage of houses for families, 7 mentioned preference for students, and 6 the price of accommodation. Also mentioned - damp, long priority/waiting lists, sale of council houses to landlords, landlords refusing to rent to families with kids and lack of help to access housing.
- **From responses to Q3** What are the problems with getting a house nearer to school:

No houses

Not many private rented house for family in the area, rent can be more than £1k for basic 3 bedroom house since many houses were catered for students

To expensive!

Not enough social housing for people in need as most landlords want students or don't want council bond.

Needs a 4 bedroom house

Quotes from 'Comments' section of Survey

Not many private rented house for family in the area, rent can be more than £1k for basic 3

bedroom house since many houses were catered for students

Not enough social housing for people in need as most landlords want students or don't want council bond.

Houses are rented out for students

There are no houses with 3 bedrooms which are council houses.

There are barely any homes for families- it's just student accommodations

Yes, We trying exchanging, swap or rehousing past 5 years but in this area are mostly student accommodation not 4 bedroom houses for families.

I being bidding for 5 years now I still not get house yet. We are 5 people living in a 1 bedroom and single room we are overcrowded in the house

Student accommodation lack of family homes

Too many landlords want students or priced too high for non working families

High rental fees and (no) suitable houses for families

Houses are all been rented to students or professionals

No, there's just a shortage of houses for families.

No houses only Student flats

All student accommodation

We are looking for council property to rent with 3 bedrooms which is not easy to get near the School

Landlord preferred rent students not to families, mostly in this area are 1 or 2 bed houses/flats.

Not enough council houses they sold them all to student landlords

A fuller report of the survey responses and subsequent meetings can be found in the accompanying document:

Rosebank School Housing Meeting and Parents Survey Jan 2021

5.3 Summary of report on problems with bins on streets, LWCA 2021 (extracts)

Q2) How widespread do you think these problems are (ie what streets are affected)?

We feel that this problem is only in student areas, eg, where there are 8 or 10 people who do not pay Council Tax living in the same household. Other areas of Leeds do not have this problem. Woodhouse Square is particularly bad – bins left in clusters. This applies particularly to Moorland Avenue, but I think also to St. John's Terrace. Belle Vue Road. Clarendon Road is another problem area. Mainly (but not exclusively) in the streets of Victorian Terraces and especially with HMOs. PBSAs tend not to be a problem as they have a commercial collection.

End of Back Claremont Grove (a cul de sac untarmacked) – half of the houses are long-term occupiers so there is some regular putting out and return of bins to the end of the lane joining Claremont Avenue, but green bins misuse is common and the bins are also used by tenants from Hanover Square litter is a constant problem.

Bottom of Brandon Road (unadopted, setted but uneven surface) has a bad problem of litter, unofficial parking and use by street people – backs of Hanover Square – large number of tenants in these houses are supposed to take and collect their bins to the bottom of Brandon Road – so the bins either accumulate there and/or people put rubbish in Claremont bins. ***The row of bins greets the entrance to Hanover Square, one of city's Georgian Squares.***

Top side of Woodhouse Square – accumulation of bins often overflowing and blocking the whole pavement, forcing pedestrians into the road – presumably used by both Claremont Villas and Claremont Avenue (I think all of these are tenanted) The setted back lane between the two is left clear. ***This row of bins spoils the view of one of the city's Georgian Squares***

Claremont Avenue (lower) – gable end of 2Claremont Grove/Claremont View (a back to back block) has a permanent row of usually overflowing grey and green bins with mixed contents, typically blocking the whole pavement and forcing pedestrians into the road. Used by people in both sides of the block and by Claremont Avenue houses opposite. ***This is a hazard to pedestrians and a permanent eyesore, encouraging vermin and giving a negative impression of this heritage Victorian estate***

A fuller account of the survey responses can be found in the accompanying document: *Bin Collection Questionnaire Summary of Responses – September 2021* (see Evidence Links)

5.4 Little Woodhouse Community Forum – list of issues raised Jan 2019 – Oct 2022

An Excel spreadsheet summarises the 269 issues raised and discussed at the Little Woodhouse Community Forum which meets quarterly. The listing gives a flavour of the concerns of local residents and the responses of councillors and officers. The Community Forum is open to all residents and people interested in Little Woodhouse and by invitation to officers of other local organisations.

The largest category of issues discussed in this 4 year period was Planning, followed by Waste, Transport and Crime. Together these represented two thirds (65%) of the issues raised.

As well as raising problems (111 out of 269, 41% of the total), many topics feature constructive suggestions and approaches and discussion by the residents, councillors and officers concerned (95 out of 269, 35%). A further 63 out of 269 (23%) raised issues relating to systems and procedures, including resources required.

Table 3 Analysis of issues raised at Little Woodhouse Community Forums 2019 – 2022 by topic

Topic	Number of issues	%age	Problems raised	%age	Constructive, problem solving	%age	System issues eg procedures, resources	%age
Planning*	58	22%	22	20%	16	17%	20	32%
Waste*	47	17%	27	24%	10	11%	10	16%
Transport*	37	14%	21	19%	5	5%	11	17%
Crime*	33	12%	20	18%	10	11%	3	5%
Green spaces*	29	11%	10	9%	13	14%	6	10%
Graffiti*	19	7%	3	3%	11	12%	5	8%
Nuisance – responses*	16	6%	1	1%	14	15%	1	2%
Streets	12	4%	6	5%	6	6%	0	-
Nbhd plans	12	4%	-	-	7	7%	5	8%
Community facilities	6	2%	1	1%	3	3%	2	3%
Totals	N=265	100%	111	41%	95	35%	63	23%

❖ See below for illustrations of the issues raised under these categories

5.5 Illustrations of issues raised in Little Woodhouse Community Forum 2019-2022

5.5.1 Planning issues – developments of more student blocks and loss of family type accommodation to further imbalance the population; height of blocks and building to full footprint with no provision of green space impacts character

block of 109 flats in residential conservation area

local consultation for design code

landlords meeting expect growth in LU international & postgraduate

proposed PBSA to replace Oak House not studios

Hyde Terrace - 3 exNHS buildings apply to increase no of units

LW will object to conversion to HMO

LW will object to overlooking Rosebank School

adaptations to plans after consultation: lower, more greenery, art

Residents' concerns; some positive contact with developers

how is impact on residents judged?

Daljit Singh Ian MacKay Robin Coghlan - how planning decisions are made

permission generally permissive; restricting numbers ruled out

rapid growth since 2000 - benefits city

family accommodation not to be unacceptably reduced

aim for balanced community - evidence needed not just numbers

A: show evidence; should not make it worse

full footprint, lack of space for students

loss of traditional housing, student accomm cannot change back

different students, need for family accomm, pressure on green spaces

LCC will be developing space standards

excessive concentration must be demonstrated - impact on wellbeing

examples are decline in quality of life, rubbish, parking, impact on green spaces

feels like abandonment of area - compensation? Landlords' contribution?

national policy issue – a deterrent to landlords to take other tenants

Encourage co housing - examples in the city. Role of support by Housing Dep

LUU working to develop student awareness, support for sustainable cmty

Kirkstall Rd site new owners, Willows site - NHS owners

sustainable future: close to centre, unis, hosp, travel links, heritage, green,

Student unions keen to put together student volunteering

Plans for north site opp Civic Hall and demolition - open target 2026

what impact on Gt George St shops?

Gilbert Scott site - clinical innovation hub mix housing retail

Cllr – ensure job opps for local people

will be 16-20 months to design stage for Clarendon area

identifying heritage and listed buildings - report

planning framework does not allow overall approach

Increased population EV Post site impact on health and education facilities

app referred back at Plans Panel DP and KB spoke on behalf of objectors

lack of green spaces in proposed developments; Kirkstall Valley project

CIL rate is £5 in inner city incl LW, rather than £90 in outer areas

contact with Adam Brennan spoke at AGM

comment to KB that LW comments are useful to planning

consultation on student block behind Vic - concern at lack of facilities eg laundry

3rd app for development site on Kirkstall Rd

site sold for £800k more student development despite cllrs objection

comments sent to pre app loss of green space and viable businesses

family housing 30% Arla; Thyssen Krupp site plans some houses with gardens;

current shortage, govt policy, definition of affordable compared to average wage

Social hsg - reg providers can access matched funders - LCC needs to partner

approx 600 right to buy numbers match new builds so no net gain

LCC target 750 units affordable pa target 1200 by 2025 - veering to higher density

HNA says 1 and 2bed for city centre - outdated, need to look at small areas

aim to rebalance communities around centre, get involved in consultation

older, disabled people, LW lacking tho LLW ward quite well provided

bail hostel, refuge in LW area

N Plan steering group - Ian MacKay input on timeline and evidence gaps

2 storeys permitted development, object to 3rd storey - impact on Marlboros

5.5.2. Waste – illustrates effects of density with overflowing bins and increased litter and difficulty of educating a transient population about the waste management system;

2 student households HMOs responsible for litter problem
waste collection system does not work for this area
removal of green bins where contaminated
2 bottle banks only in the area
Bins overflowing monthly Denison Hall
Brandon Rd bins are back again after being replaced
East side of Hanover Square bins on street are problem
whole system not working - bins stay out
Clean up Brandon Rd area - SK team and local vols
Sycamore House have made formal complaint about bins
KAW offered to contact Unipol landlords
Glass is not allowed in green bins (mistaken report from resident)
not a planning issue. Developers can be asked to show management
identify priority streets for education and bin identification; covid interrupted SK
PSPO - HMO may need prosecutions of everyone in HMO
bins are obstruction for wheelchairs prams stepping into road, getting on buses
suggest fining landlords, SK - landlords told to inform tenants
bins are left on streets even when bin storage provided
landlords clearing out student houses and dumping
different teams responsible for bin collection and street cleaning
littering around bins problem on streets
checking to reduce oversupply of bins and hence reduce waste
smaller bins easier to handle for teams
flytipping in Hanover Ave is problem
Kelso Rd bins have not been emptied
Bins on streets Brandon Rd, Hanover Sq, Clarendon Rd 50s, St Johns Terrace
unable to start pilot; Victoria Whalley now replaced
turnover, lack bin storage, green bin contamination, overflowing - litter rats
summary of responses - which streets - what solutions - what frequency
will be part of discussion in January
flyposting is littering and so is council responsibility
objectives of review of services bins on streets. Changes in demographics
Aim for achievable routes, accessible, affordable - reliability is key issue, recycling
cannot take landlords to court if cannot prove reliability of waste collection
one size does not fit all - look at green bin collection
any plans for garden waste? - if no brown collection, 10 free bags for collection
Bottle banks 700 in Leeds, more if sites can be identified/ agreed
Bins are severe problem on Clarendon Rd blocks pavement
students don't pay council tax but HMOs are business, could charge rate?
landlords now assume council will clear waste left out
KB looking into this selective licensing of landlords
letting agreements need to be clear: leafleting successful in Kendal Lane
does council make money from recycling? Depends on market prices
details of Enforcement Officer; link to Bulk Collections; outline of Review
DP sent request for contact details for waste services

NE corner Hanover Square irregular collection - littered with cans and bottles

5.5.3 Crime issues – though students are rarely responsible for crimes and often the victims, their presence attracts petty crime which affects all residents

police operation in area - results 17 stops 3 arrests tents gone
theft of York stone slabs replaced by tarmac degrades the area
local crimes, drug, burglary, vehicle, + patrols : Q-clear up rates?
presentation - Safer Leeds to keep people safe and reduce crime
nuisance rowdy behaviours, alcohol drug consumption street parties waste
7 burglaries and 9 robberies last 3 months
knife threat to students, drug dealers and taggers; don't label area
robbery at McColls shop, 6 residential burglaries
firewalls prevent sending pictures, PC has to see evidence
numbers are low in comparison with other similar areas of innercity
Pspo education delayed by covid - about to start pilot information and bin count
18 burglaries (8 insecure premises) winter information campaign, large increase
information bolsters confidence to supply evidence
reporting difficult to convince 101 it was a crime
licensed firework sellers list; illegal sales from vans - warning schools and parents
low numbers due to fewer students (as victims) also increased education
PCSO patrols do not happen at night
witness threatening behaviour - report as crime, do not challenge
abuse intimidation and harassment below level of criminality contacts
PC Cook - drug related nuisance likely to be police matter
known addresses associated with drugs (not student properties)
25 burglaries most on tower blocks - arrest. 32 criminal damage cars graffiti
15 burglaries (6 insecure) 7 robberies 19 theft from cars 20 bikes 8 shops
Bike Marking stickers (register with PCSO) funded by cllrs
6 burglaries (3 insecure) 2 business (pubs) 4 robberies 8 from motor 7 motors
3 cannabis farms cleared out
let police know of any shops selling fireworks
frequent changes in police are unhelpful
Claremont Avenue and Denison Rd drug dealer in car
Needles hazard are main problem in Marlboroughs
drug dealing cars seen in Kendals
corner opposite Fox and Newt used for dealing - needs clean up
230 needles picked up in front of 2 Park Lane Josephs Well

5.5.4. Green spaces – student accommodation lacks gardens or green space, putting pressure of numbers on public green areas particularly in the summer

use of park by large groups, no toilets, use of hedges as toilets
lack benches, other issues - contact KB
crowds on Moor, no toilets, asb - cllrs trying to get portaloos
W Moor second most used park 3m visits, Roundhay 9m, WM smaller but denser
turning 2 bowling greens into football pitch - hub for HP Junior Football Club
top green is being used by adult footballers
planting sites - need for more local consultation, include LW
safety issue esp for women, toilets, disabled facilities

looking at (cost) options
seeking parity with other parks, how to fund, possible use café toilets
more are against; perimeter is well lit ; uni escort arrangements
survey to make a master plan
funding from cllrs uniformed officers to educate crowds
flooding on paths, position of sewers
improvement to seats picnic tables tennis court, plans for play area
list of suggested improvements to be drawn up and tracked
Update on LW action list
toilets, opening times of bowling pavilion, café option, parking on verges
check if Ok to use pavilion toilets when sessions are open
query consultation for benches not toilets – it was WYCA consultation
bbq warning notices posted end of May - too late and torn down
flooding on paths, benches, play area, pavilion use and quiet area, toilets
checking history and possible funding for information boards for air raid shelter
difficult to staff and whether a priority for police: look at low fencing
signs have all disappeared - now BBQ season
Ranger now reduced to 1 day on W Moor; suggested more signs and bins
RMGT need for more funding and local support
new signs supplied - appeared that members of the public were removing them
Rosebank trustees low, HPS support Rosebank Rangers; talks with another charity

5.5.5 Graffiti – taggers are rarely students, but tagging is another sign of negative perception of the area; efforts made by community to clean up and encourage street art

clean up of graffiti not street art - tagger arrested lived in Otley
Kits supplied, landlords contacted, residents + police vols cleaned Denison Rd
Hyde Park murals - street art can protect from tagging
plans and contacts to tackle tagging and graffiti - who to call?
difficult to catch taggers in action; serve property owner notice to remove
LLW and HHC cllrs and orgs meeting to discuss joint approach
Moorlands - vols are overpainting tags – refund cost of paint to local residents
SL has been cleaning tags: mural needs landlord permission - report
is cost considered in deciding charges? Up to CPS - report
proliferation of tags, difficult to catch people in the act
seeking a multiagency response to tagging LCC Police BTransport Police
DP reported that Rosebank school children hate tagging and clean off tags
difficulty of getting tags recorded / as crime on 101
Encouraging street art - mixed views about this
owners responsibility; affects perception of safety; no link on police report
report incidents is important tho only a crime if you are owner
report as crime - 999 if in progress
GR can supply long list of tags, clean ups and requests to owners to clean up
tagger in the act was scared and embarrassed

5.5.6 Noise, nuisance – noise affects neighbours directly, including other students as well as long term residents; partnership responses by council, universities and police

17 in court from 2 households in LW, police called 19 times; Uni getting involved
how to report and online or telephone; assessment officers

details of support now available rough sleepers
Universities elsewhere giving cash to police to respond to noise
joint team council police anti social behaviour - PSPO powers
17 arrests in Moorlands - what was outcome?
how many enforcements? - PCSO -warnings are given
first place to be Headingley Mount (stadium) PSPO education
3 Safer Neighbourhood Teams East South and West
2 years funding for LASBT, Univs, Leeds Watch covers HHP and LLW wards
local reps KINs and Response \Officers
should know end of April, then trial
eg drug alcohol abuse - difference in level of evidence required
patrols could be routed to known trouble spots
party house in Moorlands PH following
51 in LW area (of 1353) 4%: most issued in Hyde Park Rd Royal Park Rd

5.5.7 Transport - Problems with lack of buses and overparking

no buses in area from north to south
Woodhouse - review of numbers for sustainability – fewer journeys if older groups underrepresented
Information on bus stops not updated
Lack of buses referred to review
changes to route of no 5 bus
viability of bus routes has to be considered gaps, funding bid to govt,
No blue badge parking; there is a parking problem on green verges
Application for parking spaces on garden was refused but continued to park
parking on verges needs to be challenged. PCSO - depends if private land
if obstruction, report 101. Is driving over kerb an offence? PCSO to check
Yellow lines now council not police; police only if "obstructing the highway"
highway includes pavements – police test - "can you get a buggy past"
overparking on corner Little Woodhouse Street
Chorley Lane parking - yellow lines need repainting - chasing Highways
reinstatement of yellow lines in Chorley Lane & LW Street
Yellow lines repainted only one side - parking still unenforced
can TE officers (parking) cover reporting eg flytipping, graffiti, vehicle damage
access can be done, poor areas suffer impact of through traffic from richer areas
busy road cut corner pedestrians crossing - could speed checks be done
problem is buses are often full then 40 minute wait, integration of routes poor
Clarendon Rd is one of steepest roads in city – no buses north to south
poor access, shopmobility, mobility scooters on buses. Start with user focus
Woodsley Rd closure was due to traffic danger not active travel project

5.6 Examples: personal views from individual residents:

5.6.1. Moorlands

Yes the Anti Social Behaviour especially Moorland Ave and Moorland Road has been extreme. It did start up in the 80s when I lived in Brudenell Mount, then I moved to Moorland Road where parties, excess noise, litter, broken, graffiti, cars blocking our driveways - it got steadily over the years worse until 2020 and lockdown.

And, just when you were thinking at least it's the holidays and they've all gone home, students flooded back to Leeds, for a summer of partying in "big houses". In the Moorlands area one person gave up work at the uni because of the stress and partly because it was that uni's students who were partying endlessly, and the smell of cannabis was seeping into the children's bedrooms.

I personally developed a skin condition called nodular prurigo which I now have for life. It's manageable now but all summer until October 2020 I couldn't spend more than half an hour in the Sun ...; and sleeping for any length of time was impossible. I was on maximum dose paracetamol and maximum dose antihistamines. In the end it was a herbalist who had something which took it nearly all away but also he told me that my condition was entirely stress related and I had to get rid of what was causing it. If only!

A few of us met regularly to see what we could do to change the situation. (Parents dropping off their offspring told us we were living in the wrong area). So I set about doing the Moorland Residents Facebook page as reporting parties or complaining to the universities got us nowhere. Police wouldn't go into houses with Covid and there wasn't enough people on Noise Nuisance to be effective. There was too much bureaucracy and the links between the various authorities weren't joined up. We were disillusioned and felt that reporting ASB got us nowhere.

5.6.2. Belle Vue Road

There is a definite link between these residents, who are in the area, or in as property, for only a short time (one academic year, which is less than a calendar year) and wheelie bins being left on the streets. In some areas with high student populations, this is endemic, the wheelie bins are PERMANENTLY on the pavements. Hot spots include St John's terrace, most of the top half of Belle Vue Road, Victoria Terrace, Consort Street, Brandon Road, Clarendon Road and the bottom of Hanover Square. This includes several areas which are Conservation areas. In over 90% of these, the Landlord has provided accommodation in the front garden (a small paved enclosed area) for the bins) but the residents choose to store the bins on the pavement instead.

This is very unsightly, it makes the area look uncared for (which is far from the truth). It is also dangerous in that some footpaths are quite narrow and the wheelie bins obstruct the

pavement so people have to walk in the road to pass each other. Wheelchair users and parents with pushchairs are also disadvantaged. As the bins are left on the pavement permanently this also encourages fly tipping, where rubbish is just piled up adjacent to the bins – this can be oversized objects such as TVs or mattresses, or bags of rubbish which are too much effort to lift up and place in the bin. This fly tipping is mainly by local residents (adding to the mess on the highway) but potentially from people who are not resident.

In addition we do get individuals 'rifling' through bins for personal information, easy to do as these bins are on the street, but they (obviously) don't then tidy up afterwards, leaving rubbish to blow around the street.

There are large numbers of bins which nobody seems to own, and if these are overloaded or (for example) contaminated Green Bins, they might not be emptied, which can result in buzzing flies and rats in the dustbin (I have disturbed several rats whilst walking past overloaded bins on St John's Terrace).

This also results in 'orphan' bins which appear at random intervals on our streets, usually, but not always, without lids. Some of our elderly residents deeply resent the way the bins are just 'abandoned' by their owners and take it upon themselves to try and put as many bins as possible back in their rightful place, but this can be stressful for them, especially if they cannot move an overloaded bin.

In one area, bins are left beneath the windows of a student block of flats (not their bins!) which cannot be pleasant for the students in those rooms who have to keep their windows closed. LWCA organise a regular Forum for local people attended by local Councillors and Leeds City Council Officers, and it is very difficult NOT to talk about wheelie bins and rubbish ALL the time.

It was end of the month (June) on Thursday which is when a lot of student letting contracts come to an end and the roads were quite congested with cars loaded up with stuff (including Mum, Dad, student etc). Obviously what couldn't fit in the cars (big although some of them were) was just left on the pavement

5.6.3. Claremonts

I know this is a difficult time for the waste management teams but could I request a clear up of the heaps at the end of Claremont Grove corner with Claremont Avenue as soon as possible? Thanks for all the efforts to improve the changeover.



Also ...

Here are photos of the green bins at end of Claremont G and next to Woodhouse Sq taken yesterday – most are already full and overflowing **13 days** before the next collection. Bi-weekly collection must surely help the situation. You may also spot a little graffiti. I have tried getting through to the council regarding the bids to no avail – the best they could come up with was to ask for more bins! Is the LWCA able to bring pressure to go to bi-weekly collections for both green and black?



5.6.4. Hanover Square

I promised to let you have a few thoughts about the problems arising from the high percentage of student residents in the Little Woodhouse Community Area:

1. It's important to note that my comments are not from a NIMBY, anti-student perspective.
I first came to Leeds as a student many years ago.
Students bring a refreshing and lively addition to our part of Leeds – as they always did.
In Hanover Square, we have always been on the best of terms with our student neighbours – Many of whom would share some of the comments I make.
2. The growing concentration of students in our area (now around 76 per cent) has been accompanied by increased density of living. This is not without its predictable problems.
3. The transience in the student population undermines our hopes for a well-ordered and supportive community in which we all have a stake.
Our own community association appears to have little appeal to the student population and is almost completely composed of older permanent residents.
The average age of our committee and officers reflects this.
We make it clear that we welcome student members.
It is rare that we recruit any students (despite the 76 percent concentration).
Any that we do recruit inevitably soon move away.
We have involved local university departments in projects around our neighbourhood plan. The relationship is inevitably short-term.
4. Many of the shops / small businesses are geared to the student population and its rapid turn-over.
Both the nature of businesses and the seasonality of their operations, geared as they are to the academic terms, inhibit the development of long-term coherence in employment or commerce in the area.
As a Community Association, committed to sustainable development in our area, our ability to work towards this end is limited.
5. The perennial problems of parking, refuse control and collection, anti-social behaviour (largely graffiti) and drug dealing regularly feature in our Community Association Forums.
These issues are as much a problem of high-density living as student living.
However, the increase in the percentage student population over recent years has increased pressure in all these areas.
It is particularly evident that student patterns of buying-on-line and delivery of take-away meals have led to an explosion of packing materials which overwhelm our refuse facilities.
6. There are a number of issues that are referred to less-frequently, but which still concern the permanent residents.
 1. The onward-march of planning consents for tower-block PBSAs is greeted with dismay and a degree of grudging resignation by many of us who reside in the area. Who asked for this??? Well – Certainly it was not us.
We did not ask to lose our views behind unattractive high-rise utilitarian blocks. We did not ask to walk thru narrow streets with strong winds generated by high buildings. We are constantly told that planning law gives us little leverage to oppose further planning applications.
That may be so – But – Let us not pretend that this is not widely-resented.

2. Year-on-year disruption caused by the construction of one PBSA block followed by another continues: The dirt, the dust, the noise, the construction traffic, the disruption to traffic flows caused by closed streets, the punctures (3 in two days) caused by streets full of roofing screws,
“Considerate Constructors” It’s a joke!

It is interesting to walk thru the streets of Cambridge – Another university city.

It is quite different.

Many of the people in the streets are students and academics.

I’m forced to ask – What did we in Little Woodhouse do wrong?

5.6.5 Marlboroughs

On The Marlboroughs we have many nuisances, but the student nuisance is the worse because it’s ongoing. We have to suffer it all around the clock. Park Lane College students in the daytime and University students in the late evenings right to the early mornings. The time span is around 10pm to 4:30am, but it often exceeds these times.

NOISE

Residents are inflicted with noise from students’ residents such as parties, loud music, loud talking, door slamming, stinking up and down steps and loud video games. The communal block areas create a lot of reverberation and any banging on railings, loud talking, stomping on the steps echoes and resonates through the entire building. When students come back in at night and the early hours with no consideration of this, it disturbs the peace.

The takeaways being allowed to stay open past midnight into the early hours (4am), exasperates the problem of noise nuisance from university students.

Park Lane College students are generally very rowdy and loiter during their break times on our estate making noise, such as shouting, swearing, sometimes music.

The ongoing noise inhibits the ability to simply relax. The noise is a never ending assault on the mind and body, leading to stress, depression, sleep deprivation, lack of energy and a general melancholy.

LITTER AND FLY-TIPPING

The students generally have no conscience in regards to dropping litter, or disposing of unwanted items. They often leave rubbish of all kinds, outside bins. Park Lane College students are frequent litterers and are often seen dropping litter on the ground or leaving it on walls on the estate and surrounding areas. They are also fond of spitting and a few I’ve seen urinating. The University students are more guilty of this as they return from their drinking and feel fit to relieve themselves in the street, despite being yards away from their accommodation. They also leave their takeaway cartons everywhere, except the bins.

CRIME

Drug taking, selling and hiding drugs in the estate, from Park Lane College students whom I’ve caught on camera on more than one occasion. I’ve encountered violent threats from one particular student and verbal abuse or an attempt at intimidation from other students who use the estate as a drug den, common room hang out and even a toilet. One resident exited his block with his young children to find a Park Lane College student exposing himself.

All these issues and more were reported to the college who didn't do anything to combat it. It's been going on for more than two decades.

There is more and I could go into more detail and be specific, but you can gain from this the problems. There have been times that are worse than others, but it all causes stress, which leads to bad health and not being unhappy in your own home, dreading coming home, not being able to relax, etc. I've suggested a warden on Marlborough Street from the very beginning of the student accommodation being built, because it's like the M1 for drunken, shouting, singing, screaming students.

I recently learnt that some areas have wardens and I stunned that our area at The Marlboroughs has not been included!

I haven't experienced anything positive about having students living here, except a nice student couple who were dental students, opposite my home. A parent had bought the accommodation and they were paying part of the mortgage. They behaved like adults and were very decent and no trouble at all. That is literally it, in all of these years.

5.6.6. Kendals

A planning application has been submitted to build an 8 storey student block at the junction of Park Lane and Burley Road. This is the latest in a series of such applications, all of which have been supported by the planning department.

Over the last 15 years, Purpose Built Student Accommodation (PBSA) has been built in the Little Woodhouse area providing 5,000 student bed spaces. A Unipol report published in June 2017 shows that students now comprise 76% of the population of Little Woodhouse, compared with 50% in 2007. This is higher than any other area of Leeds apart from the university campus and the city centre. The National Planning Policy Framework aims to establish mixed communities. Paragraph 50 states, *"To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should: plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)..."* Policy H6(B)(iii) on page 76 of Leeds City Council's Core Strategy states, *"Development proposals for purpose built student accommodation will be controlled: To avoid excessive concentrations of student accommodation (in a single development or in combination with existing accommodation) which would undermine the balance and wellbeing of communities."*

The creation of so many bed spaces in PBSA in Little Woodhouse encourages students to continue to live in the area after they've left the PBSA. It also drives out long-term residents. A comparison of the 2007 report *"A Strategy for Housing Students in Leeds 2005-2010"* commissioned by Leeds City Council, and the 2012 report *"Assessment of Housing Market Conditions and Demand Trends in Inner North West Leeds"* commissioned by student landlord and letting agency "Unipol," shows that the number of long term residents in Little Woodhouse declined by 650 in this period. How this happens was explained in a Times Higher Education Supplement written by Jessica Shepherd published in June 2006 entitled, *"Student 'yobs' drive out locals."* The loss of 650 long-term residents in such a

short period is harmful to community cohesion. If the council approves yet another student block in Little Woodhouse, it will help to create a student monoculture here.

At the Little Woodhouse Community Association AGM in February 2012, the chief executive of Unipol, Martin Blakey gave a presentation based on Unipol's study *"Assessment of Housing Market Conditions and Demand Trends in Inner North West Leeds"* and said that the study had shown that Little Woodhouse had 4,500 students. He said that this means that there is a very good case for saying "Enough is enough."

Also in February 2012, the Little Woodhouse Community Association took a deputation to the North West Inner Area Committee to protest against the noise, litter and other anti-social behaviour being caused by students living in PBSA in and around Burley Road. The official minutes of the meeting record that councillors resolved, *"That the Chair of the Planning Sub Group be requested to write, on behalf of the Committee to the Chief Planning Officer suggesting that further student housing development in the city centre would threaten the residential amenity of the area."*

In September 2012, Leeds University in conjunction with Leeds City Council, West Yorkshire Police and Leeds Metropolitan University published the *"Burley Road Student Accommodation Action Plan."* The plan's introduction stated, *"The following multiagency plan seeks to address resident concerns involving litter, noise and anti-social behaviour in the communities surrounding the Burley Road student accommodation blocks."*

Paragraph 3.2.4 of Leeds City Council's report *"Accommodation for Students and impacts on residential neighbourhoods"* published in December 2014*, states, *"Adjacent to Hyde Park is Little Woodhouse, itself adjacent to the large-scale building of Purpose Built Student Accommodation along Burley Road. While this accommodation has enabled students to move from shared HMO housing in Hyde Park and Central Headingley, there have been impacts for the people living in Little Woodhouse."*

The application site is inside the former Area of Housing Mix designated as such by Leeds City Council. The creation of the Area of Housing Mix means that the council recognised that it has a duty when deciding planning applications in the Area to ensure the maintenance of a mixed community.

In December 2016, councillors approved a planning application for an 8 storey student block on the adjacent site at 46 Burley Street. The application had been recommended for approval by planning officers. Support for the principle of having PBSA in this location was expressed by panel members Councillor Colin Campbell and Councillor Neil Walshaw. Councillor Walshaw said that such blocks would help to get students out of Headingley.

- *Accommodation for Students and impacts on residential neighbourhoods, December 2014* see Documents page of www.littlewoodhouseplan.org

5.7 Planning Application 20/02642/FU Hyde Terrace

Edited version of LWCA/LWNPFs objection

This objection is submitted on behalf of Little Woodhouse Community Association (LWCA) and Little Woodhouse Neighbourhood Plan Forum (LWNPF).

Another application to convert existing flats into student accommodation with an extension on the back. No 36 Hyde Terrace is a Grade II listed building. It is currently divided into **four flats**, which, apparently, are not in good condition. On my site visit there was a notice to the tenants suggesting remedial work on the 'damp and mould' would begin imminently. I also spoke with one of the residents who confirmed that all four flats are currently let to students. The application is for conversion of four flats into **fourteen student accommodation flats** including a two storey extension to the rear.

In February 2020 No 34 Hyde Terrace was the subject of a Planning Application for something very similar (ie student flats) and in April 2020, 38 Hyde Terrace was the subject of another Planning Application for student flats. I find it difficult to believe that developers are continuing to plan for student accommodation like this when recent trends suggest that more students are turning to PBSA (Purpose Built Student Accommodation) and - due to Coronavirus, student numbers are likely to decrease from September 2020.

The plans make it difficult to identify the layout of the four existing flats, but given this is a large house, they will be roomy. Not so the proposed 14 apartments. There will be one 2 bed apartment (78.5 sq metres), one 1-bed flat (39 sq metres) and twelve studio flats varying from 29.3 sq m to 17.3 sq m. Of these FOUR are below the minimum 20 sq m size - although student accommodation doesn't have to meet H9 space standards, there is a LCC Planning guideline which suggests a MINIMUM of 20 sq metres for a student studio flat. These four flats are: 17.3, 18.3, 18.5 and 19.4. There is another one at 20.4 square metres. Looking at recent planning applications, this is one of the worst in terms of size of accommodation, with most developers at least trying to make the scheme look attractive. The introduction of the H9 'Minimum size' standards Policy by Leeds City Council is to be welcomed, but we are seeing here the law of unintended consequences. Student accommodation is not covered by the H9 Policy. Currently this residence contains four flats which are rented out to students, but they could equally be rented out to non-students (key workers, young professions, graduates for example). If this application goes ahead, if the landlord cannot find students as tenants, the flats will have to be left empty as it would be illegal to rent them out to non-students as they don't fulfil the H9 accommodation size standards.

Student accommodation is also, typically, only occupied during term time (ie about 30 weeks per year). These houses were built as family accommodation, yet are, in effect, being turned into 'second homes' as most students will return home at the end of term and the house is no longer available for occupation by local residents (other than students) ie this represents a LOSS of residential accommodation. This particular area (Hyde Terrace) is currently only 46% student, so it is not a lost cause and it is to be hoped that Housing Policy H6 B (ii) 'To avoid the loss of existing houses suitable for family occupation' and H6 B (iii) 'To avoid excessive concentration of student accommodation which would undermine the balance and wellbeing of communities' would come into play here, but previous development do not hold out much hope.

I'm aware that developers/landlords are inevitably focussed on making a return on their capital, and if they've backed the wrong horse (ie by concentrating too much on a student market which then disappears) that is really their problem, but it could become OUR problem as well if that means empty houses in a prime residential location just outside the city centre. Our developing Neighbourhood Plan is looking to redress the demographic imbalance in the area (76% student population), but if the 'built environment' only caters for the student population, this will not be possible. **APPROVED APRIL 2022 For 13 Student Accommodation flats**

5.8 List of food/takeaway outlets in Little Woodhouse – information from LBU urban planning student report in 2021

(See file attached in Document page www.littlewoodhouseplan.org)