

7/10 Speculative Student Hostel Accommodation

The development of speculative purpose-built student hostels will only be permitted if:

- a. occupancy restrictions exist to ensure the accommodation is only available to full time students attending Anglia Ruskin University or the University of Cambridge;
- b. appropriate management arrangements are in place to ensure students do not keep cars in Cambridge;
- c. they are reasonably close or accessible to the institutions they serve; and
- d. they make appropriate provision for students who are disabled.

7.50 A number of speculative developments have occurred in recent years to provide purpose-built student hostel developments. These have not always provided accommodation on a term basis for full time students attending Anglia Ruskin University. In view of the difficult student housing shortages faced by the University, and the limited number of sites and pressures to use this accommodation for other purposes such as language student accommodation, a planning condition or obligation will be imposed on future developments to ensure such accommodation is used by a named institution (either Anglia Ruskin University or the University of Cambridge) during its teaching terms.

7.51 Both Universities operate systems of proctorial control over their students bringing cars to Cambridge. It is important in the case of speculative developments by other landlords that appropriate management controls are put in place to prevent student occupants keeping cars. For reasons of sustainability it is desirable that sites are close or accessible to the institutions they serve.

7.52 The City Council will consider the criteria mentioned under Policy 5/7 on Supported Housing in determining planning applications for hostel accommodation.

7.53 The City Council will look favourably upon development proposals for student hostels on sites which might not otherwise be suitable for residential use by reason of amenity, traffic generation or location.



7/11 Language Schools

The establishment of additional permanent or temporary language schools will not be permitted. Development at existing schools will be permitted where existing facilities are being improved or teaching floorspace is being increased by no more than 10% of existing floorspace.

7.54 Permissions given for the expansion of non-teaching space will be subject to planning conditions or legal agreements to prevent the use of such space for teaching. Extension tolerances



are based on the original building floorspace and are a one time only concession. Development to provide purpose-built student hostel accommodation on existing sites will be permitted provided this is not intended to facilitate an increase in student numbers. The City Council will consider the criteria mentioned under Policy 5/7 on Supported Housing in determining such planning applications.

- 7.55 Control of seasonal language schools through planning legislation will not be achieved easily: the use of existing educational establishments falls outside planning control and the relatively short duration of operation may avoid the enforcement process. However, a programme of identifying premises which cause problems followed by the service of an enforcement notice prohibiting use for language teaching may be effective and will be used where appropriate. Other legislative controls may also be used.

