

QUESTION BY COUNCILLOR



Question submitted by: Councillor Chaz Singh

To Cabinet Member: Councillor Rebecca Smith, Cabinet Member for Strategic Planning, Homes and Communities

Question:

Can the Chair of Planning confirm the balance or threshold of student accommodation in residential areas in the ward of Drake?

Response: (for completion by City Council officers and Cabinet Members)

There are no thresholds regarding the amount of student accommodation within Drake Ward, rather our Joint Local Plan (JLP) allocates a number of sites for student accommodation to support our higher education institutes and projected student housing needs over the plan period.


Within the JLP, Policy DEV11 imposes a threshold on the number of new houses in multiple occupation (HMOs) within the Article 4 Direction area (which includes Drake Ward), however, please note, there is no reference to student accommodation as the policy applies to all new HMOs within the Article 4 Direction area:

Policy DEV11

Houses in Multiple Occupation in the Plymouth Article 4 Direction Area

In order to support mixed and balanced communities and to ensure a range of housing needs continue to be accommodated in Plymouth's Article 4 Direction Area, the LPA will not support applications for Homes in Multiple Occupation unless:

1. The proportion of dwelling units in multiple occupation (including the proposed site) does not exceed 10 per cent of the total dwelling stock within 100 metres of the application site.
2. The application site does not sandwich a C3 dwelling unit between two HMO properties.



If required, guidance on JLP policy DEV11 is available in our Supplementary Planning Document from page 61:

<https://www.plymouth.gov.uk/sites/default/files/JLPSPD2020FINALred.pdf>.

Our records show there are 924 properties either with HMO licenses or occupied exclusively by students within Drake Ward (where a council tax exemption has been granted owing to 100% student occupation); this represents 16.5% of the total number of residential properties within Drake Ward (excluding purpose built student accommodation).

Signed:



Dated: 1 March 2023