

# Planning Committee

10.00am, Thursday, 25 February 2016

## Edinburgh Planning Guidance: Student Housing – Finalised revised guidance for Approval

Item number	5.1
Report number	
Executive/routine	Executive
Wards	ALL

### Executive summary

Purpose-built student accommodation is required to support the city's higher educational establishments. Both the Edinburgh City Local Plan (ECLP) and the emerging Local Development Plan (LDP) include a policy to guide its location. To assist with the implementation of this policy, non-statutory planning guidance has been in use since 2010.

An Issues Paper on Student Housing was approved for consultation at the 4 December 2014 Planning Committee. A draft revised guideline was reported to committee on the 6 August 2015 and consulted on from 9 October 2015 to 20 November 2015. The purpose of this report is to set out the findings of the second consultation exercise and seek Committee approval for the revised non-statutory planning guidance. The comments received during the consultation have been taken into account when preparing the finalised revised non-statutory guidance.

### Links

Coalition pledges	<a href="#">P15</a>
Council outcomes	<a href="#">CO7</a> , <a href="#">CO8</a> , <a href="#">CO19</a> , <a href="#">CO21</a>
Single Outcome Agreement	<a href="#">SO1</a> , <a href="#">SO4</a>

## Edinburgh Planning Guidance: Student Housing – Finalised revised guidance for Approval

### Recommendations

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- 1.1 It is recommended that the Committee notes the findings of the consultation on the Draft Revised Student Housing Planning Guidance and approves the Finalised Student Housing Planning Guidance.

### Background

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- 2.1 Following a review of the existing guidance and publication of the 2011 census data, Planning Committee approved an Issues Paper for consultation in December 2014.
- 2.2 The findings of the consultation exercise were reported to the Planning Committee, on 6 August 2015, along with draft revised guidance. Committee noted the findings and agreed to a consultation exercise in relation to the draft revised guidance.
- 2.3 This report sets out the findings of the consultation exercise on the draft revised guidance. The comments received during the consultation have been taken into account when preparing the finalised guidance.
- 2.4 The purpose of the finalised guidance is to continue to assist in the interpretation of Policy Hou 10 Student Housing in the Edinburgh City Local Plan (ECLP) and Policy Hou 8 in the emerging Local Development Plan (LDP).
- 2.5 In planning terms, purpose-built student accommodation is not classed as residential development. Houses are classified as Class 9 in [The Town and Country Planning \(Use Classes\) \(Scotland\) Order 1997 Order](#). Class 9 groups together use as a house by a single person, or a number living together as a family, or as a household of five persons or less. Purpose-built student accommodation does not fall within class 9 or any of the other specified use classes. It is regarded, instead, as sui generis, which is a Latin expression, literally meaning of its own kind or unique in its characteristics. Purpose-built student accommodation is considered to be communal accommodation for the purpose of the Census and is therefore not accounted for in respect of housing requirements as set out in the HoNDA. For the purpose of clarity, the Council's affordable housing policy cannot be applied to purpose-built student accommodation, unless residential development is being proposed as part of a mixed use scheme.

## Main report

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### Context

- 3.1 Edinburgh's universities and colleges play a major part in the economy and life of the city. One of the core aims of the ECLP is to 'support the growth of the city as a centre of learning and higher education'. Likewise, Aim 3 of the emerging LDP recognises higher education as one of the key sectors in contributing to the strength of Edinburgh's economy.

### Report on Consultation

- 3.2 Public consultation was carried out on the draft revised guidance, between 9 October 2015 and 20 November 2015. A total of 49 responses were submitted electronically through the Council's Consultation Hub. An additional 8 written submissions were received. A full report of all representations is contained in Appendix 2.
- 3.3 Representations were received from Marco Biagi MSP, Grange/Prestonfield Community Council, Southside Community Council, Old Town Community Council, Cockburn Association, Grassmarket Residents Association, Southside Association, University of Edinburgh, Crosslane Group, Watkin Jones, Edinburgh Napier University, Unite, Lister Housing Co-operative Ltd, Edinburgh University Students' Association and a number of individuals.
- 3.4 The consultation asked 7 questions relating to issues associated with student housing, such as, the need for student housing, the continued need for locational guidance and the use of the concentration thresholds. In addition, there was an opportunity to submit any other comments.
- 3.5 The representations contained a wide range of comments which are summarised in Appendix 1: Report of Consultation on Finalised Student Housing Guideline along with the Council's responses. In summary, the responses reflected:
- Support for additional student accommodation on campus;
  - Draft guidance approach of locating student accommodation near campus not generally supported;
  - Draft guidance approach of locating student accommodation near town centres not generally supported;
  - Support for locating student accommodation in accessible locations;
  - Current approach has failed to free up housing or deliver required much needed housing;

- A feeling that student accommodation rents are expensive and there is a limited type of accommodation on offer;
  - Support for lower concentration thresholds;
  - No evidence of negative impact from student accommodation;
  - Need to acknowledge other uses which contribute to transient population;
  - Need for more general and affordable housing; and
  - Support for requiring housing as part of mix of uses on larger sites, and ground floor alternative uses.
- 3.6 Further meetings have taken place with representatives of the universities to better understand student and universities accommodation requirements. It is understood that the universities anticipate further growth and modest additional student accommodation needs over the next 5 – 10 years. During the consultation period council officers liaised with the universities which gathered additional information on the location of students. This information was obtained from students at their annual matriculation and is contained in maps 3 and 4 of Appendix 2. This illustrates that the student population is diversely located across Edinburgh while university managed purpose built accommodation is primarily concentrated on or near to campus.
- 3.7 Engagement meetings were held with Department and Environmental Appeals Division (DPEA) and the Chief Planner for Scotland. These meeting confirmed that any guidance which resisted additional student accommodation would need to be able to quantify any harm from this particular land use. It was noted that students reside in a variety of types of accommodation and that to seek to control the location of students by restricting one land use would not necessarily be effective in achieving a balanced community.
- 3.8 The full responses to the representations are contained in Appendix 3. These comments have been considered and have influenced the revision of the guidance.

### **Requirement for Revised Guidance**

- 3.9 The revised guidance is proposed in light of research, monitoring work and the comments received, during the consultation period, for the Issues Paper and the Draft Revised Guidance. The proposed guidance takes into account issues arising from the appeal decisions at Bernard Terrace/Lutton Court (PPA-230-2122) and St Leonard Street (PPA-230-2146). In these cases the implementation of the developments will result in student concentrations of 60% and 62% respectively. The reporter found that the development “would not result in too high a concentration of student accommodation in the area” (St Leonard Street (PPA-230-2146)).

- 3.10 The existing guidance contains a concentration figure of 30% across the city. As a result of these appeals this figure is no longer considered appropriate for all communities and the proposed guidance addresses this. While the reporter's findings are noted, it is not accepted that communities with 60% and 62% student concentrations would constitute sustainable balanced communities. Circular 2/2012 Houses in Multiple Occupation (HMOs) identifies "a high number of transient residents leading to less community cohesion". Through the consultation and engagement exercise it has become apparent that if the Council continues to use a concentration based assessment then the Council would most likely continue to lose appeals against refusals of accommodation. At this time there is no evidence that the existing range of student concentrations across Edinburgh have created a measurable negative impact on a community or place.
- 3.11 While it is acknowledged that the length of time which students reside in a place varies they are considered temporary members of the community. Purpose built student accommodation is only one land use which contributes to the transient component within the overall make up of a community. The potential impact on a community means that guiding development to appropriate locations to support maintaining a balance of land uses remains a valid approach. Therefore, the finalised guidance sets out to encourage new student accommodation in specific locations and generally across the city but moves away from applying specific concentration levels.
- 3.12 In recent years, student housing has been consented on sites which would previously have delivered much need housing. Given the continued need to deliver housing, including through brownfield development, it is appropriate to ensure that the accommodation needs of students is balanced with the needs of the wider community. The guidance seeks to address this through the requirement for housing as part of larger proposals. The revised guidance is attached at Appendix 2.
- 3.13 The intention is to provide better clarity and ensure that regard is had to the character of each site's particular context, whilst continuing to promote or safeguard mixed, sustainable communities through the delivery of student accommodation and housing. This land use is inter-related to the need for general and affordable housing, and the revised guideline, seeks to encourage the provision of housing in sustainable locations, to address the issue of housing need and maintaining balanced communities.

## **Accommodating Student Growth**

- 3.14 The limited provision of purpose-built student accommodation combined with the increase in student population, has resulted in a noticeable increase in student concentration in and around the city centre, as well as expansion into Leith and along arterial routes in the west of the city. The most densely concentrated areas are located within easy walking distance of the University of Edinburgh's George Square campus. Future student numbers and the demand for purpose built accommodation will continue to evolve and therefore it is important to continue to monitor the demand for purpose built accommodation through engagement with the universities.
- 3.15 Despite the increasing proportion of purpose-built student accommodation in recent years there is no evidence to suggest the number of students living in general housing or HMOs has reduced. There continues to be a need for more purpose built student housing in order to free up general housing stock. It is accepted that the previous guideline has not achieved this. It is only through the development industry providing an increased offer and increased competition that this can be achieved and the guideline seeks to encourage this. The demand from private student accommodation developers continues to be directed primarily at the city centre but there is clear evidence that students are living in other locations if the offer is correct, with cost being a significant factor. The finalised guidance seeks to support a range of locations and type, while ensuring that any impact from development is balanced with other objectives, including community needs.

## **Impact of Students**

- 3.16 A high student population in one location can bring benefits, for example in supporting local services. Purpose-built accommodation can reduce potential antisocial aspects of locating significant numbers of students within the community. However, the quantity of students can place pressures on the land uses and social infrastructure of an area and change the area's character. The concentration of students, as a proportion of the transient population, can undermine the social and land uses which contribute to a community and place.
- 3.17 It is acknowledged that students only represent one component of the transient population and that there is a range of types of accommodation which they can access, including mainstream residential properties and HMOs. While it is beyond the scope of the Planning Authority, and indeed the council, to control the specific occupancy of all types of accommodation the guidance will influence a development form which can have a significant impact on communities and infrastructure.

3.18 Where the student population is dominant, there will be a greater potential for an imbalance within the community and this may also result in a poor quality of place. Areas of Edinburgh currently have concentrations above 50% and recent appeal decisions have accepted that concentrations in excess of 60% will not have a detrimental impact on an area. It is therefore inappropriate to continue to apply the existing levels of 30% and this is reflected in the finalised guidance.

3.19 Purpose-built student accommodation can have a significant impact on the physical environment and the overall quality of a place. Creating Places - A policy statement on architecture and place for Scotland sets out the six qualities of successful places which all development should consider, these are;

- distinctive;
- safe and pleasant;
- easy to move around;
- welcoming;
- adaptable; and
- resource efficient.

It is particularly important that the design of purpose-built student accommodation should create safe and pleasant places for residents and the wider community by creating a mix of uses and avoiding a single land use.

3.20 Edinburgh has a housing requirement set out in the LDP. It is the role of the LDP to determine how the housing requirement up to 2024 will be met, taking account of the contribution made from existing sites and other allowances, such as completions from windfall sites and demolitions. The windfall assumption is set out in the Housing Land Study (June 2014). Meeting this windfall assumption relies on brownfield sites identified as having a high development potential to be delivered for general housing. It is appropriate to apply specific guidance to encourage the delivery of much needed housing on larger sites and this will, in turn, help mitigate the impact of purpose built student accommodation on communities.

3.21 Large mono-use development has the potential to harm the character of an area. The locational and design guidance seeks to guide the mix within larger proposals to ensure a balance between the need for student accommodation and housing, while mitigating the impact upon the character of an area. The finalised guidance requires larger sites to deliver 50% of the total development as housing.

## Assessment Methodology

- 3.22 In assessing planning applications, factors to be taken into account are the nature of the locality in terms of mix of housing types and the existing and proposed uses which contribute to a transient population in the locality. Approvals will continue to be dependent on it being demonstrated that, individually or cumulatively, such developments would not undermine the achievement of mixed, sustainable communities in that locality of the city.
- 3.23 As previously discussed it is considered that the previously applied numerical concentration method is no longer appropriate. It is necessary to consider all land uses which contribute to the transient component of a community and assess the impact on an area's character.

### Purpose built student accommodation and mixed use development

- 3.24 In exploring the principles of delivering housing on the same sites as purpose built student accommodation we have examined the site sizes and density of student accommodation applications at Bernard Terrace, Dundee Street, 125A Fountainbridge, West Approach Road, St Leonards, Stanley Place, West Park Place and West Tollcross. This analysis demonstrates that off campus student development generally generates 782 bedspace per ha. Planning and Transport also analysed development capacity at West Tollcross and West Approach Road where consented residential development has been changed into student accommodation. This analysis demonstrates that on comparable sites, development generates 282 residential units per ha.
- 3.25 In considering mixed used development, we considered a variety of theoretical site areas, applying a 50/50 development split between student accommodation and housing. This approach will generate a split of around 57% students to 43% residents, based on two residents per dwelling, and is set out in Table 1.

Table 1

	Development generated by mixed use approach		
Site Area (ha)	Students	Flats	Residents *
0.3	117	42	84
0.5	195	70	140
0.75	293	106	212

\*Based on occupancy rate of 2 residents per unit.



3.26 The impact of student only development and mixed use development has been tested, on sites of 0.3ha, 0.5ha and 0.75ha, using the 2011 census data. Table 2 includes a selection of data zones and considers the impact of these developments. This analysis demonstrates that:

- mixed use development mitigates the impact of larger student development;
- in areas where students represent around 20% of the population, purpose-built student development will significantly change the mix of residents, while mixed use development will moderate the level of change;
- in areas with higher existing levels, over 50%, the mixed use development will have a near neutral impact; and
- in areas with the highest existing concentrations, delivering mixed use development can reduce the concentration of students.

The analysis supports the use of guidance requiring the mixed use development of larger sites to deliver additional student accommodation and housing.

3.27 The full statistical analysis is contained in Appendix 4.

Table 2

	Student only development				Mixed development		
Existing student concentration within census data zone	0.25ha (196 bed)	0.3ha (235 bed)	0.5ha (391 bed)	0.75ha (586 bed)	0.3ha (117 bed + 42 units)	0.5ha (195 bed + 70 units)	0.7ha (293 bed + 106 units)
16.40	28.78	30.81	37.92	44.98	22.72	25.97	29.27
10.14	31.44	34.53	44.52	53.41	21.75	26.81	31.43
20.68	34.68	36.90	44.44	51.67	27.44	30.74	33.97
50.18	56.22	57.25	60.93	64.72	51.17	51.71	52.23
69.72	77.39	78.47	81.94	84.97	66.75	65.50	64.27

## **Revised Locational Guidance**

- 3.28 Once approved, a finalised version of the guidance will continue to inform the use of ECLP Policy Hou 10 Student Housing and LDP Policy Hou 8. These policies state:

*Planning permission will be granted for purpose-built student accommodation where:*

- a) the location is appropriate in terms of access to public transport and university and college facilities; and*
- b) the proposal will not result in an excessive concentration of student accommodation in any one locality.*

- 3.29 The finalised guidance continues to propose an approach which focuses new student housing developments in or bounding main university campuses. The word 'adjacent', however, has been replaced with sites 'sharing a boundary with' to improve clarity of interpretation. These locations have concentrations of academic facilities and for that reason offer sustainable locations for further development. Only those locations considered to be the main campuses have been identified in the finalised guideline (Appendix 2, Map 1).
- 3.30 The finalised guidance balances the needs of communities and gives due consideration to the decisions of the reporter, outlined in para 3.9. In supporting smaller scale purpose-built accommodation across the city, the guidance recognises the existing wide ranging locations of students and other elements of the transient population as well as the good level of access to sustainable transport which exist across the whole city. This approach will encourage further development while avoiding potentially harmful large-scale mono land use. In assessing development impact on the character of an area it will be appropriate to take account of any cumulative impact from student developments.
- 3.31 On larger sites, the requirement to provide housing will balance the need for housing and student accommodation while protecting the character of the area and contribute to promoting good placemaking. The requirement to provide general housing as part of a mix on sites greater than 0.25ha will rebalance the mix of land uses and help maintain sustainable communities. Development should provide a 50/50 split between student accommodation and housing. While student accommodation will not be prohibited, this requirement will ensure larger developments contribute to the essential delivery of housing. Development which accords with this requirement will have a minimal impact on the student concentration in any area as is demonstrated in Appendix 4 and illustrated in Table 2.

- 3.32 The guidance reflects a strategy for meeting the continued need for student accommodation in suitable locations and quantities, whilst delivering this in conjunction with much needed market and affordable housing.

### **Next steps**

- 3.33 The revised guidance will be a material consideration in determining planning applications for student accommodation.

### **Measures of success**

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- 4.1 The development of further student housing as supported by the guidance and the maintenance of mixed sustainable communities.

### **Financial impact**

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- 5.1 There are no direct financial impacts arising from this report.

### **Risk, policy, compliance and governance impact**

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- 6.1 There are no perceived risks associated with this report. The preparation of non-statutory planning guidance is supported by circular 6/2013: Development Planning.

### **Equalities impact**

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- 7.1 The impacts of this report in relation to the Public Sector Equalities Duty and the ten key areas of rights have been considered. The finalised guideline has no negative impacts on the three equality duties with regard to the eight protected characteristics. In terms of the ten key areas of rights, the finalised guideline enhances the right to health by encouraging students to travel short distances or use public transport to access university facilities. In addition, the finalised guideline also encourages the provision of housing in sustainable locations. Standards of living will be enhanced by ensuring the right mix of land use and mix of type of student housing. The finalised guideline will have no negative impacts on the ten key areas of rights.

## Sustainability impact

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8.1 The proposals in this report will:

- reduce carbon emissions because it supports purpose-built student accommodation within walking distance of main university campuses, town centres and public transport services;
- help achieve a balance of land uses, including the provision of housing, to support sustainable communities; and
- help achieve a healthy and resilient economy in support of town centres where a wide variety of local businesses choose to locate.

## Consultation and engagement

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9.1 Pre-revision engagement has taken place with internal stakeholders only.

9.2 The Second Proposed Plan was published for a statutory period of representations from 22 August to 3 October 2014.

9.3 Consultation on the finalised guidance has involved:

- Internal focus groups with Development Management teams;
- Meetings with the main Universities (University of Edinburgh, Napier University, Heriot Watt University and Queen Margaret University);
- Workshop with the main private student housing providers;
- Use of the consultation hub to obtain views of all interested parties;
- Meeting with the DPEA; and
- Meeting with the Chief Planner for Scotland.

## Background reading/external references

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[Annual Review of Guidance report](#) to Planning Committee (27 February 2014)

[Edinburgh Planning Guidance](#) – Student Housing (August 2010)

[Student Housing – Issues Paper report](#) to Planning Committee (4 December 2014)

[Student Housing – Issues Paper](#) – Consultation Hub (16 March to 24 April 2015)

Full record of consultation responses to Student Housing Issues Paper.

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## Links

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<b>Coalition pledges</b>	P15 Work with public organisations, the private sector and social enterprise to promote Edinburgh to investors
<b>Council outcomes</b>	CO7 Edinburgh draws in new investment in development and regeneration CO8 Edinburgh's economy creates and sustains job opportunities CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm CO21 Safe – Residents, visitors and businesses feel that Edinburgh is a safe city.
<b>Single Outcome Agreement</b>	SO1 Edinburgh's economy delivers increased investment, jobs and opportunities for all SO4 Edinburgh's communities are safer and have improved physical and social fabric
<b>Appendices</b>	Appendix 1: Report of Consultation on Finalised Student Housing Guidance. Appendix 2: Finalised Student Housing Guidance. Appendix 3: Record of Consultation Responses. Appendix 4: Statistical analysis of student only and mixed use development.



## Appendix 1 REPORT OF CONSULTATION ON DRAFT REVISED GUIDANCE

### Student Housing - draft planning guidance: Summary report

This report was created on Tuesday 05 January 2016 at 09:51.

The consultation ran from 09/10/2015 to 20/11/2015.

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#### Question 1: What is your name?

##### **Name**

There were **54** responses to this part of the question.

#### Question 2: What is your email address?

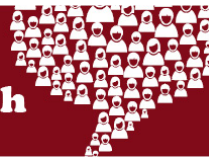
##### **Email**

There were **51** responses to this part of the question.

#### Question 3: What is your organisation?

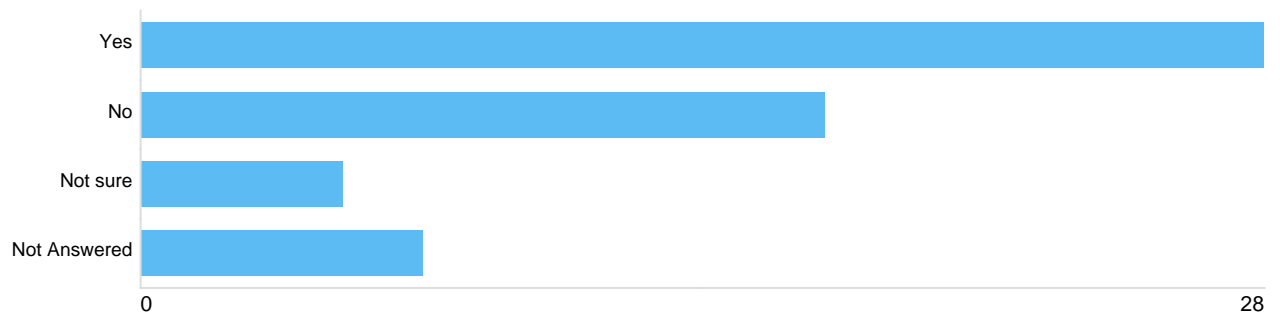
##### **Organisation**

There were **39** responses to this part of the question.



**Question 4: Do you agree with the Council's approach to supporting student accommodation on campus?**

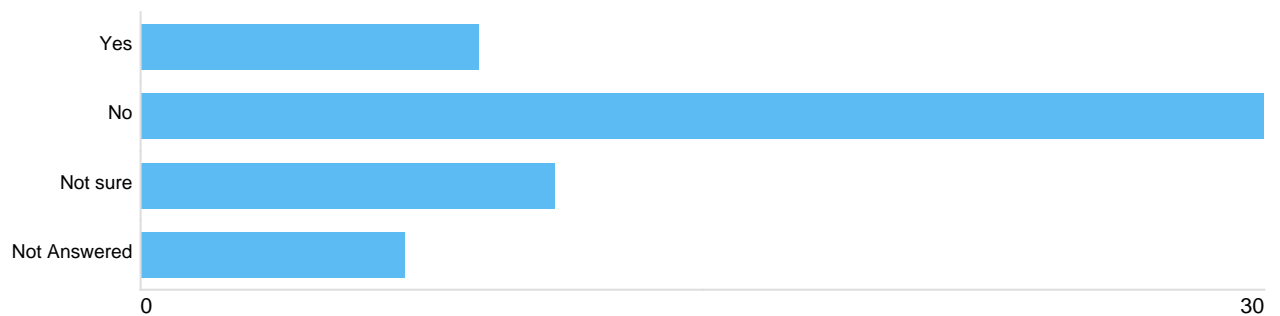
**Q1**



Option	Total	Percent
Yes	28	49.12%
No	17	29.82%
Not sure	5	8.77%
Not Answered	7	12.28%

**Question 5: Do you agree with the Council's approach to supporting student accommodation within 800m of campus?**

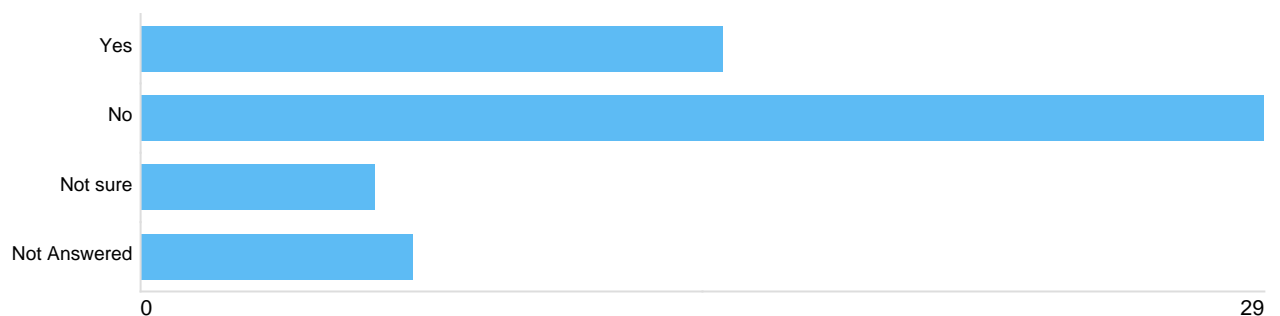
**Q2**



Option	Total	Percent
Yes	9	15.79%
No	30	52.63%
Not sure	11	19.30%
Not Answered	7	12.28%

**Question 6: Do you agree with the Council's approach to supporting student accommodation within 400m of a defined town centre?**

**Q3**

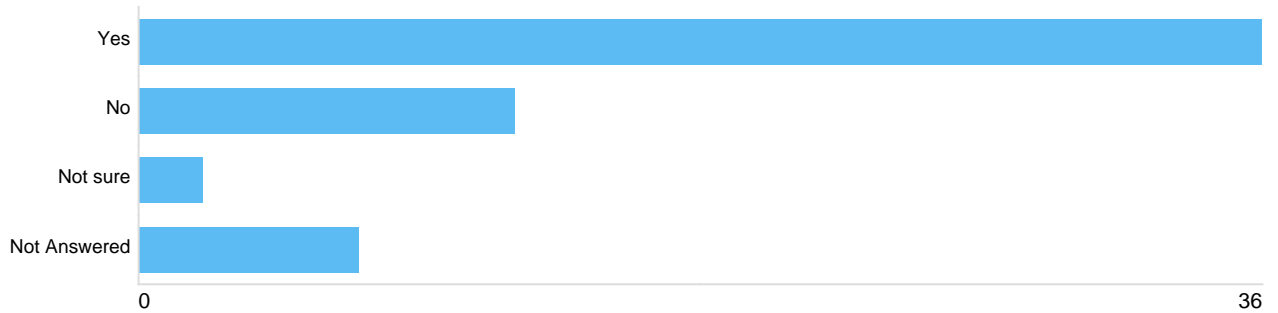




Option	Total	Percent
Yes	15	26.32%
No	29	50.88%
Not sure	6	10.53%
Not Answered	7	12.28%

**Question 7: Do you agree with the Council's approach to supporting some student accommodation in locations which are well served by public transport?**

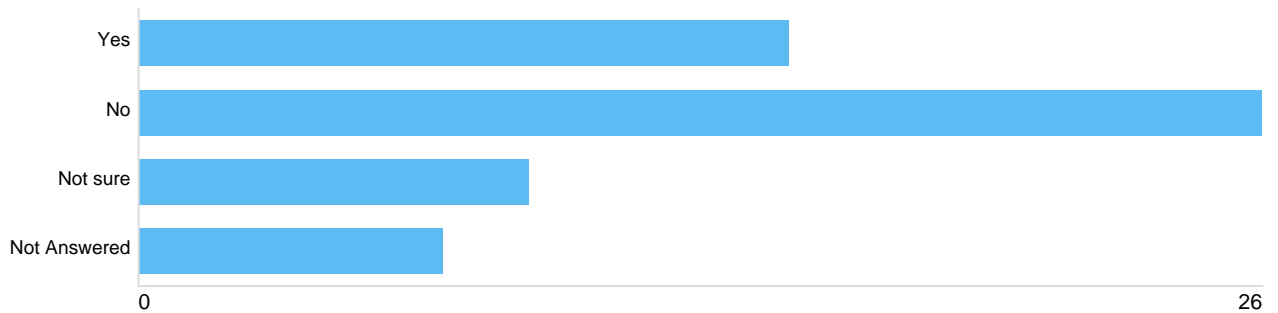
**Q4**



Option	Total	Percent
Yes	36	63.16%
No	12	21.05%
Not sure	2	3.51%
Not Answered	7	12.28%

**Question 8: Do you agree with the Council's approach to discouraging student accommodation in less suitable and less sustainable locations?**

**Q5**



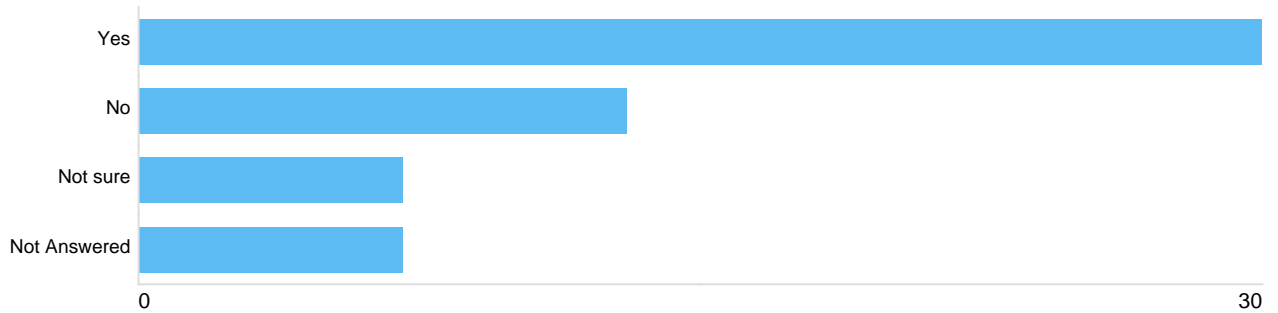




Option	Total	Percent
Yes	15	26.32%
No	26	45.61%
Not sure	9	15.79%
Not Answered	7	12.28%

**Question 9: Do you agree with the Council's approach to supporting student accommodation as part of mixed use developments which contribute to housing need?**

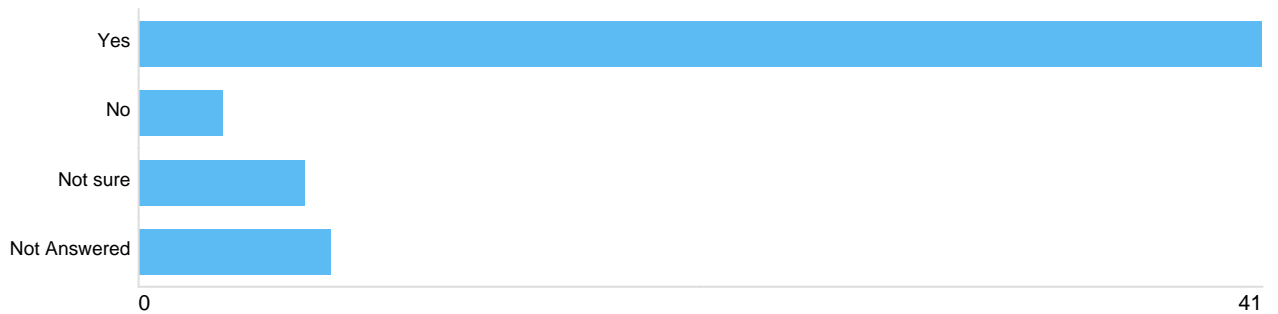
**Q6**



Option	Total	Percent
Yes	30	52.63%
No	13	22.81%
Not sure	7	12.28%
Not Answered	7	12.28%

**Question 10: Do you agree with the Council's approach of requiring alternative ground floor uses?**

**Q7**



Option	Total	Percent
Yes	41	71.93%
No	3	5.26%
Not sure	6	10.53%
Not Answered	7	12.28%

**Question 11: Are there any other issues which you feel should be addressed in the revised guidance?**

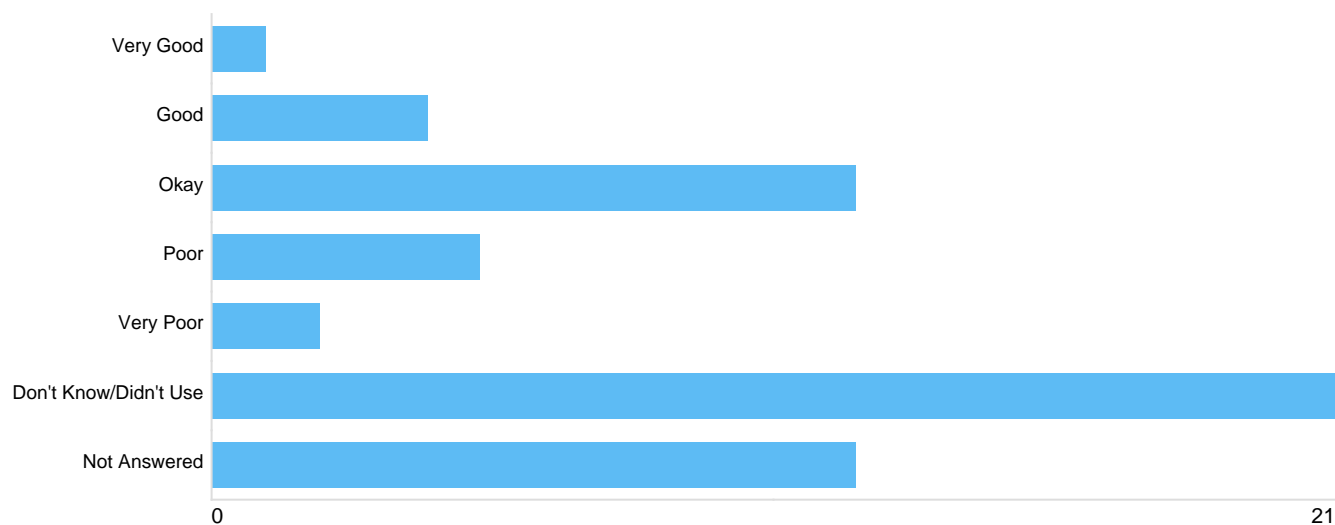
**Q11**

There were **46** responses to this part of the question.



**Question 12: What do you think of the ePub version of the draft guideline?**

**Q12**



Option	Total	Percent
Very Good	1	1.75%
Good	4	7.02%
Okay	12	21.05%
Poor	5	8.77%
Very Poor	2	3.51%
Don't Know/Didn't Use	21	36.84%
Not Answered	12	21.05%

**Comments**

There were **13** responses to this part of the question.

## DRAFT STUDENT ACCOMMODATION GUIDANCE

### SUMMARY OF CONSULTATION RESPONSES

#### General

- Pleased that responses to CEC's Issues Paper have been taken into account in the guidance.
- Happy to see the adjustment to make more mixed-housing available.
- Current approach has failed completely to free up general housing.
- No evidence to support that a concentration of students is a negative issue.
- The Scottish reporters have already allowed 60% and 62% for Lutton Court and Homebase.
- This suggested size of site is too small to viably deliver both student and residential development within the one scheme.

#### *Council response:*

*The views from the community, industry, institutions and leading professional have led to a significant revision in the finalised guidance. The guidance focuses on supporting the right form and scale of development in the right place and moves away from the much criticised census data concentrations. It is accepted that a continued focus on concentration levels alone would only result in further consents being allowed. It is also accepted that even in the parts of Edinburgh with the highest concentrations there is no evidence to support a case that it is student accommodation which is creating any negative issue.*

#### Location

- Student Accommodation is also used as tourist accommodation.
- It is desirable for students to be based outwith main campuses/town centres.
- The guidance fails to consider why students live where they live.
- Guidance directs applications to where the known problems are!
- Development in more distant locations and data zones raises serious issues of commercial viability and sustainability.
- Why do I have to live far from work so students can be packed in student accommodation?

#### *Council response:*

*We know that students choose to live in different types of accommodation, parts of the city and accommodation with different cost. The information obtained from the Universities clearly shows that students are living across the city. While it is noted that student accommodation frequently doubles as holiday accommodation it is not accepted that this means it must be located centrally. Less central locations within Edinburgh are sustainable as holiday accommodation as is evidenced by the dispersal of hotels and guest houses. The areas with the highest concentrations of students are not necessarily the result of purpose built accommodation and can be a result of HMO and students choosing to rent flatbed accommodation. A strategy which prohibits further development in these areas will not reduce concentrations due to student's right to choose where to live.*

#### Type

- Students would be better served by integrating fully into the community by renting a flat.
- Alternative mixed use developments are the way forward.
- The requirement for housing will harm the delivery of student accommodation.
- In relation to the delivery of housing it is accepted that this may be appropriate.
- The likelihood of being able to develop sufficient PBSA to satisfy demand is nil.
- The guidance as presently worded and formulated, fails to differentiate between student population influx and growth close to University Campuses and the provision of PBSA.
- Guidance should support a range of type of accessible well-managed student development.

*Council response:*

*The right scale of purpose built student accommodation can overcome antisocial behaviour issues while integrating students into a community. The guidance is amended to support additional accommodation in a range of locations and will facilitate further provision. The guidance now supports a range of student accommodation types to better meet the needs of all students. The guidance now seeks to take into account all students and members of the community not solely those living in purpose build accommodation.*

**Concentration**

- I believe that the 50% population threshold is very high.
- Student housing must never exceed 30% of a local population.
- Students are not the only transient residents.
- EMBARGO on student accommodation until enough residential provision has been achieved.
- Data zones have proved to be too small to protect local areas.
- A single, average sized student development would exceed the proposed policy threshold of 50% in almost all of the data zones within close proximity of the main City of Edinburgh University Campus.
- The data zones are not necessarily reflective of an area's characteristics.
- Relatively small student bed schemes would push the percentage of students in a data zone above the 30%/40%/50% thresholds.
- There is a lack of data on future student numbers and demand for this accommodation type.

*Council response:*

*It is noted that the 30% threshold has been undermined through appeal. Any specific concentration level will be difficult to justify if it cannot be specifically linked to detrimental impact. The continued use of concentrations to assess one land use is flawed as any negative impact may be a result of choices made by students to live in HMOs or flats within the same community. Through liaison with the universities it is accepted that there will continue to be demand for purpose built accommodation for the foreseeable future.*

**HMO**

- HMO accommodation affects a great proportion of tenement flats and can be a cause of excessive disturbance.
- There is no evidence that dedicated student housing frees up HMOs for general use.

- The lack of recognition of HMO concentrations and the scale of the data zones paints a picture of excessive PBSA, rather than identifying critical pressures on available PBSA and over reliance upon traditional housing stock.
- Data sets don't differentiate between students in PBSA and Houses of Multiple Occupation (HMOs). More appropriate sources of data should be used or concentrations abolished.

*Council response:*

*Purpose built student accommodation reduces the pressure from students on HMO and rental accommodation although to date it has not freed up accommodation. It is accepted that the use of data sets, which do not accurately record HMO occupants over time, or differentiate between HMOs and Purpose built accommodation does not provide an accurate basis to assess land use issues. The guideline is adjusted to remove the assessment through data zone concentrations.*

## **Design**

- Developments are incapable of being adapted or used as other building types in future.
- Good to see design and development standards and housing standards are linked in redraft.
- Criterion f (site criteria) needs to be crystal clear.
- Design guidance must include the need for a range of accommodation types and rent levels.
- Alternative ground floor uses must be assessed on an individual case by case basis.
- Student common rooms etc are an attractive active ground floor and contribute to place.

*Council response:*

*The guidance contains a number of elements which aim to achieve high quality place. The requirement for, housing and alternative ground floor uses and alternative uses where appropriate will produce positive additions to the city. The guidance references the Design Guidance and specifically the level of amenity required. It is not accepted that this type of development cannot be adapted to alternative uses.*

## **Community**

- Transient population levels are already too high in several communities.
- Edinburgh City Centre and South Side becoming tourist and student heavy.
- An explanation of Community Cohesion would enhance the text.
- Students may actually undermine the kinds of businesses that can flourish in a more family orientated community, leading to a preponderance of pubs and take-aways.
- CEC fuels community fears and reservations over the role that students play within the community and dismissing their contribution to community life.

*Council response:*

*There is no evidence to support any specific harm which can be attributed to purpose built student accommodation in Edinburgh. The recent appeal decisions provide a clear indication that the DPEA do not consider levels of students above 62% to be problematic and this is material to future determinations. It is also accepted that student accommodation, hotels, B&Bs and rental flats all contribute to the transient element within a community. The government has provided no definition*

*of a balanced sustainable community and it must be accepted that throughout Scotland this will mean different things. Any such definition could not be robustly applied across a variety of site in the city.*

#### **Consultation exercise and clarification**

- Mapping of our central “campus area” should encompass our buildings rather than identifying individual properties.
- the term “*as identified in Map 1*” should be removed. It would also be useful to define what is considered as a “*main*” university or college campus.
- Define “*direct access to a main campus*”
- “walking time” for areas assessed as adjacent to a campus should logically encompass the journey from the central campus to Pollock Halls as our main residential site.
- The number of full-time students in Edinburgh in 2013/14 has risen to 47, 205.

#### *Council response:*

*The guidance clearly maps what are considered to be the universities main campus. The guidance has been simplified to remove references to walking distances. It is noted that the number of students increased last year.*

## Appendix 2

### FINALISED REVISED STUDENT HOUSING GUIDANCE

#### Introduction

This constitutes non-statutory planning guidance that supports the application of Edinburgh City Local Plan Policy Hou 10 and the emerging Edinburgh Local Development Plan (LDP) Policy Hou 8, which both state:

*Planning permission will be granted for purpose-built student accommodation where:*

- a) The location is appropriate in terms of access to public transport and university and college facilities; and*
- b) The proposal will not result in an excessive concentration of student accommodation in any one locality*

The guidance sets out how the Council will encourage the further provision of purpose-built student accommodation and balance the needs of the existing community and the need for general housing. This guidance applies to new buildings and changes of use for student accommodation.

#### Context

The Council recognises the important contribution that higher education makes to the city. Aim 3 of the emerging LDP recognises higher education as one of the key sectors in contributing to the strength of Edinburgh's economy.

Analysis of 2011 census data shows that full-time students comprise over 12% of Edinburgh's population. The most visible impact of students is in the accommodation sector. This comes in a number of forms including university-provided halls of residence, private purpose-built student accommodation, or shared properties in the private rented sector, often in the form of licensed Houses in Multiple Occupation (HMOs).

Student accommodation is defined as managed communal accommodation which forms student's primary residence. This form of development shall be considered to fall outwith a specified use class and is defined as Sui Generis. Planning permission is therefore required for a change of use to or from student accommodation including other Sui Generis uses such as flats.

#### Student population and concentration

Data from the Higher Education Statistics Agency (HESA) shows a 26.6% increase in the number of full time students at the three universities in the Council's area (University of Edinburgh, Edinburgh Napier University and Heriot-Watt University) between 2001 and 2012. The HESA data also shows that the number of full time students since 2011/12 has remained almost constant at just under 44,000 rising to 44,898 2013/14.

The total number of students does not automatically translate into demand for purpose-built student accommodation. Students choose to stay at home or live in privately rented accommodation making these choices for a variety of reasons including cost.

Historically the increasing number of licensed HMOs has led to the loss of larger flats, which might otherwise have been occupied by families with children. This has resulted in:

- a rapid turnover of population;
- less stable communities; and
- properties left vacant for extended periods in the summer.

It is preferable that student needs are met as far as possible in well managed and regulated schemes as these have reduced issues of antisocial behaviour.

It is acknowledged that developer led student accommodation will only be developed in places which are financially viable, giving due consideration to the projected occupancy rates during and outwith the term times.

The limited provision of purpose-built student accommodation combined with the increase in student population has resulted in a noticeable increase in student concentration in and around the city centre, as well as expansion into Leith and along arterial routes in the west of the city. The most densely concentrated areas are located within easy walking distance of the University of Edinburgh's George Square campus, as identified on Map 1. Map 2 uses the 2011 census data to show full time students (ages 16+) as a percentage of the total population. Map 3 has been provided by the Universities and illustrates the location of students in rented accommodation, including living at home. This shows that while there are higher concentrations centrally students are relatively dispersed across the city. This information supports the strategy of seeking to deliver student accommodation over a wide area. In contrast Map 4 illustrates that the location of purpose built student accommodation is focussed on limited areas. The limited spread of student accommodation has intensified



the concentration of students and provided a limited offer of type and affordability for students.

Despite the increasing proportion of purpose built student accommodation there is no evidence to suggest the number of students living in general housing or HMOs has reduced (Map 2). Therefore there is a need for more purpose built student housing in order to free up general housing stock through an increased offer and increased competition. This need is balanced with the wider community needs including the need for additional housing.

#### Impact of student accommodation

A high student population can bring benefits, for example in supporting local services. Purpose-built accommodation can reduce potential antisocial aspects of locating significant numbers of students within the community. However, the quantity of students can place pressures on the physical and social infrastructure of an area and change the area's character. The concentration of students, as a proportion of the transient population, can undermine the social and physical fabric which defines a community and place. In recent years the development of a significant number of larger student developments, in the Old Town, South Side and Fountainbridge have been on sites where much needed housing would previously have been delivered. This guidance seeks to balance the need for additional student accommodation with the need for mainstream and affordable housing in the most sustainable locations to meet the wider need of the community. The limited quantity of housing development on site and consented across the city and in the city centre in particular, means that it is essential to consider the merit of additional student accommodation while giving due consideration to the opportunity to deliver much need housing.

A significant element of Edinburgh's character is the balanced sustainable communities which make up the whole city including the city centre. These communities are made up of groups of people with common interests which are located in one place. Balanced sustainable communities require the dominant residential component to be permanent and not transient. The student population, where not living at home, can be a significant element of the transient population. While students make many positive contributions to society, excessive concentrations may over time result in a poor quality of place, a diminished sense of community and make an area less attractive to all sections of the population. It is acknowledged that student accommodation is only one land use which contributes to the transient population within Edinburgh. Where the student population is dominant, exceeding 50% of the population, there will be a greater potential imbalance within the community, however this cannot solely be controlled through purpose build student accommodation. The

delivery of additional housing is one way in which the planning authority can mitigate against detrimental changes in character through land use. A balanced consideration of land uses, including housing and student accommodation must guard against an excessive transient population.

The existing level of students living centrally, is a result of a number of historic factors including, the attraction of city centre living, the availability of suitable accommodation and the location of further education buildings. It is logical to locate purpose-built student accommodation close to campuses, however, this must be balanced with the needs of the existing communities and the suitability of sites for housing to meet the need identified in the LDP.

Maps 3 and 4 have been provided by the Universities. The maps show that the student population is well dispersed in Edinburgh and located along transport corridors. This information supports the guidelines objective to support further student accommodation in sustainable locations outwith the areas of greatest community pressure.

Considerations of the many related factors is reflected in locational and design guidance criteria a) to d), including the support for student accommodation within campus. In recognition of the current locations of students, the accessibility of services for students throughout the city, and the continued demand for accommodation, criteria b) sets out a general support for student accommodation on smaller sites. This support is qualified by the need to assess any potential negative cumulative impact from this and other land uses on the character of an area.

Purpose-built student accommodation can have a significant impact on the physical environment and the overall quality of a place. Creating Places - A policy statement on architecture and place for Scotland sets out the six qualities of successful places which all development should consider. It is particularly important that the design of purpose-built student accommodation should create safe and pleasant places for residents and the wider community, create a mix of uses avoiding a single land use and ensure adaptability.

Edinburgh has a housing requirement set out in the Local Development Plan (LDP). It is the role of the LDP to determine how the housing requirement up to 2024 will be met, taking account of the contribution made from existing sites and other allowances such as completions from windfall sites and demolitions. The windfall assumption is set out in the

Housing Land Study (June 2014). Meeting this windfall assumption relies on brownfield sites identified as having a high development potential to be delivered for general housing. It is appropriate to apply specific guidance upon these sites to encourage the delivery of much needed housing and balance the impact of purpose built student on communities.

Large mono-use development has significant potential to harm the character of an area. Locational and design guidance criterion c) seeks to guide the mix within larger proposals to ensure a balance between the need for student accommodation and housing, while mitigating the impact upon the character of an area.

### **Locational and design guidance**

The criteria in ECLP Policy Hou 10 and LDP Policy Hou 8 will be applied to proposals for student housing using the locational and design guidance set out below:

- a) In locations within or sharing a boundary with (or separated only by a road) a main university or college campus, as identified in Map 1, student housing will generally be acceptable.\*
- b) Outwith criteria a) student housing will generally be supported on sites with less than 0.25ha developable area. Consideration should be given to the cumulative impact of student housing, and other land uses which contribute to a transient population, where these uses will have a detriment impact on character.\*
- c) Outwith criteria a) and b) sites identified as a high probability of delivering housing within Map 5 taken from the LDP Housing Land Study (June 2014) and sites with greater than 0.25ha developable area must comprise a proportion of housing as part of the proposed development, to balance the mix of land uses and to contribute to housing land need. On these sites the new build residential gross floor area shall represent a minimum of 50% of the total new build housing and student accommodation gross floor area.\*
- d) Student accommodation should comprise a mix of type of accommodation, including cluster units, to meet varying needs of students.

\* Development should be designed to positively contribute to place through the location of alternative ground floor uses where this is characteristic of the street or area. Additional alternative uses may be required in addition to student accommodation and housing.

The guidance will not be applied in isolation and consideration must be given to other matters addressed in the LDP and planning guidelines including The Edinburgh Design Guidance. Development should be of an appropriate design to positively contribute to the

areas character or appearance. Development should accord with the Developer Contributions and Affordable Housing Guidance.

Student accommodation is a primary place of residence and therefore it is critical that design is of a high quality with adequate amenity to contribute to healthy and sustainable lifestyles. The Edinburgh Design Guidance 2013 applies to all development, and of particular relevance to amenity is section 2.9 Daylight, sunlight, privacy and outlook. Where development cannot reasonably accord with the associated technical guidance, which sets out the minimum standards required, development will not be supported.

### Definition

For the purpose of the application of locational and design guidance criterion b) and c) set out above, developable area is defined as the application site area, less any areas of existing highway retained within the boundary.

### List of Figures

Map 1 identifies the main university and college campuses where it is deemed that further student housing would be acceptable in principle.

Map 2 illustrates student concentrations based on the 2001 and 2011 census.

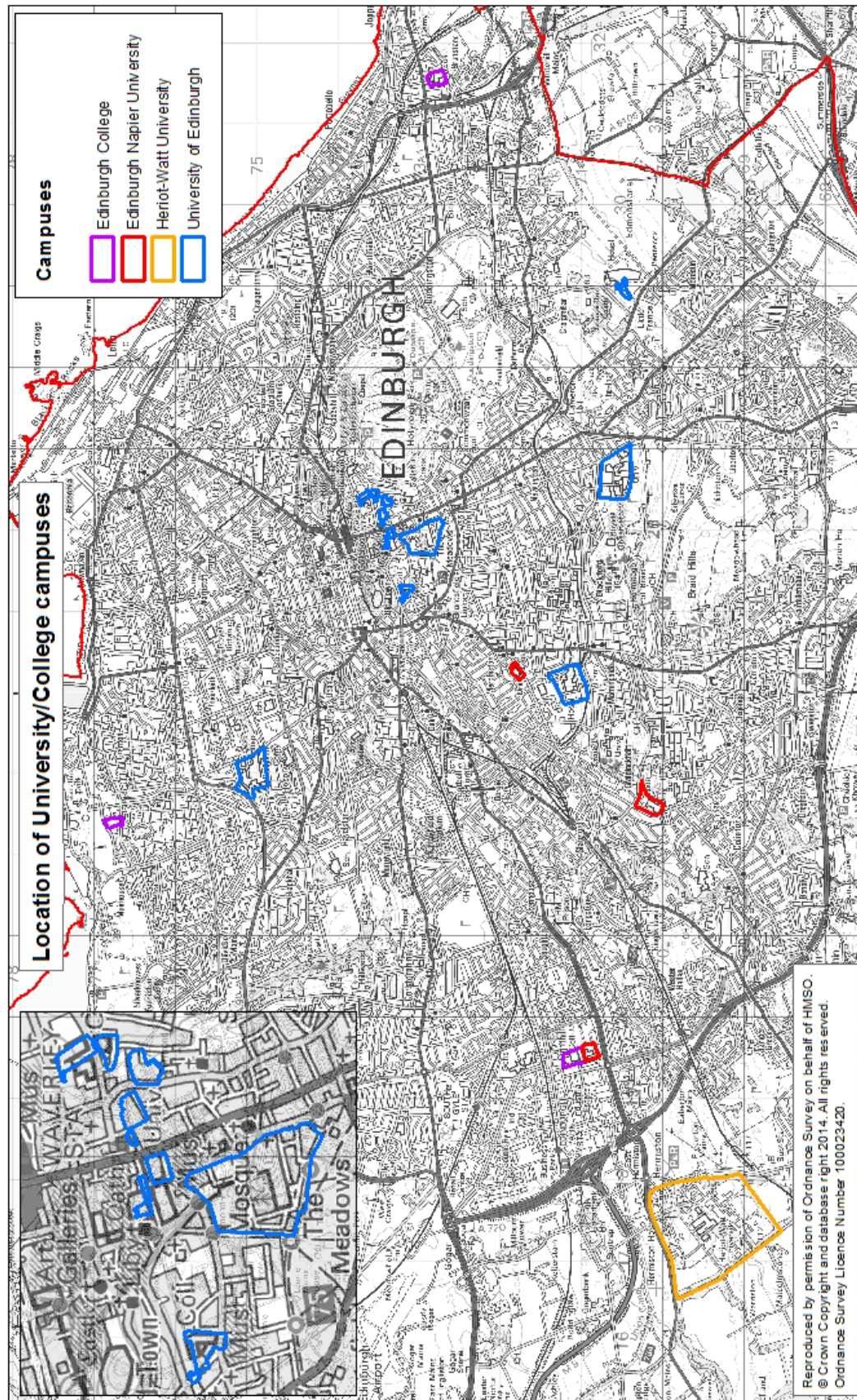
Map 3 illustrates the location of students living in privately rented accommodation, including living at home.

Map 4 identifies student living in university managed purpose accommodation.

Map 5 identifies sites in the LDP Housing Land Study (March 2014)

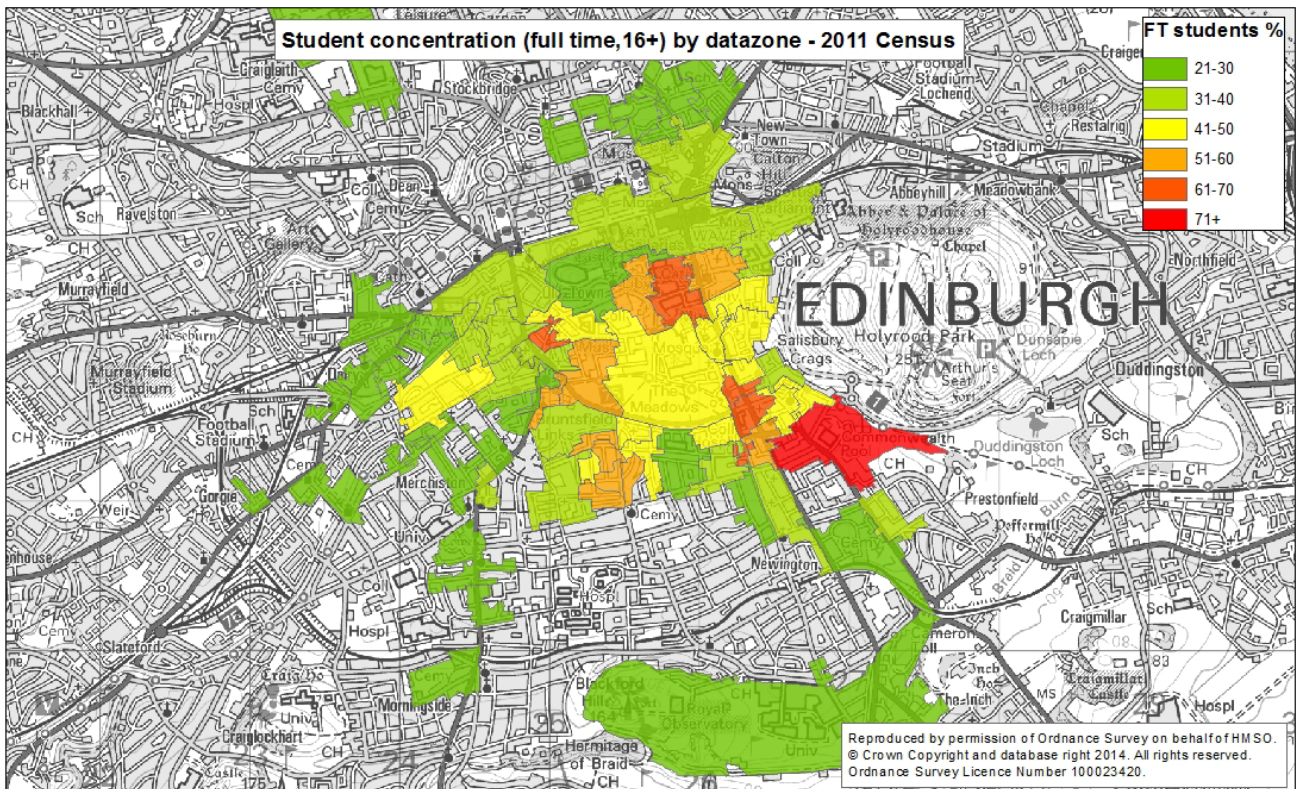
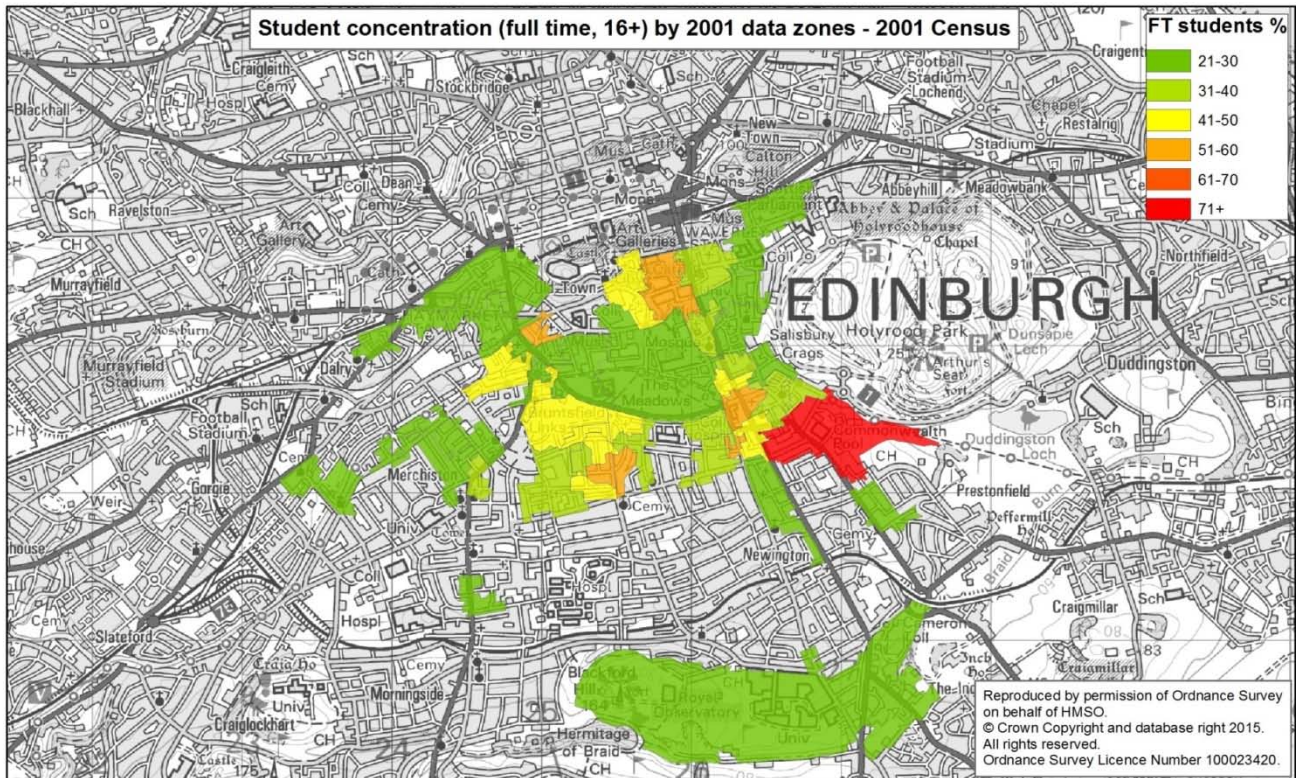


### Map 1: Locations of university and college campuses



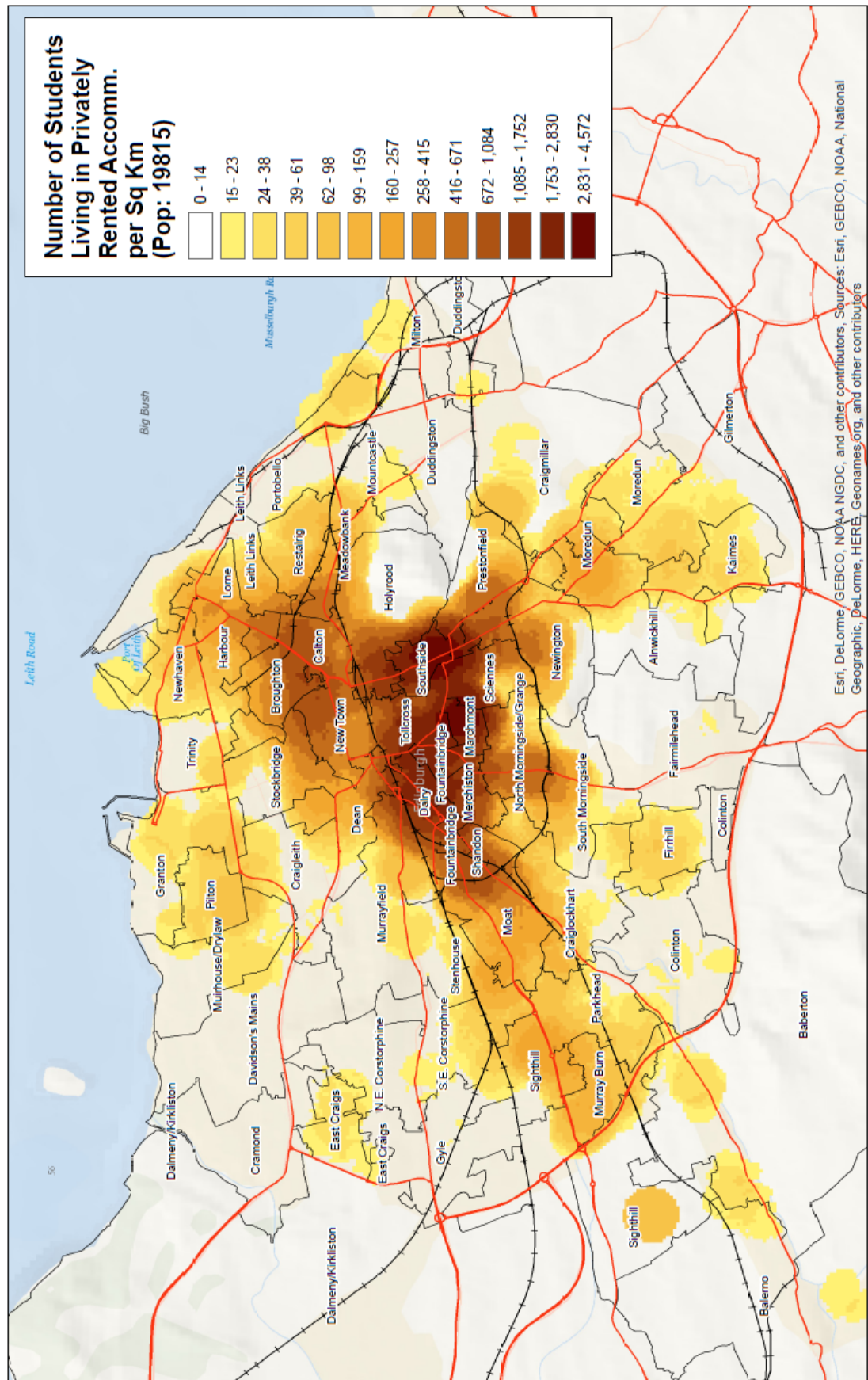


Map 2: 2001 and 2011 census data on student population

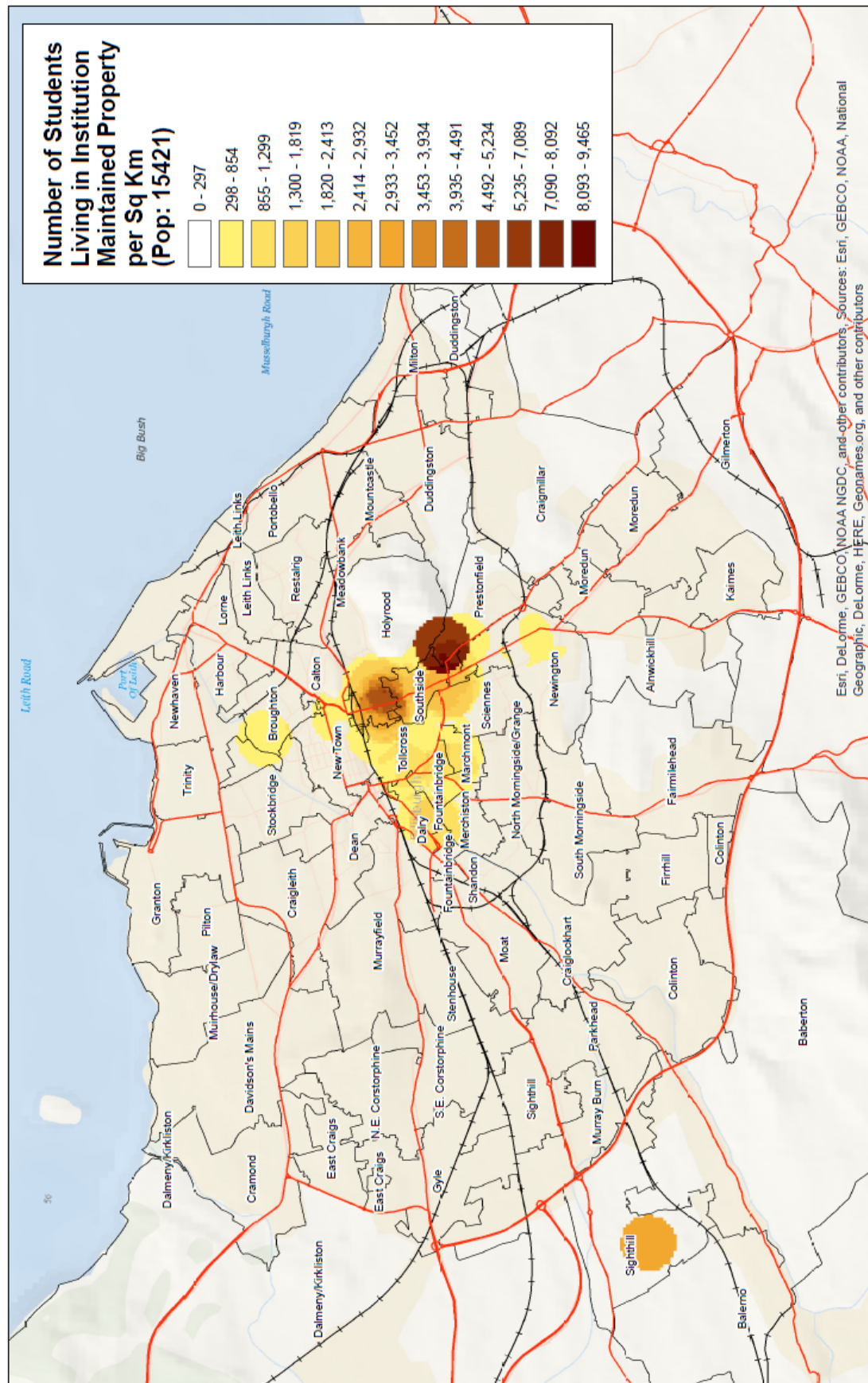




**Map 3: Combined university students living in privately rented accommodation.**

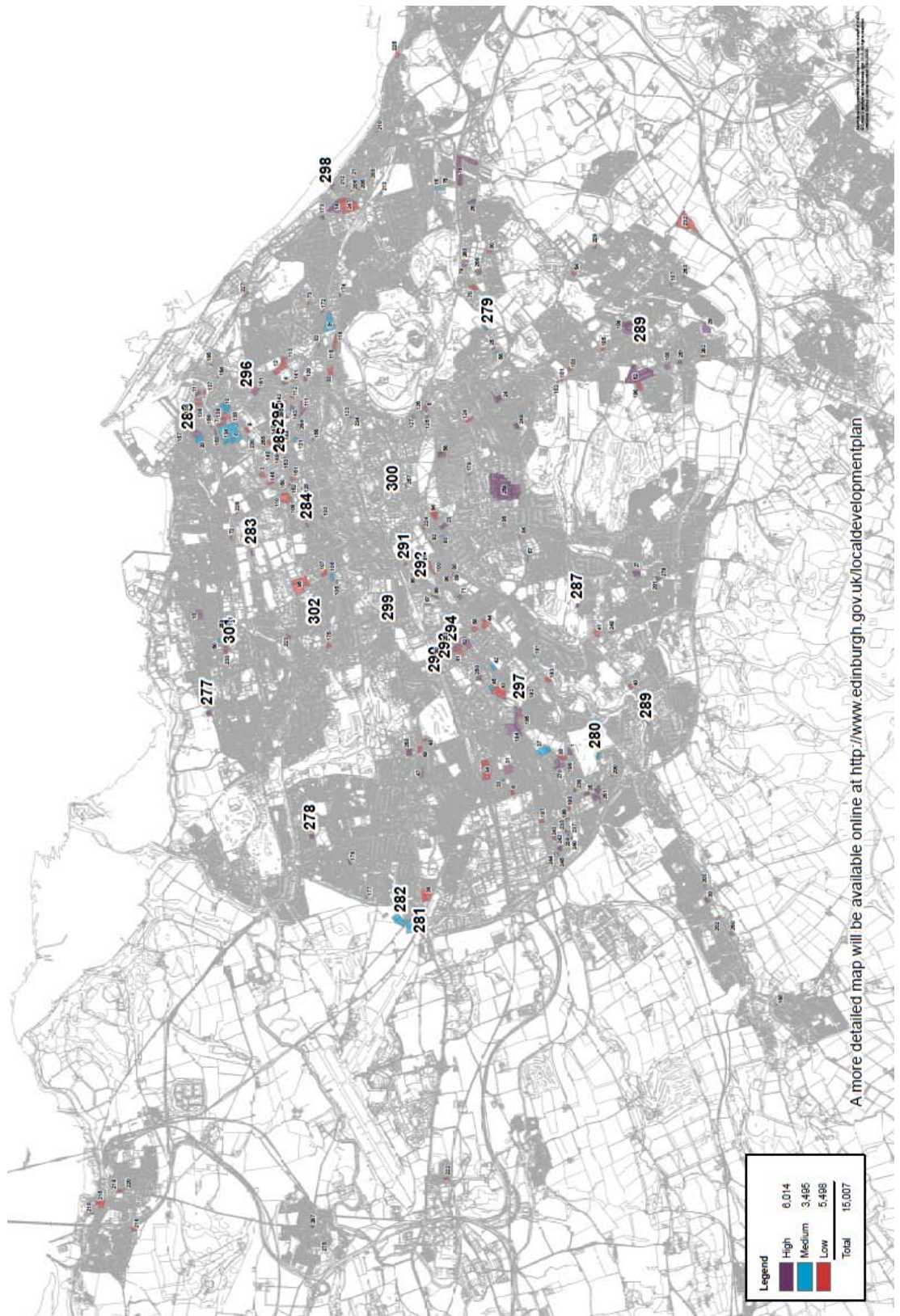


**Map 4: Combined university students living in university managed accommodation.**





Map 5: LDP Housing Land Study – potential sites for housing (June 2014)



This information is available online as part of the Edinburgh Local Development Plan Second Proposed Plan interactive map.

### Appendix 3: Record of Consultation Responses to Draft Revised Student Housing Guidance

What is your name? - Name	What is your organisation? - Organisation	Do you agree with the Council's approach to supporting student accommodation on campus? - Q1	Do you agree with the Council's approach to supporting student accommodation within 800m of a campus? - Q2	Do you agree with the Council's approach to supporting student accommodation within 400m of a defined town centre? - Q3	Do you agree with the Council's approach to supporting some student accommodation in locations which are well served by public transport? - Q4	Do you agree with the Council's approach to discouraging student accommodation in less suitable and less sustainable locations? - Q5	Do you agree with the Council's approach to supporting student accommodation as part of mixed use developments which contribute to housing needs? - Q6	Do you agree with the Council's approach of requiring alternative ground floor uses? - Q7	Are there any other issues which you feel should be addressed in the revised guidance? - Q11	What do you think of the ePub version of the draft guideline? - Q12	What do you think of the ePub version of the draft guideline? - Comments
Alistair Cant	Lister Housing Co-operative Ltd	Yes	Not sure	Not sure	Yes	Yes	Yes	Yes	It is very important that affordable housing including social rented housing is provided in Edinburgh especially in central Edinburgh. As a result I have concerns that the focus on within 800m of a campus area will perhaps squeeze out affordable housing and give preference to student housing. I think student housing should be generally not too far from campus locations but not exclusively close to campuses - a spread throughout the city central locations especially would be useful - Edinburgh has good walking, cycling and bus routes generally.	Don't Know/Didn't Use	
Andrew Stevenson	Historic Environment Scotland	No Answer	No Answer	No Answer	No Answer	No Answer	No Answer	No Answer	Refer to letter	Not Answered	
Caroline Nutsford	GVA Grimley Ltd on behalf of Unite	No Answer	No Answer	No Answer	No Answer	No Answer	No Answer	No Answer	Refer to letter	Not Answered	

Celeste Berteau	N/A	Not sure	No	No	Yes	Yes	Yes	Yes	While I am happy to see the adjustment to make more mixed-housing available (as opposed to entirely student residences), I believe that the 50% population threshold is very high, especially considering how many students live in general housing, not student housing. I would be less concerned with the high percentage of students if they were more spread out throughout the community instead of living in an isolated student housing unit.	Good	I often agreed with the written commentary at the top of the page, but did not necessarily agree with the italicized council language, which made it difficult to give an accurate answer.
Christie McMonagle	n/a	Yes	No	Yes	Yes	No	Yes	Yes	I don't believe that any area of any town or city centre no matter how close to a campus should comprise of 50% unless it is a purpose built campus with accommodation such as QMU. 50% of such a transient population will significantly harm the community in any area	Don't Know/Didn't Use	
Christopher Paton		Yes	Yes	Yes	Yes	Not sure	Yes	Yes	While it's important that communities aren't diluted by student populations, I think it's also important to recognise that communities can positively dilute the students! Part of the experience of being a student at Edinburgh is immersing oneself in the city, its people, and its history. Ensuring students are embedded in the real Edinburgh rather than cooped up in purpose built facilities helps them build a stronger relationship with the city, which is important in helping retain them as young professionals -- crucial for future economic prosperity. Of course purpose built accommodation has its place too, but we shouldn't rely on it.	Don't Know/Didn't Use	

Clare Armstrong		Yes	Not sure	No	Not sure	Yes	No	Yes	<p>The mix of housing available within Edinburgh should not be jeopardised by large developments which are incapable of being adapted or used as another building type.</p> <p>Extending the percentage of student population allowed in areas defined as 'centres' will reduce the sense of community due to the transient nature of this demographic. These areas, Leith Walk in particular, need community care to thrive and planning policy should encourage a greater mix of residents.</p>	Don't Know/Didn't Use	<p>The link above doesn't work for me.</p> <p>I was able to download a pdf of the guidance elsewhere which I found to be a good document despite the fact that I didn't agree with the content.</p>
Craig Wallace	JLL, acting for Edinburgh Napier University	Yes	No	No	No	No	No	Not sure	Please refer to response sent to Bruce Nicholson.	Okay	
Craig Wallace	JLL, acting for the Watkin Jones Group	Yes	No	No	No	No	No	Not sure	Please refer to letter sent to Bruce Nicholson.	Okay	

David Brown	None	Yes	No	No	No	No	Yes	Yes	<p>Consideration needs to be given to the overall population mix of a locale: for example, the city centre has a high proportion of properties which are used as holiday lets: looked at in isolation, 40% student accommodation may seem OK, but if 30% (say) is already holiday accommodation, then this means that only 30% may be inhabited by all other users - resulting in a very low percentage of "permanent" residents. For this reason, I think that the percentages proposed are too high.</p> <p>Also, I think we should beware of classifying an area as being inappropriate for students because it is too far away: some students are quite well-to-do and are happy to avoid "traditional" student areas.</p>	Poor	Too gimmicky. I am extremely experienced with computers and find this format irritating - it takes a while to load and lacks a fluent user interface, which results in time wasted trying to position where one wants to read. In the case of this example, it wouldn't even load!
Deborah Charlesworth		No	No	No	Yes	No	No	Yes	<p>Student and other transient population levels are already too high in several communities. These are not necessarily parts of the city closest to where students attend classes. If those areas nearer colleges and universities are unsuitable for student living, they should be made suitable by providing better public transport and other necessary infrastructure, so as to avoid damaging communities that are highly suitable for Edinburgh citizens. There are positive advantages to students living closer to colleges such as St. Margarets University, or Heriot-Watt University.</p>	Poor	The guidelines are very long and there is a feeling of being "snowed". I also feel that a pdf option should be available when one has downloaded the file.
Director	The Cockburn Association	No Answer	No Answer	No Answer	No Answer	No Answer	No Answer	No Answer		Not Answered	

Elizabeth Williams		No	Yes	Yes	Yes	No	Yes	Yes	I do not support further percentage of students on the South Side as character of area is changing with each influx and very little residential for ordinary people available with Edinburgh City Centre becoming tourist and student heavy....why can't areas of the New Town and The Grange for example be used for student housing more?	Okay	
Elspeth Wills	Individual	Yes	No	No	Yes	No	No	Yes	Far too much student housing in city centre. No doubt students want to live there but so do permanent residents. Student accommodation tends to be let out to holidaymakers therefore increasing the pressures from tourism on fragile communities like the Grassmarket. Student blocks as opposed to student flats in mixed areas isolate them from the rest of the community and there are therefore no benefits	Okay	

Elspeth Wills	Grassmarket Residents' Association	Yes	No	No	Yes	No	No	Not sure	<p>Student housing must never exceed 30% of a local population. No doubt students enjoy living in the city centre but so do permanent residents who bring sustained community benefits. In isolated accommodation blocks students do not participate in the community. In the city centre student accommodation becomes holiday lets for four months of the year: the drift is already for owners to buy to let for this market decreasing the number of permanent homes significantly. Student accommodation is a quick and profitable developer's fix - its architecture tends to be poor. We need more permanent housing in the area.</p>	Okay	<p>Never mind the endless surveys - take action now to hold student densities at 30% maximum unless you wish to destroy central Edinburgh fast diminishing reputation as an area of sustainability contributed to by local communities of character.</p>
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Frances Gifford	community group	Yes	Not sure	Not sure	Yes	Yes	Yes	Yes	<p>An explanation of Community Cohesion would enhance the text. This is achieved not only by having more permanent than transient residents but also by having a balanced population structure with all age groups well represented, right up the age spectrum, from children to retired folk.</p> <p>As students are not the only transient residents a 50% threshold is likely to produce a transient population with an uneven population structure with the 18 - 24 age group disproportionately represented.</p> <p>References to students 'supporting local services' should be removed because any member of the community supports local services, and because large numbers of students may actually undermine the kinds of businesses that can flourish in a more family orientated community, leading to a preponderance of pubs and take-aways</p> <p>A map to illustrate 'locational and design guidance(d)' would demonstrate just how much of Edinburgh is easily accessible by public transport.</p>	Don't Know/Didn't Use	
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Gavin McMenemy		No	No	No	Yes	No	Not sure	Yes	<p>This questionnaire is poorly worded. It does not make it clear exactly which areas are likely to be seriously affected by increased student accommodation. For example stating that areas considered suitable will include most of the city centre if you include single road public transport.</p> <p>There's an additional statement that students want to live in the city centre (of course they do!) but it is worded as though this is more important than providing good quality low cost housing for local residents.</p> <p>Many of your statements are elliptical and difficult to comprehend - I believe this further undermines your public consultation as it makes it difficult to engage the wider community.</p> <p>In addition while I welcome the addition of ground floor services this typically amounts to chain coffee shops (ie Costa Coffee) and yet more supermarkets rather than supporting local business. This is NOT on.</p>	Poor	<p>Poorly worded. Maps are not clear or interactive - they should be embedded into the survey.</p>
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Gloria Lo		Not sure	Not sure	Not sure	Yes	Not sure	Yes	Yes	Zonal maps should be developed for 5 minutes and 10 minutes Cycling zones, as currently exists for walking. It must be understood that cycling is the main mode of cheap transportation for students. Development zones for future expansion of student population must consider further out locations than those generated by walking distance alone. Enhancement of safe cycling lanes (that links NCR cycle paths as existing) from student accommodation should be part of the development plan, linking new further out developments to University campus, and thus developer contribution to highways section for student accommodation. [Good to see design and development standards and housing standards are linked and improved in redraft, thank you.]	Okay	
H McDowell		Yes	Not sure	Yes	Yes	Not sure	Yes	Yes	Current data must be used when making planning decisions. Data zones use census information which is always out of date by the time it is issued. Many new student blocks have planning permission and soon will be full. This will not show up in data zones for another 7 or 8 years. Much of Southside will be well over 60%. HMOs must be included in calculations of students in any area. Here most are occupied by students. Data from council tax exemptions can be used for this. Students choose halls for first year as it is easy and keeps parents happy. After that they want to move out for more freedom and halls very expensive. Students tend to stay in the areas they know so near the halls. HMOs concentrated here. More halls doesn't remove this pressure on family housing stock. Transient population mean a break down in society.	Don't Know/Didn't Use	

Helen Lucas		Not sure	Yes	No	No	Yes	No	Yes	I feel developers should not be allowed to always have their way as student housing will always give a high return and they are only used for 30 weeks of the year which leaves empty ghettos for large parts of the summer months. Families once again are being pushed out of the city centre. Families are most likely to bring a car into the city centre but would be less tempted to even own car of they were able to live in the city centre.	Poor	
Jacqueline Archer	none	No	Not sure	Yes	Yes	No	Yes	Yes	<p>HMO accommodation affects a great proportion of traditional tenement flats. Although this is a separate issue from planned student accommodation it certainly affects the character of the Southside where there is little evidence of a balanced community. The huge volume of student flats in this area can be a cause of excessive disturbance, and, I suspect, decrease the value of adjacent properties.</p> <p>I fail to understand why there should be such particular attention paid to the needs of the student population - at the expense of other groups in society.</p> <p>But sadly it would appear that the council has little influence when the Scottish government seems to pander to any "big business" [which includes the university] as happened with the Luton Court and Homebase sites.</p>	Don't Know/Didn't Use	

James Hickson	Resident	No	No	No	Yes	Not sure	Yes	Yes	<p>The main issue with it is the increase of student accommodation as a percentage of the population which will be allowed in any 'centre' area - i.e. Leith Walk.</p> <p>Large scale development like those already built with Leith area will harbour a new population of 18-20 year old low income earners who will not be resident for more than 8-10 months and will likely leave after. The building stock is not suited to alternative uses for other demographics such as young families elderly or young professionals. As usual large scale lumps of buildings with no use beyond the need to develop cheaply to avoid loss of profit</p>	Very Poor	I have downloaded this 3 times and it does not work - the file is blank presumably this will make my opinion null and void so suitable for cooking you stats
Jams H Johnson	Edinburgh Old Town Development Trust	Yes	No	No	Yes	No	No	Yes	<p>EOTDT agrees substantially with the response from the Cockburn Assoc.</p> <p>The Trust believes that student accommodation should ideally be widely spread, not concentrated near campuses or local town centres. Why should students be treated as special citizens, particularly as in the majority they are young and active - well able to walk more than 800 M or catch a bus. Student ghettos such as are appearing in parts of the Old Town and southside should be avoided.</p> <p>The relationship between student accommodation and HMOs needs to be clarified. There is no evidence that dedicated student housing frees up HMOs for general use.</p>	Don't Know/Didn't Use	

Jez Kempston		No	No	Yes	Yes	No	Not sure	Yes	Campus areas are changing all the time.... the University and Council are in disagreement with the term "Campus" and what is the "campus" .... the University designate the "campus" in the central area as the academic buildings ... the Council seem to think the "campus" area is bigger and covers the Southside.... I therefore suggest that "campus" is deleted from all descriptions of student accommodation..... I think that student population should not rise above 40 percent in all areas of Edinburgh... This is a very simple and straightforward policy...and would be very easy to implement, and would safeguard further destruction of the Southside.	Okay	
jim johnson	none	Yes	No	No	Yes	No	Not sure	Yes	I strongly endorse the response from the Cockburn Assoc. to this questionnaire, which is cogently argued from a knowledgeable base.  In particular there must be a density link between purpose built student accommodation and HMOs - the argument that Student accommodation "releases" HMOs for general use is specious and lacking any empirical evidence. The theoretical calculation of student densities must include both purpose built housing student and HMOs.	Don't Know/Didn't Use	
JLL	Crosslane Group	Yes	No	No	No	No	No	No		Good	
Jo Scott	None	Yes	No	Yes	Yes	Yes	Yes	Yes	No new issue but 40% should be the maximum concentration of student accommodation in any area. More than 40% leads to a big change in a settled community and can destroy it.	Okay	Spelling mistakes and typing errors in the PDF and questionnaire should be corrected.

[illegible]

Jonny Ross-Tatam (EUSA President)	Edinburgh University Students' Association (EUSA)	Yes	Yes	Yes	No	Not sure	Not sure	Not sure	<p>Design guidance – All new student housing developments should be required to set 25% of the build as affordable student accommodation offering a range of prices and types to suit all budgets.</p> <p>Locational guidance – Broadly supportive, but there should not be a limit of 30% in areas well served by public transport. It is not less desirable for students to be based outwith main campuses/town centres. Central campus area should be clarified – it should include Edinburgh College of Art, Edinburgh Centre for Carbon Initiative and other University buildings as part of the campus area.</p> <p>Methodology – this should recognise that each bed does not equate to an additional student.</p> <p>Other - EUSA does not believe that purpose built accommodation is the single solution to student housing in Edinburgh. Students can contribute to sustainable communities in HMO flats which are often more affordable.</p>	Don't Know/Didn't Use	
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Juliet Wilson	none	Yes	Not sure	Not sure	Not sure	Yes	Yes	Yes	<p>Developers shouldn't be allowed to buy successful businesses (eg the Blue Goose Pub) with the intention of destroying them and building student accomodation on the site.</p> <p>Large scale student accommodation shouldn't be built near environmentally sensitive areas (eg the Water of Leith).</p>	Don't Know/Didn't Use	
Lisa Sibbald	Southside Associaton	No	No	Not sure	Yes	No	Yes	Yes		Don't Know/Didn't Use	



Marco Biagi MSP	MSP for Edinburgh Central	Yes	Yes	Yes	Yes	Yes	Yes	Yes	<p>The guidance includes the statement: “Despite the increasing proportion of purpose built student accommodation there is no evidence to suggest the number of students living in general housing or HMOs has reduced (Map 2). Therefore there is a need for more purpose built student housing in order to free up general housing stock through an increased offer and increased competition.” My constituents would consider these statements to be contradictory, and amount to an admission that the current approach has failed completely.</p> <p>The guidance fails to consider why students live where they live. Most students have very limited income. The maximum student support, for home domicile students with no employment while they study, is £7500 per year (£625pcm). The very cheapest rooms offered by one of the largest providers of private student accommodation in the city are the equivalent of £602pcm. There are rooms for over £1000pcm. By comparison, a room in an HMO can cost less than £300pcm, and there are a wide range of rooms for well under £400pcm, inclusive of all bills. The guidance states that “they have gravitated towards privately rented housing stock” as though this was a matter of choice rather than economic necessity. It is also</p>	Not Answered	
Martin Edward Procter	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Not Answered	N/A
Matthew Dale		No	No	No	No	Yes	No	Yes	<p>I think there are too many specific student housing. I think students would be better served by integrating fully into the community by renting a private flat. This would also help prevent clustering of students which detracts from the local area as they are often very disruptive during the night as they are in large, loud groups outside their accommodation.</p>	Don't Know/Didn' t Use	

Nancy Lynner	Southside Community	No	No	No	Yes	No	Yes	Yes	<p>I do not think it is unsustainable for students to have to walk more than 10 minutes to school or stores. Edinburgh has a fine bus system, and many adults must use it to get to work. Students can use the bus as well. 50.50 is too much of a percentage to have between Students and the year round community.</p> <p>Edinburgh has room in many neighbourhoods for a variety of housing schemes.</p>	Poor	<p>The University of Edinburgh is an institution that our city can be proud of.</p> <p>This is not their brightest hour-- some decades ago they knocked down lovely buildings and build boring, ugly looking but capacious buildings.</p>
Nancy Macdonald	resident	No	No	No	No	Yes	Yes	Yes	<p>If there were sufficient flats to rent for all people with average or low incomes there would be no need for student-only housing.</p> <p>Your questions are loaded to elicit the responses you are looking for. I feel strongly that 30% student housing in an area is too high. I have not been able to express this because of the way questions have been put forward.</p> <p>I strongly oppose any increase in the percentage of student housing allowed in Edinburgh.</p> <p>I believe the Council should re-look at current policy</p>	Not Answered	The link is not working
Nicholas Munro		No	No	No	Yes	No	Yes	Yes	<p>I'm dumbfounded that students are being allowed to flood communities because they 'prefer' to live in certain places. Many MANY members of the working community are not afforded this privilege, less so as the student population grows. Edinburgh South Side is becoming ghetto-ised by this undeniable trend which will ultimately kill communities stone dead and force them into the suburbs</p>	Okay	

Old Town Community Council	Old Town Communit y Council	Yes	No	Yes	Yes	No	Yes	Yes	<p>These policies may be worthy and acceptable, but the reality is that the city has failed to implement or enforce previous such policies, or even exercise any common sense in planning matters. In the last ten years within the Old Town, there has been virtually NO development of residential provision, whilst at the same time massive developments of student accommodation. Add to this the number of residential properties lost to student lets and HMOs. The 50% limit has long since passed. What is needed are policies that actually redress this imbalance, ie an EMBARGO on student accommodation until enough residential provision has been achieved, and strong planning enforcement to back it up.</p> <p>The Council is elected by, and financed by the tax paying residents, it does not represent the non contributing students, or the visitors that occupy the student accommodation out of term. In this the Council should put the local population first.</p>	Okay	
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Paul Scott	Scott Hobbs planning	Yes	No	No	No	No	No	No	See separate submission.	Very Poor	The ePub version entirely discourages respondents to actually read the consultation document and provide commentary beyond the limited questions asked. In cases where the Council is clearly misguided in its approach (as is the case with this consultation), there must be the opportunity to respond to the background to the key questions being asked, not just the questions themselves.
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Richard Allen	FCI	Not sure	Not sure	No	Yes	Yes	Not sure	Yes	The main problem with campus centered accommodation is that Edinburgh UNI is not campus based but is mixed into the original structure of the city and so any need for accommodation close to UNI is going to be in the city center	Okay	There needs to be some definitive /enforceable guidelines that the citizenry can understand and appeal to when planning permission is sort
Sarah Artt		Yes	Yes	Yes	Yes	Not sure	Yes	Yes	I feel that different types of student housing should be encouraged rather than the prevalent developments of single bedroom studio-type accommodation to meet the needs of students with families and students with additional support needs.	Very Good	

Saskia Bakker		Not sure	No	No	Yes	Not sure	Yes	Yes	<p>I feel 50% of the population being students impacts negatively on any given area, as students are exempt from council tax and other taxes. Also, because of the high turnover in student population, 50% of the population in an on-campus area and 40% of the population in a near-campus area would lack a 'bond' with the area. It is important for the community in an area that bonds are developed as it deters vandalism and littering, and helps the community spirit and safety in an area when people know each other and feel responsible for each other. Because of long university holidays, the area would be empty or full of tourists for significant periods in the year which also impacts negatively on the community.</p>	Don't Know/Didn't Use	
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Simon Byrom	Grassmarket Residents Association	Yes	No	No	Yes	Not sure	Not sure	Yes	<p>I do not support the notion of a 50/50 split between transient/ permanent residential populations.</p> <p>Responding as a resident of the Old Town the significant increase in student accommodation on top of the raft of new build hotels proposed is fundamentally undermining the well being of the community. Permanent residents report that they have become the last long term occupiers of their tenements. The long term affect of this will encourage degradation of the area.</p> <p>The rise of temporary accommodation in the Town Centre is a cynical speculative exercise to extract wealth from prime real estate running roughshod over permanent residents and the democratic process.</p>	Don't Know/Didn't Use	
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Stephen Carter		Yes	Not sure	Not sure	Yes	Yes	Yes	Not sure	<p>1. To avoid arguments, remove all references to 5 minute and 10 minute walks and just use 400m and 800m.</p> <p>2. Design guidance points 'f' and 'g' are incorrectly labelled 'a' and 'b' in the draft text.</p> <p>3. I agree that the dominant residential component should be permanent, but allowing up to 50% students risks failing this test because there are many transient residents who are not students. In addition, there is no justification for why a balanced community in some parts of Edinburgh can accommodate only 30% students whilst others can cope with up to 40% or 50%.</p> <p>4. A map showing areas that meet criterion 'd' would be helpful</p> <p>5. Can the data in Maps 2(a) and 2(b) be adjusted to account for students living at home?</p> <p>6. In criterion 'g' I suggest 'including' instead of 'through' as other aspects of design can also contribute to place, not just alternative ground floor uses.</p> <p>7. I understand criterion 'f' to cover all sites larger than 0.25ha AND all sites on Map 4. Current wording could be read to mean only sites on Map 4 that are larger than 0.25 ha. Please ensure clarity on this critical point.</p> <p>8. There is data on past increases and current total</p>	Don't Know/Didn't Use	
Steven Black	Jones Lang LaSalle Ltd	No Answer	No Answer	No Answer	No Answer	No Answer	No Answer	No Answer	Refer to letter	Not Answered	

Theodora Lola	private individual	No	No	No	Yes	No	Yes	Yes	<p>The student population on the south side already exceeds 50% adding more students to the area and especially Newington will drive out Families like my own. I hope that his is not a long term policy of the council to have the city center converted in a big student Ghetto!! I clearly do not understand why students should receive preferential treatment when it comes to commuting to university compared to the rest of us. Why do I have to be forced to live far from work so students can be packed in disgraceful purposes build accommodation. The university already provides free shuttles buses from many locations in the city, so I see no reason why they have to live just next to the campus! Students are not the only transient residents within a community, but it also questionable whether you can have a balanced sustainable community with a % threshold of 50%. The Scottish reporters have already allowed 60% and 62% for Luton Court and Homebase. Please do not convert the south side into a student ghetto!</p>	Good	
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Timothy Puntis	None	Yes	Yes	No	No	No	Yes	Yes	<p>Data zones have proved to be too small to protect local areas from student housing developers. Around Tollcross, many Data zones come together, and student accommodation can bunch together whilst strictly speaking, being in different zones, breaching the 50% rule in some places</p> <p>The guidance needs better ways of ensuring the continued diversity of local areas. At the moment, developers can build pretty much anywhere they think it will be profitable to offer Student accommodation, and students will pay to live in city centre neighbourhoods.</p>	Don't Know/Didn't Use	
Toby Subiotto	owner occupier	Yes	Yes	No	Yes	Not sure	Yes	Yes	<p>I'm pleased that the council planners, and hopefully in conjunction with the University are finally waking up to the fact that alternative mixed use developments which address local housing issues are the way forward in addressing purpose built student accommodation in the city. Hopefully now we won't be seeing developments that are exclusively for students but a better integrated strategy when allowing planning for these developments in the future.</p>	Good	
Tony Harris	Grange/Prestonfield Community Council	No Answer	No Answer	No Answer	No Answer	No Answer	No Answer	No Answer	Refer to letter	Not Answered	

Tracey Slaven	University of Edinburgh	Yes	Not sure	Yes	Yes	Yes	Yes	Yes	<p>The University supports strong diverse communities across Edinburgh. However, purpose built student accommodation must be affordable and accessible; if it is to offer opportunities for regeneration and to mitigate pressure on limited residential accommodation which is increasingly sought by young professionals and families. Design guidance must therefore include the need for a range of rent levels across new developments if purpose-built is to replace traditional flatted HMO accommodation – given the current differential in rental levels &amp; the low incomes of most students. The maximum student support to a Scottish student is £7,750 (lowest income households) but most are only eligible for a loan of £4,750. We would also argue strongly that the mapping of our central “campus area” should encompass our buildings rather than identifying individual properties. Further, “walking time” for areas assessed as adjacent to a campus should logically encompass the journey from the central campus to Pollock Halls as our main residential site.</p>	Don't Know/Didn't Use	
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Wendy Hebard	Grassmarket Residents' Association	No	No	No	Yes	No	Yes	Yes	<p>I have to comment on the issues raised by the questions just answered.</p> <p>There is a great focus on the needs of the students to be housed near their places of study and the needs they have. The needs of the residential population are not assessed in this way, except for the proposal to include housing in any new student accommodation (SA) development, a good idea. Students should have to travel just like others if there is no accommodation nearby.</p> <p>The 50% figure for SA near university campuses is MUCH TOO HIGH. With the students in private lets, the percentage will be much higher than 50%, putting local communities under great threat.</p> <p>No account is taken either that Student Accommodation is also Tourist Accommodation during at least 4 months in the year. That is why developers want to build in the city centre, not for the benefit of the students. The Council must recognise that and stop the relentless shift in the balance between residents and students/tourists. The Old Town in particular, but other areas too, are hemorrhaging their populations, as every vacant site is snapped up for so-called student housing and more houses become holiday lets and HMOs.</p>	Don't Know/Didn't Use	
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		No	No	No	No	No	No	Not sure	Student housing also doubles up as tourist accommodation and therefore providers should make contribution to local taxation (tourist tax, business tax or council tax contributions) to support council services used (waste collection, street and roads maintenance etc)	Not Answered	
		No	No	No	Yes	No	Yes	Yes		Not Answered	
		No	No	Yes	Yes	No	Not sure	Yes	If there is anyway these new proposals can reflect upon the proposed development at homebase and Luton court.it would be a god send We the community, the people who actually live in these areas are grateful that the council have listened to us, and are making changes for future communities with student developments. However I live in a gable end room& kitchen for 23 yrs. I am sandwiched between home base and Luton court. I hope you don't allow them to build higher.	Don't Know/Didn't Use	

# Appendix 4: Finalised Student Housing Guidance, Statistical Analysis of student only and mixed use development

								Student only development (bedspace)				Mixed use development* (area)		
	FT	FT		NUMBER	AVERAG									
	STUDENT	STUDENTS	TOTAL	OF	E	% FT	% FT							
DATAZONE	S 16-17	18+	POP.	HOUSEHO	HOUSEH	STUDENT	STUDENTS	196.00	235.00	391.00	586.00	0.3ha	0.5ha	0.75ha
S01008417	22	23	726	299	2.43	3.17	6.20	26.14	29.14	39.03	48.09	17.48	22.62	27.46
S01008418	11	20	692	312	2.22	2.89	4.48	25.56	28.69	38.97	48.28	16.57	22.01	27.07
S01008419	17	12	525	193	2.72	2.29	5.52	31.21	34.74	45.85	55.36	20.11	26.05	31.26
S01008420	15	15	476	190	2.51	3.15	6.30	33.63	37.27	48.56	58.00	21.71	27.74	32.93
S01008421	21	27	858	394	2.18	3.15	5.59	23.15	25.89	35.15	43.91	15.58	20.37	25.02
S01008422	16	13	621	241	2.58	2.09	4.67	27.54	30.84	41.50	50.95	17.76	23.43	28.60
S01008423	38	27	1063	398	2.67	2.54	6.11	20.73	23.11	31.36	39.48	14.40	18.60	22.83
S01008424	26	29	835	338	2.47	3.47	6.59	24.35	27.10	36.38	45.11	16.60	21.37	25.97
S01008425	29	1512	2465	409	6.03	61.34	62.52	65.28	65.78	67.65	69.71	62.19	62.00	61.75
S01008426	14	20	573	264	2.17	3.49	5.93	29.91	33.29	44.09	53.49	19.51	25.22	30.33
S01008427	24	57	1068	397	2.69	5.34	7.58	21.91	24.25	32.35	40.33	15.60	19.67	23.78
S01008428	16	22	676	316	2.14	3.25	5.62	26.83	29.97	40.21	49.45	17.67	23.05	28.03
S01008429	23	24	841	352	2.39	2.85	5.59	23.43	26.21	35.55	44.36	15.74	20.58	25.26
S01008430	17	27	666	276	2.41	4.05	6.61	27.84	30.97	41.15	50.32	18.57	23.88	28.78
S01008431	22	28	842	352	2.39	3.33	5.94	23.70	26.46	35.77	44.54	16.01	20.82	25.46
S01008432	21	19	701	293	2.39	2.71	5.71	26.31	29.38	39.47	48.64	17.41	22.68	27.61
S01008433	11	23	807	348	2.32	2.85	4.21	22.93	25.82	35.48	44.51	14.98	20.05	24.92
S01008434	19	27	801	322	2.49	3.37	5.74	24.27	27.12	36.66	45.57	16.27	21.21	25.96
S01008435	15	35	766	301	2.54	4.57	6.53	25.57	28.47	38.12	47.04	17.27	22.25	26.99
S01008436	23	32	870	356	2.44	3.68	6.32	23.55	26.24	35.37	44.02	16.06	20.75	25.31
S01008437	15	25	710	367	1.93	3.52	5.63	26.05	29.10	39.15	48.30	17.23	22.49	27.41
S01008438	13	14	443	189	2.34	3.16	6.09	34.90	38.64	50.12	59.57	22.36	28.53	33.76
S01008439	36	24	1120	434	2.58	2.14	5.36	19.45	21.77	29.85	37.87	13.40	17.53	21.72
S01008440	33	18	997	403	2.47	1.81	5.12	20.70	23.21	31.84	40.24	14.02	18.47	22.90
S01008441	15	8	465	186	2.50	1.72	4.95	33.13	36.86	48.36	57.94	21.02	27.25	32.58
S01008442	14	9	688	303	2.27	1.31	3.34	24.77	27.95	38.37	47.80	15.75	21.31	26.49
S01008443	16	23	582	252	2.31	3.95	6.70	30.21	33.54	44.19	53.51	19.92	25.52	30.54
S01008444	15	26	634	260	2.44	4.10	6.47	28.55	31.76	42.15	51.39	18.92	24.36	29.32
S01008445	13	19	920	403	2.28	2.07	3.48	20.43	23.12	32.27	41.04	13.29	18.09	22.81
S01008446	115	70	1128	323	3.49	6.21	16.40	28.78	30.81	37.92	44.98	22.72	25.97	29.27
S01008447	11	10	675	286	2.36	1.48	3.11	24.91	28.13	38.65	48.14	15.75	21.39	26.61
S01008448	20	32	755	315	2.40	4.24	6.89	26.08	28.99	38.66	47.58	17.68	22.66	27.38



# Appendix 4: Finalised Student Housing Guidance, Statistical Analysis of student only and mixed use development

								Student only development (bedspace)				Mixed use development* (area)		
	FT	FT		NUMBER	AVERAG									
	STUDENT	STUDENTS	TOTAL	OF	E	% FT	% FT							
DATAZONE	S 16-17	18+	POP.	HOUSEHO	HOUSEH	STUDENT	STUDENTS	196.00	235.00	391.00	586.00	0.3ha	0.5ha	0.75ha
S01008449	19	39	795	351	2.26	4.91	7.30	25.63	28.45	37.86	46.63	17.57	22.39	27.00
S01008450	4	36	592	256	2.31	6.08	6.76	29.95	33.25	43.85	53.14	19.80	25.35	30.36
S01008451	20	37	699	325	2.15	5.29	8.15	28.27	31.26	41.10	50.04	19.33	24.37	29.07
S01008452	18	46	631	271	2.33	7.29	10.14	31.44	34.53	44.52	53.41	21.75	26.81	31.43
S01008453	9	36	506	215	2.35	7.11	8.89	34.33	37.79	48.61	57.78	22.91	28.54	33.43
S01008454	37	43	951	393	2.42	4.52	8.41	24.06	26.56	35.10	43.33	17.10	21.38	25.62
S01008455	20	95	1000	501	2.00	9.50	11.50	26.00	28.34	36.38	44.20	19.32	23.22	27.11
S01008456	11	45	973	528	1.84	4.62	5.76	21.56	24.09	32.77	41.18	14.74	19.19	23.61
S01008457	3	29	616	353	1.75	4.71	5.19	28.08	31.37	42.01	51.41	18.24	23.87	28.99
S01008458	15	47	994	428	2.32	4.73	6.24	21.68	24.17	32.71	41.01	14.98	19.34	23.68
S01008459	11	36	741	393	1.89	4.86	6.34	25.93	28.89	38.69	47.70	17.41	22.49	27.29
S01008460	13	34	805	368	2.19	4.22	5.84	24.28	27.12	36.62	45.51	16.30	21.23	25.95
S01008461	16	45	914	450	2.03	4.92	6.67	23.15	25.76	34.64	43.13	15.96	20.50	24.95
S01008462	7	17	564	349	1.62	3.01	4.26	28.95	32.42	43.46	53.04	18.43	24.36	29.65
S01008463	5	36	670	355	1.89	5.37	6.12	27.37	30.50	40.72	49.92	18.14	23.48	28.43
S01008464	9	32	850	413	2.06	3.76	4.82	22.66	25.44	34.81	43.66	15.03	19.92	24.65
S01008465	6	42	742	346	2.14	5.66	6.47	26.01	28.97	38.75	47.74	17.50	22.56	27.35
S01008466	9	54	744	318	2.34	7.26	8.47	27.55	30.44	40.00	48.80	19.05	23.91	28.50
S01008467	12	25	785	330	2.38	3.18	4.71	23.75	26.67	36.39	45.44	15.62	20.71	25.58
S01008468	17	46	678	232	2.92	6.78	9.29	29.63	32.64	42.47	51.34	20.48	25.47	30.09
S01008469	9	65	577	229	2.52	11.27	12.82	34.93	38.05	48.04	56.75	24.55	29.50	33.92
S01008470	11	42	728	298	2.44	5.77	7.28	26.95	29.91	39.68	48.63	18.30	23.33	28.06
S01008471	19	43	858	347	2.47	5.01	7.23	24.48	27.17	36.27	44.88	16.90	21.54	26.05
S01008472	11	52	714	277	2.58	7.28	8.82	28.46	31.40	41.09	49.92	19.67	24.59	29.20
S01008473	19	34	700	307	2.28	4.86	7.57	27.79	30.80	40.70	49.69	18.87	23.96	28.71
S01008474	7	42	779	440	1.77	5.39	6.29	25.13	28.01	37.61	46.52	16.94	21.90	26.64
S01008475	6	38	610	327	1.87	6.23	7.21	29.78	33.02	43.46	52.68	19.85	25.29	30.22
S01008476	7	19	699	406	1.72	2.72	3.72	24.80	27.94	38.26	47.63	15.89	21.37	26.50
S01008477	3	19	773	465	1.66	2.46	2.85	22.50	25.50	35.48	44.74	14.27	19.58	24.65
S01008478	7	46	840	439	1.91	5.48	6.31	24.03	26.79	36.07	44.81	16.33	21.11	25.72
S01008479	10	32	762	407	1.87	4.20	5.51	24.84	27.78	37.55	46.59	16.51	21.60	26.44
S01008480	8	67	607	279	2.18	11.04	12.36	33.75	36.82	46.69	55.41	23.76	28.66	33.09

# Appendix 4: Finalised Student Housing Guidance, Statistical Analysis of student only and mixed use development

								Student only development (bedspace)				Mixed use development* (area)		
	FT	FT		NUMBER	AVERAG									
	STUDENT	STUDENTS	TOTAL	OF	E	% FT	% FT							
DATAZONE	S 16-17	18+	POP.	HOUSEHO	HOUSEH	STUDENT	STUDENTS							
				LDS	OLD SIZE	S 18+	16+	196.00	235.00	391.00	586.00	0.3ha	0.5ha	0.75ha
S01008481	22	51	1615	373	4.33	3.16	4.52	14.85	16.65	23.13	29.94	10.46	13.74	17.26
S01008482	8	31	614	316	1.94	5.05	6.35	29.01	32.27	42.79	52.08	19.14	24.66	29.67
S01008483	6	50	598	327	1.83	8.36	9.36	31.74	34.93	45.20	54.22	21.65	26.90	31.64
S01008484	6	32	754	342	2.20	4.24	5.04	24.63	27.60	37.47	46.57	16.23	21.40	26.29
S01008485	15	74	1015	408	2.49	7.29	8.77	23.53	25.92	34.14	42.16	16.94	21.04	25.13
S01008486	10	52	867	459	1.89	6.00	7.15	24.27	26.95	36.01	44.60	16.76	21.38	25.87
S01008487	4	70	759	417	1.82	9.22	9.75	28.27	31.09	40.43	49.07	19.90	24.59	29.03
S01008488	5	86	764	416	1.84	11.26	11.91	29.90	32.63	41.73	50.15	21.55	26.02	30.26
S01008489	12	49	620	305	2.03	7.90	9.84	31.50	34.62	44.71	53.65	21.68	26.81	31.47
S01008490	5	78	893	528	1.69	8.73	9.29	25.62	28.19	36.92	45.23	18.28	22.64	26.90
S01008491	9	180	914	487	1.88	19.69	20.68	34.68	36.90	44.44	51.67	27.44	30.74	33.97
S01008492	6	106	944	515	1.83	11.23	11.86	27.02	29.43	37.68	45.62	20.00	24.00	27.95
S01008493	14	89	793	420	1.89	11.22	12.99	30.23	32.88	41.72	49.96	22.13	26.42	30.51
S01008494	5	71	688	409	1.68	10.32	11.05	30.77	33.69	43.28	51.96	21.71	26.49	30.93
S01008495	5	170	891	589	1.51	19.08	19.64	34.13	36.41	44.15	51.52	26.74	30.18	33.52
S01008496	6	171	956	676	1.41	17.89	18.51	32.38	34.59	42.17	49.48	25.41	28.81	32.17
S01008497	1	109	786	572	1.37	13.87	13.99	31.16	33.79	42.57	50.73	23.00	27.21	31.22
S01008498	4	109	772	525	1.47	14.12	14.64	31.92	34.56	43.34	51.47	23.64	27.82	31.79
S01008499	4	222	996	591	1.69	22.29	22.69	35.40	37.45	44.48	51.33	28.65	31.63	34.58
S01008500	2	74	402	209	1.92	18.41	18.91	45.48	48.82	58.89	67.00	32.01	36.77	40.68
S01008501	1	128	607	316	1.92	21.09	21.25	40.47	43.23	52.10	59.93	30.45	34.39	37.95
S01008502	5	151	635	373	1.70	23.78	24.57	42.36	44.94	53.31	60.77	32.66	36.19	39.39
S01008503	4	124	833	443	1.88	14.89	15.37	31.49	33.99	42.40	50.32	23.69	27.65	31.46
S01008504	10	120	1112	543	2.05	10.79	11.69	24.92	27.10	34.66	42.17	18.81	22.46	26.16
S01008505	16	59	711	330	2.15	8.30	10.55	29.88	32.77	42.29	50.96	21.05	25.81	30.26
S01008506	9	63	854	442	1.93	7.38	8.43	25.52	28.19	37.19	45.69	17.91	22.46	26.86
S01008507	14	210	897	386	2.32	23.41	24.97	38.43	40.55	47.75	54.62	31.06	34.01	36.88
S01008508	13	37	851	358	2.38	4.35	5.88	23.50	26.24	35.51	44.26	15.87	20.66	25.29
S01008509	18	42	994	509	1.95	4.23	6.04	21.51	24.00	32.56	40.89	14.81	19.19	23.55
S01008510	17	64	906	390	2.32	7.06	8.94	25.14	27.70	36.39	44.71	17.89	22.24	26.51
S01008511	21	38	881	358	2.46	4.31	6.70	23.68	26.34	35.38	43.97	16.27	20.89	25.40
S01008512	15	15	505	201	2.51	2.97	5.94	32.24	35.81	46.99	56.46	20.82	26.79	31.98

# Appendix 4: Finalised Student Housing Guidance, Statistical Analysis of student only and mixed use development

								Student only development (bedspace)				Mixed use development* (area)		
	FT	FT		NUMBER	AVERAG									
	STUDENT	STUDENTS	TOTAL	OF	E	% FT	% FT							
DATAZONE	S 16-17	18+	POP.	HOUSEHO	HOUSEH	STUDENT	STUDENTS	196.00	235.00	391.00	586.00	0.3ha	0.5ha	0.75ha
S01008513	20	17	706	258	2.74	2.41	5.24	25.83	28.91	39.02	48.22	16.98	22.29	27.25
S01008514	20	32	934	397	2.35	3.43	5.57	21.95	24.55	33.43	41.97	14.89	19.46	23.97
S01008515	20	24	747	297	2.52	3.21	5.89	25.45	28.41	38.22	47.26	16.98	22.09	26.92
S01008516	5	149	901	592	1.52	16.54	17.09	31.91	34.24	42.18	49.76	24.59	28.24	31.79
S01008517	12	169	860	463	1.86	19.65	21.05	35.70	37.99	45.72	53.04	28.09	31.46	34.73
S01008518	23	76	905	378	2.39	8.40	10.94	26.79	29.30	37.81	45.94	19.53	23.71	27.80
S01008519	30	20	809	324	2.50	2.47	6.18	24.48	27.30	36.75	45.59	16.53	21.42	26.10
S01008520	30	29	1076	433	2.48	2.70	5.48	20.05	22.43	30.67	38.81	13.78	18.00	22.26
S01008521	23	25	907	338	2.68	2.76	5.29	22.12	24.78	33.82	42.46	14.89	19.57	24.15
S01008522	12	27	532	228	2.33	5.08	7.33	32.28	35.72	46.59	55.90	21.28	26.99	32.02
S01008523	16	32	967	434	2.23	3.31	4.96	20.98	23.54	32.33	40.82	14.13	18.66	23.17
S01008524	15	58	867	442	1.96	6.69	8.42	25.31	27.95	36.88	45.35	17.79	22.30	26.68
S01008525	9	37	775	380	2.04	4.77	5.94	24.92	27.82	37.48	46.44	16.70	21.71	26.48
S01008526	13	36	850	448	1.90	4.24	5.76	23.42	26.18	35.46	44.22	15.79	20.59	25.24
S01008527	18	30	726	333	2.18	4.13	6.61	26.46	29.45	39.30	48.32	17.80	22.90	27.70
S01008528	12	20	720	304	2.37	2.78	4.44	24.89	27.96	38.07	47.32	16.18	21.52	26.53
S01008529	9	32	724	349	2.07	4.42	5.66	25.76	28.78	38.74	47.86	17.08	22.29	27.18
S01008530	9	19	724	369	1.96	2.62	3.87	24.35	27.42	37.58	46.87	15.68	21.06	26.12
S01008531	5	20	748	394	1.90	2.67	3.34	23.41	26.45	36.52	45.80	14.96	20.31	25.38
S01008532	7	15	443	213	2.08	3.39	4.97	34.12	37.91	49.52	59.09	21.58	27.89	33.23
S01008533	7	9	549	179	3.07	1.64	2.91	28.46	32.02	43.30	53.04	17.73	23.87	29.32
S01008534	24	37	723	274	2.64	5.12	8.44	27.97	30.90	40.57	49.43	19.26	24.20	28.83
S01008535	25	34	709	284	2.50	4.80	8.32	28.18	31.14	40.91	49.81	19.34	24.33	29.00
S01008536	11	14	569	263	2.16	2.46	4.39	28.89	32.34	43.33	52.90	18.44	24.34	29.61
S01008537	16	23	673	280	2.40	3.42	5.79	27.04	30.18	40.41	49.64	17.85	23.21	28.18
S01008538	20	17	542	242	2.24	3.14	6.83	31.57	35.01	45.87	55.23	20.73	26.45	31.52
S01008539	20	27	837	346	2.42	3.23	5.62	23.52	26.31	35.67	44.48	15.80	20.65	25.34
S01008540	20	25	861	373	2.31	2.90	5.23	22.80	25.55	34.82	43.61	15.25	20.07	24.74
S01008541	27	27	886	323	2.74	3.05	6.09	23.11	25.78	34.85	43.48	15.73	20.39	24.95
S01008542	32	29	942	337	2.80	3.08	6.48	22.58	25.15	33.91	42.34	15.57	20.05	24.46
S01008543	18	24	740	259	2.86	3.24	5.68	25.43	28.41	38.28	47.36	16.90	22.05	26.91
S01008544	36	26	653	216	3.02	3.98	9.49	30.39	33.45	43.39	52.30	20.96	26.01	30.66

# Appendix 4: Finalised Student Housing Guidance, Statistical Analysis of student only and mixed use development

								Student only development (bedspace)				Mixed use development* (area)		
	FT	FT		NUMBER	AVERAG									
	STUDENT	STUDENTS	TOTAL	OF	E	% FT	% FT							
DATAZONE	S 16-17	18+	POP.	HOUSEHO	HOUSEH	STUDENT	STUDENTS	196.00	235.00	391.00	586.00	0.3ha	0.5ha	0.75ha
S01008545	34	26	898	334	2.69	2.90	6.68	23.40	26.04	34.99	43.53	16.11	20.68	25.16
S01008546	22	22	806	337	2.39	2.73	5.46	23.95	26.80	36.34	45.26	15.99	20.95	25.71
S01008547	26	22	1010	424	2.38	2.18	4.75	20.23	22.73	31.33	39.72	13.63	18.07	22.51
S01008548	12	27	835	347	2.41	3.23	4.67	22.79	25.61	35.07	43.98	15.06	20.00	24.78
S01008549	11	35	952	439	2.17	3.68	4.83	21.08	23.67	32.54	41.09	14.14	18.73	23.27
S01008550	25	23	798	346	2.31	2.88	6.02	24.55	27.40	36.92	45.81	16.52	21.45	26.17
S01008551	17	33	984	496	1.98	3.35	5.08	20.85	23.38	32.07	40.51	14.09	18.57	23.04
S01008552	28	33	876	383	2.29	3.77	6.96	23.97	26.64	35.67	44.25	16.53	21.14	25.63
S01008553	9	21	528	244	2.16	3.98	5.68	31.22	34.73	45.81	55.30	20.16	26.07	31.27
S01008554	19	38	1090	368	2.96	3.49	5.23	19.67	22.04	30.25	38.37	13.48	17.68	21.94
S01008555	16	50	1036	528	1.96	4.83	6.37	21.27	23.68	32.03	40.20	14.79	19.04	23.30
S01008556	12	31	778	346	2.25	3.98	5.53	24.54	27.44	37.13	46.11	16.34	21.38	26.19
S01008557	14	24	928	429	2.16	2.59	4.09	20.82	23.47	32.52	41.22	13.73	18.45	23.10
S01008558	9	34	912	433	2.11	3.73	4.71	21.57	24.24	33.31	41.99	14.38	19.09	23.71
S01008559	12	27	715	295	2.42	3.78	5.45	25.80	28.84	38.88	48.04	17.03	22.29	27.21
S01008560	6	27	699	295	2.37	3.86	4.72	25.59	28.69	38.90	48.17	16.67	22.05	27.08
S01008561	23	21	674	277	2.43	3.12	6.53	27.59	30.69	40.85	50.00	18.40	23.69	28.58
S01008562	6	17	675	344	1.96	2.52	3.41	25.14	28.35	38.84	48.30	15.98	21.58	26.78
S01008563	16	34	830	369	2.25	4.10	6.02	23.98	26.76	36.12	44.92	16.20	21.03	25.69
S01008564	8	15	587	315	1.86	2.56	3.92	27.97	31.39	42.33	51.92	17.77	23.64	28.94
S01008565	13	35	930	414	2.25	3.76	5.16	21.67	24.29	33.23	41.82	14.59	19.21	23.76
S01008566	16	24	1066	433	2.46	2.25	3.75	18.70	21.14	29.58	37.89	12.39	16.77	21.20
S01008567	20	22	744	289	2.57	2.96	5.65	25.32	28.29	38.15	47.22	16.83	21.96	26.82
S01008568	16	24	793	350	2.27	3.03	5.04	23.86	26.75	36.40	45.40	15.79	20.83	25.65
S01008569	2	42	640	400	1.60	6.56	6.88	28.71	31.89	42.19	51.39	19.14	24.51	29.43
S01008570	19	32	961	426	2.26	3.33	5.31	21.35	23.91	32.69	41.18	14.46	18.98	23.47
S01008571	12	23	679	323	2.10	3.39	5.15	26.40	29.54	39.81	49.09	17.27	22.68	27.70
S01008572	9	41	888	346	2.57	4.62	5.63	22.69	25.38	34.48	43.15	15.34	20.03	24.62
S01008573	13	38	892	321	2.78	4.26	5.72	22.70	25.38	34.45	43.10	15.37	20.05	24.62
S01008574	18	41	757	293	2.58	5.42	7.79	26.76	29.64	39.20	48.03	18.37	23.26	27.89
S01008575	17	36	802	335	2.39	4.49	6.61	24.95	27.77	37.22	46.04	16.95	21.81	26.47
S01008576	10	61	823	386	2.13	7.41	8.63	26.20	28.92	38.06	46.63	18.36	22.97	27.41

# Appendix 4: Finalised Student Housing Guidance, Statistical Analysis of student only and mixed use development

								Student only development (bedspace)				Mixed use development* (area)		
	FT	FT		NUMBER	AVERAG									
	STUDENT	STUDENTS	TOTAL	OF	E	% FT	% FT							
DATAZONE	S 16-17	18+	POP.	HOUSEHO	HOUSEH	STUDENT	STUDENTS							
				LDS	OLD SIZE	S 18+	16+	196.00	235.00	391.00	586.00	0.3ha	0.5ha	0.75ha
S01008577	20	21	903	363	2.49	2.33	4.54	21.57	24.25	33.38	42.11	14.31	19.06	23.72
S01008578	20	29	806	291	2.77	3.60	6.08	24.45	27.28	36.76	45.62	16.48	21.38	26.09
S01008579	19	20	753	301	2.50	2.66	5.18	24.76	27.73	37.59	46.68	16.35	21.51	26.39
S01008580	13	37	542	261	2.08	6.83	9.23	33.33	36.68	47.27	56.38	22.48	27.94	32.76
S01008581	17	45	894	464	1.93	5.03	6.94	23.67	26.31	35.25	43.78	16.35	20.91	25.38
S01008582	13	53	1020	486	2.10	5.20	6.47	21.55	23.98	32.39	40.60	14.99	19.26	23.54
S01008583	12	63	713	352	2.03	8.84	10.52	29.81	32.70	42.21	50.89	21.01	25.76	30.21
S01008584	13	73	859	394	2.18	8.50	10.01	26.73	29.34	38.16	46.51	19.15	23.53	27.79
S01008585	5	39	598	249	2.40	6.52	7.36	30.23	33.49	43.98	53.21	20.15	25.62	30.55
S01008586	9	40	811	360	2.25	4.93	6.04	24.33	27.15	36.61	45.45	16.40	21.29	25.99
S01008587	16	186	914	316	2.89	20.35	22.10	35.86	38.03	45.44	52.53	28.61	31.79	34.88
S01008588	17	78	775	344	2.25	10.06	12.26	29.97	32.67	41.68	50.04	21.72	26.13	30.31
S01008589	9	13	390	172	2.27	3.33	5.64	37.20	41.12	52.88	62.30	23.52	29.93	35.20
S01008590	11	85	759	413	1.84	11.20	12.65	30.58	33.30	42.35	50.71	22.19	26.60	30.78
S01008591	14	123	824	327	2.52	14.93	16.63	32.65	35.13	43.46	51.28	24.78	28.65	32.36
S01008592	15	93	760	356	2.13	12.24	14.21	31.80	34.47	43.35	51.56	23.41	27.67	31.70
S01008593	13	38	780	309	2.52	4.87	6.54	25.31	28.18	37.75	46.63	17.13	22.06	26.77
S01008594	19	147	1038	428	2.43	14.16	15.99	29.34	31.50	38.98	46.31	22.84	26.29	29.75
S01008595	9	67	905	508	1.78	7.40	8.40	24.70	27.28	36.03	44.40	17.45	21.85	26.17
S01008596	12	128	852	455	1.87	15.02	16.43	32.06	34.50	42.72	50.49	24.41	28.22	31.91
S01008597	21	29	880	388	2.27	3.30	5.68	22.86	25.56	34.70	43.38	15.45	20.16	24.77
S01008598	13	292	837	329	2.54	34.89	36.44	48.50	50.37	56.68	62.61	40.66	42.66	44.56
S01008599	20	211	919	366	2.51	22.96	25.14	38.30	40.38	47.48	54.29	31.07	33.97	36.80
S01008600	22	127	847	306	2.77	14.99	17.59	33.08	35.49	43.62	51.29	25.38	29.10	32.69
S01008601	21	2088	2533	314	8.07	82.43	83.26	84.46	84.68	85.50	86.41	81.42	80.33	79.07
S01008602	6	262	650	323	2.01	40.31	41.23	54.85	56.84	63.30	69.09	45.24	47.01	48.57
S01008603	8	503	1121	544	2.06	44.87	45.58	53.68	55.01	59.66	64.26	47.50	48.49	49.45
S01008604	10	284	933	418	2.23	30.44	31.51	43.40	45.29	51.74	57.93	36.24	38.56	40.82
S01008605	7	200	702	337	2.08	28.49	29.49	44.88	47.17	54.71	61.57	35.88	38.77	41.43
S01008606	16	81	767	287	2.67	10.56	12.65	30.43	33.13	42.14	50.48	22.11	26.50	30.66
S01008607	13	17	630	283	2.23	2.70	4.76	27.36	30.64	41.23	50.66	17.69	23.32	28.46
S01008608	15	51	751	326	2.30	6.79	8.79	27.67	30.53	40.02	48.77	19.22	24.03	28.58

# Appendix 4: Finalised Student Housing Guidance, Statistical Analysis of student only and mixed use development

								Student only development (bedspace)				Mixed use development* (area)		
	FT	FT		NUMBER	AVERAG									
	STUDENT	STUDENTS	TOTAL	OF	E	% FT	% FT							
DATAZONE	S 16-17	18+	POP.	HOUSEHO	HOUSEH	STUDENT	STUDENTS	196.00	235.00	391.00	586.00	0.3ha	0.5ha	0.75ha
S01008609	21	47	977	410	2.38	4.81	6.96	22.51	25.00	33.55	41.84	15.70	20.05	24.36
S01008610	21	142	848	416	2.04	16.75	19.22	34.39	36.75	44.71	52.23	26.69	30.26	33.70
S01008611	12	701	1421	592	2.40	49.33	50.18	56.22	57.25	60.93	64.72	51.17	51.71	52.23
S01008612	3	320	779	376	2.07	41.08	41.46	53.23	55.03	61.03	66.59	44.90	46.50	47.98
S01008613	16	209	798	371	2.15	26.19	28.20	42.35	44.53	51.81	58.60	34.23	37.07	39.75
S01008614	2	336	677	307	2.21	49.63	49.93	61.17	62.83	68.26	73.16	51.82	52.67	53.38
S01008615	10	385	869	331	2.63	44.30	45.45	55.49	57.07	62.38	67.42	47.85	49.00	50.07
S01008616	5	405	733	259	2.83	55.25	55.93	65.23	66.63	71.26	75.51	56.42	56.65	56.79
S01008617	8	472	829	281	2.95	56.94	57.90	65.95	67.20	71.39	75.34	57.96	57.99	57.95
S01008618	6	423	739	267	2.77	57.24	58.05	66.84	68.17	72.57	76.60	58.09	58.10	58.04
S01008619	7	233	520	203	2.56	44.81	46.15	60.89	62.91	69.26	74.68	49.51	50.88	52.00
S01008620	8	422	815	290	2.81	51.78	52.76	61.92	63.33	68.08	72.52	53.84	54.35	54.77
S01008621	3	419	770	272	2.83	54.42	54.81	63.98	65.37	70.03	74.34	55.51	55.84	56.08
S01008622	2	183	517	200	2.59	35.40	35.78	53.44	55.85	63.44	69.90	42.06	44.60	46.77
S01008623	5	369	954	343	2.78	38.68	39.20	49.57	51.22	56.88	62.34	42.51	44.14	45.72
S01008624	7	22	781	346	2.26	2.82	3.71	23.03	25.98	35.84	44.99	14.87	20.07	25.04
S01008625	15	18	573	239	2.40	3.14	5.76	29.78	33.17	43.98	53.41	19.38	25.11	30.24
S01008626	26	65	919	388	2.37	7.07	9.90	25.74	28.25	36.79	44.98	18.57	22.81	26.97
S01008627	20	29	759	256	2.96	3.82	6.46	25.65	28.57	38.26	47.21	17.29	22.30	27.06
S01008628	11	94	630	262	2.40	14.92	16.67	36.44	39.31	48.58	56.83	26.71	31.09	35.07
S01008629	8	80	571	301	1.90	14.01	15.41	37.03	40.07	49.79	58.25	26.55	31.24	35.41
S01008630	6	152	556	277	2.01	27.34	28.42	47.07	49.68	57.97	65.15	36.33	39.62	42.51
S01008631	9	121	786	453	1.74	15.39	16.54	33.20	35.75	44.27	52.19	25.03	28.99	32.77
S01008632	5	88	918	420	2.19	9.59	10.13	25.94	28.45	36.97	45.15	18.77	22.98	27.13
S01008633	21	71	952	452	2.11	7.46	9.66	25.09	27.55	35.96	44.08	18.13	22.30	26.42
S01008634	17	134	727	276	2.63	18.43	20.77	37.59	40.12	48.48	56.13	28.88	32.58	36.04
S01008635	15	162	850	362	2.35	19.06	20.82	35.66	37.97	45.77	53.13	27.97	31.39	34.69
S01008636	16	181	861	367	2.35	21.02	22.88	37.18	39.42	46.96	54.11	29.57	32.78	35.87
S01008637	9	92	710	309	2.30	12.96	14.23	32.78	35.56	44.69	53.01	23.93	28.33	32.43
S01008638	5	203	854	344	2.48	23.77	24.36	38.48	40.68	48.11	55.14	30.81	33.89	36.87
S01008639	9	157	888	430	2.07	17.68	18.69	33.39	35.71	43.55	51.02	25.99	29.52	32.95
S01008640	8	221	776	351	2.21	28.48	29.51	43.72	45.90	53.13	59.84	35.41	38.16	40.75

# Appendix 4: Finalised Student Housing Guidance, Statistical Analysis of student only and mixed use development

								Student only development (bedspace)				Mixed use development* (area)		
	FT	FT		NUMBER	AVERAG									
	STUDENT	STUDENTS	TOTAL	OF	E	% FT	% FT							
DATAZONE	S 16-17	18+	POP.	HOUSEHO	HOUSEH	STUDENT	STUDENTS							
				LDS	OLD SIZE	S 18+	16+	196.00	235.00	391.00	586.00	0.3ha	0.5ha	0.75ha
S01008641	6	313	825	351	2.35	37.94	38.67	50.44	52.26	58.39	64.14	42.50	44.31	46.02
S01008642	7	217	932	433	2.15	23.28	24.03	37.23	39.33	46.49	53.36	30.10	33.07	35.98
S01008643	9	101	712	323	2.20	14.19	15.45	33.70	36.43	45.42	53.62	24.86	29.13	33.11
S01008644	3	203	771	386	2.00	26.33	26.72	41.57	43.84	51.38	58.36	33.23	36.26	39.11
S01008645	8	227	825	360	2.29	27.52	28.48	42.21	44.34	51.48	58.19	34.31	37.07	39.70
S01008646	2	147	812	453	1.79	18.10	18.35	34.23	36.68	44.89	52.58	26.26	29.99	33.56
S01008647	2	114	589	330	1.78	19.35	19.69	39.75	42.60	51.73	59.74	29.49	33.66	37.39
S01008648	1	120	610	339	1.80	19.67	19.84	39.33	42.13	51.15	59.11	29.35	33.44	37.13
S01008649	3	128	901	560	1.61	14.21	14.54	29.81	32.22	40.40	48.22	22.50	26.38	30.16
S01008650	3	141	731	470	1.56	19.29	19.70	36.68	39.23	47.68	55.43	28.00	31.80	35.36
S01008651	2	404	965	497	1.94	41.87	42.07	51.85	53.42	58.78	63.96	44.85	46.23	47.55
S01008652	1	88	567	387	1.47	15.52	15.70	37.35	40.40	50.10	58.54	26.82	31.49	35.63
S01008653	3	148	684	402	1.70	21.64	22.08	39.43	42.00	50.42	58.03	30.28	33.95	37.34
S01008654	2	206	937	585	1.60	21.99	22.20	35.66	37.80	45.11	52.13	28.56	31.68	34.74
S01008655	2	184	796	442	1.80	23.12	23.37	38.51	40.83	48.61	55.86	30.39	33.69	36.82
S01008656	4	118	644	426	1.51	18.32	18.94	37.86	40.61	49.57	57.56	28.28	32.38	36.12
S01008657	4	200	758	361	2.10	26.39	26.91	41.93	44.21	51.78	58.78	33.47	36.51	39.35
S01008658	13	364	1111	555	2.00	32.76	33.93	43.84	45.47	51.13	56.75	37.65	39.56	41.46
S01008659	2	315	825	446	1.85	38.18	38.42	50.24	52.08	58.22	64.00	42.30	44.14	45.86
S01008660	6	335	936	444	2.11	35.79	36.43	47.44	49.19	55.16	60.91	40.28	42.17	44.00
S01008661	6	416	990	437	2.27	42.02	42.63	52.11	53.63	58.87	63.96	45.26	46.57	47.83
S01008662	8	441	745	276	2.70	59.19	60.27	68.54	69.80	73.94	77.76	59.83	59.63	59.36
S01008663	4	326	846	434	1.95	38.53	39.01	50.48	52.27	58.29	63.97	42.69	44.45	46.11
S01008664	2	201	705	396	1.78	28.51	28.79	44.28	46.60	54.20	61.12	35.32	38.27	40.99
S01008665	13	427	1186	524	2.26	36.00	37.10	46.02	47.50	52.69	57.90	40.16	41.75	43.35
S01008666	2	557	994	311	3.20	56.04	56.24	63.45	64.61	68.59	72.47	56.57	56.73	56.84
S01008667	10	496	984	308	3.19	50.41	51.42	59.49	60.79	65.24	69.55	52.57	53.15	53.66
S01008668	1	305	620	280	2.21	49.19	49.35	61.52	63.27	68.94	73.96	51.52	52.46	53.24
S01008669	2	401	578	173	3.34	69.38	69.72	77.39	78.47	81.94	84.97	66.75	65.50	64.27
S01008670	4	594	879	260	3.38	67.58	68.03	73.86	74.78	77.87	80.82	66.20	65.32	64.38
S01008671	6	473	751	331	2.27	62.98	63.78	71.28	72.41	76.18	79.66	62.61	62.06	61.46
S01008672	5	330	686	341	2.01	48.10	48.83	60.20	61.89	67.41	72.41	50.96	51.91	52.73

# Appendix 4: Finalised Student Housing Guidance, Statistical Analysis of student only and mixed use development

								Student only development (bedspace)				Mixed use development* (area)		
	FT	FT		NUMBER	AVERAG									
	STUDENT	STUDENTS	TOTAL	OF	E	% FT	% FT							
DATAZONE	S 16-17	18+	POP.	HOUSEHO	HOUSEH	STUDENT	STUDENTS	196.00	235.00	391.00	586.00	0.3ha	0.5ha	0.75ha
S01008673	2	483	1064	649	1.64	45.39	45.58	54.05	55.43	60.21	64.91	47.59	48.61	49.59
S01008674	3	537	955	413	2.31	56.23	56.54	63.94	65.13	69.17	73.07	56.83	56.98	57.05
S01008675	1	175	732	476	1.54	23.91	24.04	40.09	42.50	50.49	57.81	31.40	34.77	37.91
S01008676	3	255	779	338	2.30	32.73	33.12	46.56	48.62	55.47	61.83	38.27	40.66	42.91
S01008677	1	290	821	420	1.95	35.32	35.44	47.89	49.81	56.27	62.33	39.92	42.04	44.04
S01008678	5	789	1200	393	3.05	65.75	66.17	70.92	71.71	74.48	77.27	65.02	64.43	63.75
S01008679	10	589	1164	546	2.13	50.60	51.46	58.46	59.61	63.67	67.71	52.45	52.97	53.45
S01008680	16	285	631	326	1.94	45.17	47.70	60.10	61.89	67.71	72.88	50.24	51.35	52.29
S01008681	5	454	971	540	1.80	46.76	47.27	56.13	57.55	62.41	67.12	49.15	50.08	50.95
S01008682	7	243	783	431	1.82	31.03	31.93	45.56	47.64	54.60	61.07	37.30	39.80	42.16
S01008683	12	666	1511	576	2.62	44.08	44.87	51.20	52.29	56.20	60.28	46.44	47.29	48.16
S01008684	7	212	994	532	1.87	21.33	22.03	34.87	36.94	44.04	50.95	28.12	31.15	34.16
S01008685	7	342	1025	489	2.10	33.37	34.05	44.64	46.35	52.26	58.04	38.01	40.00	41.96
S01008686	6	106	963	585	1.65	11.01	11.63	26.57	28.96	37.15	45.06	19.67	23.65	27.59
S01008687	1	114	648	419	1.55	17.59	17.75	36.85	39.64	48.70	56.81	27.33	31.54	35.39
S01008688	6	90	896	457	1.96	10.04	10.71	26.74	29.27	37.84	46.02	19.42	23.64	27.77
S01008689	2	87	860	548	1.57	10.12	10.35	26.99	29.59	38.37	46.68	19.42	23.77	27.99
S01008690	3	107	990	598	1.66	10.81	11.11	25.80	28.16	36.28	44.16	19.06	23.02	26.96
S01008691	1	98	1050	678	1.55	9.33	9.43	23.68	25.99	34.00	41.87	17.27	21.23	25.21
S01008692	4	68	685	391	1.75	9.93	10.51	30.42	33.37	43.03	51.77	21.33	26.18	30.67
S01008693	6	15	487	224	2.17	3.08	4.31	31.77	35.46	46.92	56.57	20.06	26.28	31.65
S01008694	15	86	1000	537	1.86	8.60	10.10	24.83	27.21	35.37	43.32	18.15	22.17	26.18
S01008695	8	53	703	338	2.08	7.54	8.68	28.59	31.56	41.32	50.19	19.69	24.66	29.30
S01008696	20	18	675	285	2.37	2.67	5.63	26.87	30.00	40.24	49.48	17.69	23.07	28.05
S01008697	23	45	1059	453	2.34	4.25	6.42	21.04	23.42	31.66	39.76	14.68	18.87	23.08
S01008698	10	23	492	209	2.35	4.67	6.71	33.28	36.86	48.02	57.42	21.65	27.57	32.70
S01008699	15	28	909	470	1.93	3.08	4.73	21.63	24.30	33.38	42.07	14.41	19.13	23.76
S01008700	16	27	569	248	2.29	4.75	7.56	31.24	34.58	45.21	54.46	20.78	26.33	31.28
S01008701	4	17	396	200	1.98	4.29	5.30	36.66	40.57	52.35	61.81	23.12	29.55	34.85
S01008702	8	85	584	312	1.87	14.55	15.92	37.05	40.05	49.64	58.03	26.75	31.34	35.45
S01008703	18	67	972	456	2.13	6.89	8.74	24.06	26.51	34.92	43.07	17.22	21.42	25.59
S01008704	13	21	709	307	2.31	2.96	4.80	25.41	28.50	38.64	47.88	16.59	21.93	26.94



# Appendix 4: Finalised Student Housing Guidance, Statistical Analysis of student only and mixed use development

								Student only development (bedspace)				Mixed use development* (area)		
	FT	FT		NUMBER	AVERAG									
	STUDENT	STUDENTS	TOTAL	OF	E	% FT	% FT							
DATAZONE	S 16-17	18+	POP.	HOUSEHO	HOUSEH	STUDENT	STUDENTS	196.00	235.00	391.00	586.00	0.3ha	0.5ha	0.75ha
S01008705	3	31	500	236	2.12	6.20	6.80	33.05	36.60	47.70	57.09	21.54	27.43	32.54
S01008706	8	28	577	243	2.37	4.85	6.24	30.01	33.37	44.11	53.48	19.67	25.33	30.41
S01008707	5	47	862	387	2.23	5.45	6.03	23.44	26.16	35.36	44.06	15.90	20.63	25.24
S01008708	13	40	928	452	2.05	4.31	5.71	22.15	24.76	33.66	42.21	15.06	19.64	24.15
S01008709	15	19	763	299	2.55	2.49	4.46	23.98	26.95	36.83	45.96	15.66	20.86	25.79
S01008710	9	34	494	208	2.38	6.88	8.70	34.64	38.13	49.04	58.24	23.02	28.71	33.63
S01008711	11	24	706	353	2.00	3.40	4.96	25.61	28.69	38.83	48.07	16.76	22.09	27.09
S01008712	10	39	1143	499	2.29	3.41	4.29	18.30	20.61	28.68	36.73	12.35	16.51	20.75
S01008713	13	14	635	292	2.17	2.20	4.25	26.84	30.11	40.74	50.20	17.22	22.89	28.07
S01008714	8	11	568	297	1.91	1.94	3.35	28.14	31.63	42.75	52.43	17.69	23.70	29.08
S01008715	21	17	763	367	2.08	2.23	4.98	24.40	27.35	37.18	46.26	16.08	21.22	26.10
S01008716	7	13	545	295	1.85	2.39	3.67	29.15	32.69	43.91	53.58	18.36	24.43	29.81
S01008717	9	15	440	181	2.43	3.41	5.45	34.59	38.37	49.94	59.45	22.00	28.26	33.54
S01008718	9	14	510	222	2.30	2.75	4.51	31.02	34.63	45.95	55.57	19.69	25.80	31.13
S01008719	16	35	1003	420	2.39	3.49	5.08	20.60	23.10	31.71	40.09	13.95	18.39	22.81
S01008720	8	30	508	243	2.09	5.91	7.48	33.24	36.74	47.72	57.04	21.86	27.64	32.68
S01008721	19	27	809	310	2.61	3.34	5.69	24.08	26.92	36.42	45.30	16.14	21.07	25.80
S01008722	20	35	1058	480	2.20	3.31	5.20	20.02	22.43	30.78	38.99	13.66	17.95	22.26
S01008723	26	61	677	257	2.63	9.01	12.85	32.42	35.31	44.76	53.29	23.23	27.87	32.15
S01008724	16	29	968	400	2.42	3.00	4.65	20.70	23.28	32.08	40.60	13.86	18.42	22.95
S01008725	16	25	752	343	2.19	3.32	5.45	25.00	27.96	37.80	46.86	16.58	21.71	26.57
S01008726	11	22	579	241	2.40	3.80	5.70	29.55	32.92	43.71	53.13	19.23	24.95	30.07
S01008727	20	46	1102	454	2.43	4.17	5.99	20.18	22.51	30.61	38.63	14.04	18.16	22.34
S01008728	12	11	552	229	2.41	1.99	4.17	29.28	32.78	43.90	53.51	18.59	24.58	29.90
S01008729	21	22	740	277	2.67	2.97	5.81	25.53	28.51	38.37	47.44	17.00	22.14	26.99
S01008730	12	37	801	411	1.95	4.62	6.12	24.57	27.41	36.91	45.78	16.57	21.48	26.19
S01008731	7	11	430	226	1.90	2.56	4.19	34.19	38.05	49.82	59.45	21.39	27.84	33.26
S01008732	8	22	610	340	1.79	3.61	4.92	28.04	31.36	42.06	51.51	18.13	23.81	28.97
S01008733	4	28	793	473	1.68	3.53	4.04	23.05	25.97	35.73	44.82	14.99	20.12	25.04
S01008734	10	19	564	266	2.12	3.37	5.14	29.61	33.04	43.98	53.48	19.08	24.92	30.12
S01008735	26	36	996	385	2.59	3.61	6.22	21.64	24.13	32.66	40.96	14.95	19.31	23.65
S01008736	25	28	738	290	2.54	3.79	7.18	26.66	29.60	39.33	48.26	18.10	23.11	27.84

# Appendix 4: Finalised Student Housing Guidance, Statistical Analysis of student only and mixed use development

								Student only development (bedspace)				Mixed use development* (area)		
	FT	FT		NUMBER	AVERAG									
	STUDENT	STUDENTS	TOTAL	OF	E	% FT	% FT							
DATAZONE	S 16-17	18+	POP.	HOUSEHO	HOUSEH	STUDENT	STUDENTS	196.00	235.00	391.00	586.00	0.3ha	0.5ha	0.75ha
S01008737	14	33	801	339	2.36	4.12	5.87	24.37	27.22	36.74	45.64	16.37	21.30	26.03
S01008738	15	24	782	299	2.62	3.07	4.99	24.03	26.94	36.66	45.69	15.87	20.95	25.80
S01008739	17	25	559	240	2.33	4.47	7.51	31.52	34.89	45.58	54.85	20.92	26.51	31.48
S01008740	15	19	553	227	2.44	3.44	6.15	30.71	34.14	45.02	54.43	20.03	25.79	30.91
S01008741	17	37	953	395	2.41	3.88	5.67	21.76	24.33	33.11	41.59	14.82	19.33	23.80
S01008742	4	17	484	280	1.73	3.51	4.34	31.91	35.61	47.09	56.73	20.15	26.37	31.75
S01008743	12	35	926	485	1.91	3.78	5.08	21.66	24.29	33.26	41.87	14.55	19.19	23.76
S01008744	26	33	1058	519	2.04	3.12	5.58	20.33	22.74	31.06	39.23	13.98	18.23	22.52
S01008745	13	16	466	241	1.93	3.43	6.22	33.99	37.66	49.01	58.46	21.89	27.97	33.16
S01008746	12	76	1062	572	1.86	7.16	8.29	22.58	24.90	32.97	40.90	16.23	20.26	24.31
S01008747	8	22	501	234	2.14	4.39	5.99	32.42	36.01	47.20	56.67	20.94	26.91	32.11
S01008748	12	13	667	283	2.36	1.95	3.75	25.61	28.82	39.32	48.76	16.36	21.96	27.13
S01008749	19	30	983	402	2.45	3.05	4.98	20.78	23.32	32.02	40.47	14.02	18.51	22.98
S01008750	14	20	704	313	2.25	2.84	4.83	25.56	28.65	38.81	48.06	16.69	22.04	27.05
S01008751	10	22	622	304	2.05	3.54	5.14	27.87	31.16	41.76	51.16	18.10	23.72	28.84
S01008752	5	33	787	459	1.71	4.19	4.83	23.80	26.71	36.42	45.45	15.69	20.77	25.62
S01008753	5	14	536	314	1.71	2.61	3.54	29.37	32.94	44.23	53.92	18.45	24.57	29.97
S01008754	5	29	590	362	1.63	4.92	5.76	29.26	32.61	43.32	52.72	19.09	24.76	29.86
S01008755	13	39	941	541	1.74	4.14	5.53	21.81	24.40	33.26	41.78	14.80	19.36	23.86
S01008756	3	39	708	418	1.69	5.51	5.93	26.33	29.37	39.40	48.53	17.49	22.72	27.62
S01008757	7	7	638	397	1.61	1.10	2.19	25.18	28.52	39.36	49.02	15.61	21.48	26.86
S01008758	12	32	823	444	1.85	3.89	5.35	23.55	26.37	35.83	44.71	15.72	20.64	25.38
S01008759	6	17	564	322	1.75	3.01	4.08	28.82	32.29	43.35	52.96	18.30	24.25	29.56
S01008760	22	24	949	500	1.90	2.53	4.85	21.14	23.73	32.61	41.17	14.17	18.77	23.31
S01008761	16	42	738	295	2.50	5.69	7.86	27.19	30.11	39.77	48.64	18.64	23.58	28.24
S01008762	10	22	608	301	2.02	3.62	5.26	28.36	31.67	42.34	51.76	18.42	24.07	29.20
S01008763	6	17	925	433	2.14	1.84	2.49	19.54	22.24	31.46	40.30	12.43	17.30	22.10
S01008764	12	31	714	306	2.33	4.34	6.02	26.26	29.29	39.28	48.38	17.49	22.69	27.56
S01008765	9	34	852	393	2.17	3.99	5.05	22.81	25.57	34.92	43.74	15.19	20.05	24.76
S01008766	19	34	1057	413	2.56	3.22	5.01	19.87	22.29	30.66	38.89	13.51	17.82	22.15
S01008767	16	25	542	266	2.04	4.61	7.56	32.11	35.52	46.30	55.59	21.27	26.91	31.90
S01008768	8	19	537	256	2.10	3.54	5.03	30.42	33.94	45.04	54.59	19.51	25.46	30.71

# Appendix 4: Finalised Student Housing Guidance, Statistical Analysis of student only and mixed use development

								Student only development (bedspace)				Mixed use development* (area)		
	FT	FT		NUMBER	AVERAG									
	STUDENT	STUDENTS	TOTAL	OF	E	% FT	% FT							
DATAZONE	S 16-17	18+	POP.	HOUSEHO	HOUSEH	STUDENT	STUDENTS	196.00	235.00	391.00	586.00	0.3ha	0.5ha	0.75ha
S01008769	3	41	666	380	1.75	6.16	6.61	27.84	30.97	41.15	50.32	18.57	23.88	28.78
S01008770	3	75	855	431	1.98	8.77	9.12	26.07	28.72	37.64	46.08	18.47	22.94	27.28
S01008771	1	50	779	411	1.90	6.42	6.55	25.33	28.21	37.78	46.67	17.14	22.08	26.79
S01008772	8	32	785	395	1.99	4.08	5.10	24.06	26.96	36.65	45.66	15.92	20.98	25.81
S01008773	14	36	1025	596	1.72	3.51	4.88	20.15	22.62	31.14	39.48	13.62	18.01	22.42
S01008774	13	47	901	495	1.82	5.22	6.66	23.34	25.97	34.91	43.44	16.06	20.63	25.11
S01008775	7	21	477	218	2.19	4.40	5.87	33.28	36.94	48.27	57.76	21.39	27.46	32.69
S01008776	6	55	863	467	1.85	6.37	7.07	24.27	26.96	36.04	44.65	16.73	21.37	25.88
S01008777	6	47	1014	637	1.59	4.64	5.23	20.58	23.06	31.60	39.94	13.99	18.38	22.78
S01008778	6	79	1086	664	1.64	7.27	7.83	21.92	24.22	32.23	40.13	15.70	19.70	23.76
S01008779	3	52	718	402	1.79	7.24	7.66	27.46	30.43	40.22	49.16	18.72	23.74	28.45
S01008780	4	50	583	329	1.77	8.58	9.26	32.09	35.33	45.69	54.75	21.81	27.12	31.89
S01008781	3	51	891	530	1.68	5.72	6.06	23.00	25.67	34.71	43.33	15.66	20.31	24.86
S01008782	3	47	792	400	1.98	5.93	6.31	24.90	27.75	37.28	46.15	16.82	21.74	26.45
S01008783	0	14	417	236	1.77	3.36	3.36	34.26	38.19	50.12	59.82	21.20	27.79	33.30
S01008784	3	19	442	268	1.65	4.30	4.98	34.17	37.96	49.58	59.14	21.62	27.93	33.26
S01008785	1	59	867	485	1.79	6.81	6.92	24.08	26.77	35.85	44.46	16.57	21.21	25.73
S01008786	3	56	925	540	1.71	6.05	6.38	22.75	25.34	34.19	42.69	15.63	20.16	24.62
S01008787	5	21	374	200	1.87	5.61	6.95	38.95	42.86	54.51	63.75	24.87	31.17	36.29
S01008788	3	35	690	376	1.84	5.07	5.51	26.41	29.51	39.69	48.90	17.40	22.73	27.70
S01008789	13	21	654	375	1.74	3.21	5.20	27.06	30.26	40.67	50.00	17.66	23.15	28.21
S01008790	5	76	638	353	1.81	11.91	12.70	33.21	36.20	45.87	54.49	23.60	28.37	32.72
S01008791	13	85	877	421	2.08	9.69	11.17	27.40	29.95	38.56	46.75	19.94	24.17	28.29
S01008792	5	45	782	415	1.88	5.75	6.39	25.15	28.02	37.60	46.49	16.99	21.93	26.65
S01008793	3	40	427	266	1.61	9.37	10.07	38.36	41.99	53.06	62.09	25.48	31.23	36.05
S01008794	7	34	865	492	1.76	3.93	4.74	22.34	25.09	34.39	43.21	14.82	19.67	24.38
S01008795	6	108	1122	618	1.82	9.63	10.16	23.52	25.72	33.38	40.98	17.46	21.21	25.02
S01008796	6	86	1117	622	1.80	7.70	8.24	21.93	24.19	32.03	39.81	15.86	19.77	23.74
S01008797	6	101	947	579	1.64	10.67	11.30	26.51	28.93	37.22	45.21	19.51	23.56	27.55
S01008798	3	66	787	502	1.57	8.39	8.77	26.96	29.75	39.05	47.71	18.83	23.53	28.02
S01008799	4	83	665	322	2.07	12.48	13.08	32.87	35.78	45.27	53.80	23.56	28.20	32.48
S01008800	3	92	1035	651	1.59	8.89	9.18	23.64	25.98	34.08	42.01	17.15	21.17	25.19

# Appendix 4: Finalised Student Housing Guidance, Statistical Analysis of student only and mixed use development

								Student only development (bedspace)				Mixed use development* (area)		
	FT	FT		NUMBER	AVERAG									
	STUDENT	STUDENTS	TOTAL	OF	E	% FT	% FT							
DATAZONE	S 16-17	18+	POP.	HOUSEHO	HOUSEH	STUDENT	STUDENTS	196.00	235.00	391.00	586.00	0.3ha	0.5ha	0.75ha
S01008801	5	106	936	582	1.61	11.32	11.86	27.12	29.55	37.83	45.80	20.05	24.08	28.04
S01008802	9	114	958	614	1.56	11.90	12.84	27.64	30.01	38.10	45.92	20.71	24.59	28.43
S01008803	12	78	952	575	1.66	8.19	9.45	24.91	27.38	35.82	43.95	17.95	22.14	26.29
S01008804	3	77	652	332	1.96	11.81	12.27	32.55	35.51	45.16	53.80	23.09	27.86	32.24
S01008805	6	148	623	334	1.87	23.76	24.72	42.74	45.34	53.75	61.21	32.89	36.43	39.63
S01008806	2	139	1019	558	1.83	13.64	13.84	27.74	29.98	37.73	45.30	21.15	24.82	28.48
S01008807	9	67	792	490	1.62	8.46	9.60	27.53	30.28	39.48	48.04	19.44	24.05	28.45
S01008808	5	57	663	391	1.70	8.60	9.35	30.03	33.07	42.98	51.88	20.72	25.75	30.39
S01008809	3	96	642	324	1.98	14.95	15.42	35.20	38.08	47.43	55.78	25.62	30.09	34.18
S01008810	0	101	733	383	1.91	13.78	13.78	31.97	34.71	43.77	52.08	23.34	27.72	31.83
S01008811	5	161	844	389	2.17	19.08	19.67	34.81	37.16	45.10	52.59	27.08	30.62	34.03
S01008812	3	85	471	260	1.81	18.05	18.68	42.58	45.75	55.57	63.77	30.51	35.11	39.04
S01008813	14	73	970	508	1.91	7.53	8.97	24.27	26.72	35.12	43.25	17.42	21.61	25.76
S01008814	7	95	842	403	2.09	11.28	12.11	28.71	31.29	39.98	48.18	21.00	25.23	29.32
S01008815	3	95	908	557	1.63	10.46	10.79	26.63	29.13	37.64	45.78	19.39	23.57	27.67
S01008816	4	26	523	321	1.63	4.97	5.74	31.43	34.96	46.06	55.55	20.30	26.22	31.42
S01008817	5	35	764	425	1.80	4.58	5.24	24.58	27.53	37.32	46.37	16.27	21.38	26.24
S01008818	13	31	775	371	2.09	4.00	5.68	24.72	27.62	37.31	46.29	16.50	21.53	26.33
S01008819	7	25	756	368	2.05	3.31	4.23	23.95	26.94	36.88	46.05	15.57	20.81	25.77
S01008820	10	52	1119	616	1.82	4.65	5.54	19.62	21.94	30.00	38.01	13.56	17.68	21.86
S01008821	19	29	712	271	2.63	4.07	6.74	26.87	29.88	39.80	48.84	18.07	23.21	28.02
S01008822	18	26	734	286	2.57	3.54	5.99	25.81	28.79	38.67	47.73	17.22	22.36	27.20
S01008823	11	19	675	269	2.51	2.81	4.44	25.95	29.12	39.49	48.85	16.78	22.28	27.37
S01008824	15	22	961	510	1.88	2.29	3.85	20.14	22.74	31.66	40.27	13.25	17.90	22.51
S01008825	7	12	619	296	2.09	1.94	3.07	26.38	29.74	40.59	50.21	16.59	22.43	27.76
S01008826	10	21	664	378	1.76	3.16	4.67	26.40	29.59	40.00	49.36	17.11	22.62	27.72
S01008827	24	11	732	273	2.68	1.50	4.78	24.89	27.92	37.93	47.12	16.29	21.56	26.52
S01008828	12	39	884	439	2.01	4.41	5.77	22.87	25.56	34.67	43.33	15.48	20.18	24.77
S01008829	15	44	715	297	2.41	6.15	8.25	27.99	30.95	40.69	49.58	19.21	24.19	28.85
S01008830	11	30	692	334	2.07	4.34	5.92	26.69	29.77	39.89	49.06	17.69	22.98	27.90
S01008831	19	30	774	359	2.16	3.88	6.33	25.26	28.15	37.77	46.69	17.03	22.00	26.74
S01008832	18	29	755	350	2.16	3.84	6.23	25.55	28.48	38.22	47.20	17.15	22.20	26.98

# Appendix 4: Finalised Student Housing Guidance, Statistical Analysis of student only and mixed use development

								Student only development (bedspace)				Mixed use development* (area)		
	FT	FT		NUMBER	AVERAG									
	STUDENT	STUDENTS	TOTAL	OF	E	% FT	% FT							
DATAZONE	S 16-17	18+	POP.	HOUSEHO	HOUSEH	STUDENT	STUDENTS	196.00	235.00	391.00	586.00	0.3ha	0.5ha	0.75ha
S01008833	14	67	989	526	1.88	6.77	8.19	23.38	25.82	34.20	42.35	16.64	20.85	25.03
S01008834	23	44	1130	519	2.18	3.89	5.93	19.83	22.12	30.11	38.05	13.82	17.88	22.02
S01008835	9	31	813	407	2.00	3.81	4.92	23.39	26.24	35.80	44.75	15.48	20.47	25.27
S01008836	6	44	675	413	1.63	6.52	7.41	28.24	31.32	41.37	50.44	19.06	24.26	29.07
S01008837	3	63	1015	630	1.61	6.21	6.50	21.64	24.08	32.50	40.72	15.05	19.33	23.62
S01008838	9	73	1009	606	1.67	7.23	8.13	23.07	25.48	33.79	41.88	16.45	20.61	24.77
S01008839	12	80	1027	549	1.87	7.79	8.96	23.55	25.91	34.06	42.03	17.02	21.07	25.13
S01008840	12	122	1074	510	2.11	11.36	12.48	25.98	28.19	35.84	43.37	19.69	23.35	27.04
S01008841	7	39	568	291	1.95	6.87	8.10	31.68	34.99	45.57	54.77	21.20	26.69	31.59
S01008842	4	123	882	433	2.04	13.95	14.40	29.96	32.41	40.69	48.57	22.53	26.46	30.28
S01008843	2	195	991	464	2.14	19.68	19.88	33.11	35.24	42.55	49.65	26.34	29.56	32.75
S01008844	2	91	695	355	1.96	13.09	13.38	32.44	35.27	44.57	53.01	23.44	27.96	32.17
S01008845	4	243	853	420	2.03	28.49	28.96	42.23	44.30	51.29	57.89	34.54	37.21	39.76
S01008846	9	165	821	386	2.13	20.10	21.19	36.38	38.73	46.62	54.02	28.47	31.92	35.22
S01008847	1	145	585	263	2.22	24.79	24.96	43.79	46.46	55.02	62.51	33.46	37.07	40.28
S01008848	9	158	772	384	2.01	20.47	21.63	37.50	39.92	47.98	55.45	29.19	32.70	36.02
S01008849	3	126	727	396	1.84	17.33	17.74	35.21	37.84	46.51	54.46	26.51	30.51	34.25
S01008850	13	164	818	401	2.04	20.05	21.64	36.79	39.13	46.98	54.34	28.85	32.26	35.53
S01008851	10	105	1022	634	1.61	10.27	11.25	25.53	27.84	35.81	43.59	18.97	22.84	26.72
S01008852	8	125	1002	503	1.99	12.48	13.27	27.46	29.75	37.62	45.28	20.78	24.53	28.27
S01008853	3	113	680	352	1.93	16.62	17.06	35.62	38.36	47.34	55.45	26.45	30.64	34.51
S01008854	8	185	910	483	1.88	20.33	21.21	35.17	37.38	44.89	52.07	27.90	31.16	34.35
S01008855	8	110	1060	620	1.71	10.38	11.13	25.00	27.26	35.08	42.77	18.64	22.44	26.26
S01008856	3	62	562	296	1.90	11.03	11.57	34.43	37.64	47.85	56.71	23.85	28.99	33.55
S01008857	4	55	764	434	1.76	7.20	7.72	26.56	29.43	38.96	47.78	18.24	23.11	27.74
S01008858	10	27	552	328	1.68	4.89	6.70	31.15	34.56	45.39	54.75	20.45	26.16	31.22
S01008859	6	70	1113	712	1.56	6.29	6.83	20.78	23.07	31.05	38.96	14.69	18.72	22.81
S01008860	8	79	882	500	1.76	8.96	9.86	26.25	28.83	37.55	45.84	18.84	23.17	27.40
S01008861	18	41	765	349	2.19	5.36	7.71	26.53	29.40	38.93	47.74	18.22	23.09	27.72
S01008862	2	67	877	561	1.56	7.64	7.87	24.70	27.34	36.28	44.77	17.25	21.78	26.19
S01008863	7	31	733	392	1.87	4.23	5.18	25.19	28.20	38.17	47.31	16.60	21.82	26.74
S01008864	192	100	1166	410	2.84	8.58	25.04	35.83	37.62	43.87	50.11	29.92	32.45	35.01

# Appendix 4: Finalised Student Housing Guidance, Statistical Analysis of student only and mixed use development

								Student only development (bedspace)				Mixed use development* (area)		
	FT	FT		NUMBER	AVERAG									
	STUDENT	STUDENTS	TOTAL	OF	E	% FT	% FT							
DATAZONE	S 16-17	18+	POP.	HOUSEHO	HOUSEH	STUDENT	STUDENTS	196.00	235.00	391.00	586.00	0.3ha	0.5ha	0.75ha
S01008865	13	49	850	455	1.87	5.76	7.29	24.67	27.37	36.50	45.13	17.03	21.69	26.20
S01008866	5	32	798	467	1.71	4.01	4.64	23.44	26.33	36.00	45.01	15.42	20.48	25.33
S01008867	10	17	800	421	1.90	2.13	3.38	22.39	25.31	35.10	44.23	14.39	19.56	24.52
S01008868	5	148	771	391	1.97	19.20	19.84	36.09	38.57	46.82	54.46	27.78	31.46	34.95
S01008869	4	83	998	615	1.62	8.32	8.72	23.70	26.12	34.41	42.49	17.01	21.16	25.28
S01008870	2	34	780	426	1.83	4.36	4.62	23.77	26.70	36.46	45.53	15.60	20.72	25.60
S01008871	19	191	1079	503	2.15	17.70	19.46	31.84	33.87	40.88	47.81	25.55	28.64	31.76
S01008872	8	178	853	401	2.13	20.87	21.81	36.42	38.69	46.38	53.65	28.75	32.07	35.27
S01008873	12	32	692	334	2.07	4.62	6.36	27.03	30.10	40.17	49.30	18.03	23.27	28.15
S01008874	8	67	848	514	1.65	7.90	8.84	25.96	28.62	37.61	46.09	18.30	22.82	27.20
S01008875	6	72	820	502	1.63	8.78	9.51	26.97	29.67	38.73	47.23	19.10	23.64	28.00
S01008876	17	19	587	291	2.02	3.24	6.13	29.63	32.97	43.66	53.03	19.42	25.05	30.13
S01008877	18	16	548	243	2.26	2.92	6.20	30.91	34.36	45.26	54.67	20.16	25.93	31.05
S01008878	12	28	907	459	1.98	3.09	4.41	21.40	24.08	33.20	41.93	14.17	18.92	23.58
S01008879	9	21	817	411	1.99	2.57	3.67	22.31	25.19	34.85	43.91	14.44	19.53	24.43
S01008880	12	25	626	291	2.15	3.99	5.91	28.35	31.59	42.08	51.40	18.62	24.14	29.18
S01008881	7	16	581	264	2.20	2.75	3.96	28.19	31.62	42.59	52.19	17.90	23.80	29.10
S01008882	55	41	1075	401	2.68	3.81	8.93	22.97	25.27	33.22	41.06	16.69	20.64	24.62
S01008883	26	23	965	362	2.67	2.38	5.08	21.10	23.67	32.45	40.94	14.24	18.77	23.27
S01008884	26	19	706	316	2.23	2.69	6.37	26.72	29.76	39.74	48.84	17.86	23.05	27.91
S01008885	33	19	888	345	2.57	2.14	5.86	22.88	25.56	34.64	43.28	15.52	20.20	24.77
S01008886	31	48	843	425	1.98	5.69	9.37	26.47	29.13	38.09	46.54	18.77	23.26	27.60
S01008887	26	25	770	358	2.15	3.25	6.62	25.57	28.46	38.07	46.98	17.30	22.26	26.98
S01008888	5	39	592	373	1.59	6.59	7.43	30.46	33.74	44.25	53.48	20.30	25.78	30.72
S01008889	8	16	542	267	2.03	2.95	4.43	29.81	33.33	44.48	54.08	18.98	24.97	30.28
S01008890	22	20	717	308	2.33	2.79	5.86	26.07	29.10	39.08	48.20	17.32	22.53	27.41
S01008891	19	17	763	329	2.32	2.23	4.72	24.19	27.15	37.00	46.11	15.87	21.04	25.95
S01008892	10	36	971	533	1.82	3.71	4.74	20.74	23.30	32.09	40.59	13.91	18.45	22.97
S01008893	22	24	910	353	2.58	2.64	5.05	21.88	24.54	33.59	42.25	14.67	19.36	23.96
S01008894	20	29	868	337	2.58	3.34	5.65	23.03	25.75	34.95	43.67	15.53	20.28	24.91
S01008895	13	18	800	301	2.66	2.25	3.88	22.79	25.70	35.43	44.52	14.79	19.91	24.83
S01008896	15	12	566	208	2.72	2.12	4.77	29.27	32.71	43.68	53.21	18.77	24.64	29.88

# Appendix 4: Finalised Student Housing Guidance, Statistical Analysis of student only and mixed use development

								Student only development (bedspace)				Mixed use development* (area)		
	FT	FT		NUMBER	AVERAG									
	STUDENT	STUDENTS	TOTAL	OF	E	% FT	% FT							
DATAZONE	S 16-17	18+	POP.	HOUSEHO	HOUSEH	STUDENT	STUDENTS	196.00	235.00	391.00	586.00	0.3ha	0.5ha	0.75ha
S01008897	10	14	689	304	2.27	2.03	3.48	24.86	28.03	38.43	47.84	15.84	21.39	26.55
S01008898	25	28	870	331	2.63	3.22	6.09	23.36	26.06	35.21	43.89	15.87	20.58	25.16
S01008899	18	30	843	389	2.17	3.56	5.69	23.48	26.25	35.58	44.37	15.80	20.63	25.30
S01008900	18	32	948	415	2.28	3.38	5.27	21.50	24.09	32.94	41.46	14.53	19.10	23.61
S01008901	16	24	846	374	2.26	2.84	4.73	22.65	25.44	34.84	43.72	15.00	19.90	24.65
S01008902	20	36	1019	485	2.10	3.53	5.50	20.74	23.21	31.70	40.00	14.18	18.54	22.90
S01008903	11	23	962	463	2.08	2.39	3.53	19.86	22.47	31.41	40.05	12.98	17.66	22.29
S01008904	16	111	1073	431	2.49	10.34	11.84	25.45	27.68	35.38	42.98	19.15	22.87	26.62
S01008905	21	73	1116	510	2.19	6.54	8.42	22.10	24.35	32.18	39.95	16.02	19.92	23.87
S01008906	13	57	813	386	2.11	7.01	8.61	26.36	29.10	38.29	46.89	18.44	23.08	27.54
S01008907	20	30	692	249	2.78	4.34	7.23	27.70	30.74	40.72	49.77	18.70	23.86	28.65
S01008908	14	45	929	421	2.21	4.84	6.35	22.67	25.26	34.09	42.57	15.58	20.09	24.55
S01008909	22	17	797	347	2.30	2.13	4.89	23.67	26.55	36.20	45.19	15.63	20.67	25.50
S01008910	9	21	476	211	2.26	4.41	6.30	33.63	37.27	48.56	58.00	21.71	27.74	32.93
S01008911	5	54	918	432	2.13	5.88	6.43	22.89	25.50	34.38	42.89	15.73	20.27	24.74
S01008912	12	20	792	333	2.38	2.53	4.04	23.08	26.00	35.76	44.85	15.01	20.14	25.06
S01008913	14	28	684	272	2.51	4.09	6.14	27.05	30.14	40.28	49.45	17.97	23.26	28.17
S01008914	14	30	868	398	2.18	3.46	5.07	22.56	25.29	34.55	43.33	15.06	19.87	24.54
S01008915	17	28	569	236	2.41	4.92	7.91	31.50	34.83	45.42	54.63	21.04	26.55	31.47
S01008916	10	32	1094	593	1.84	2.93	3.84	18.45	20.84	29.16	37.38	12.28	16.59	20.95
S01008917	9	22	690	379	1.82	3.19	4.49	25.62	28.76	39.04	48.35	16.61	22.05	27.11
S01008918	8	27	584	293	1.99	4.62	5.99	29.62	32.97	43.69	53.08	19.36	25.03	30.12
S01008919	7	29	544	264	2.06	5.33	6.62	31.35	34.79	45.67	55.04	20.54	26.28	31.36
S01008920	6	84	1075	586	1.83	7.81	8.37	22.50	24.81	32.81	40.70	16.22	20.21	24.24
S01008921	14	22	755	375	2.01	2.91	4.77	24.40	27.37	37.26	46.38	16.00	21.19	26.11
S01008922	11	26	785	400	1.96	3.31	4.71	23.75	26.67	36.39	45.44	15.62	20.71	25.58
S01008923	8	26	749	394	1.90	3.47	4.54	24.34	27.34	37.28	46.44	15.89	21.13	26.08
S01008924	17	54	982	372	2.64	5.50	7.23	22.67	25.14	33.65	41.90	15.89	20.20	24.48
S01008925	9	34	691	266	2.60	4.92	6.22	26.94	30.02	40.11	49.26	17.94	23.20	28.09
S01008926	9	14	607	242	2.51	2.31	3.79	27.27	30.64	41.48	51.05	17.33	23.14	28.42
S01008927	6	48	799	416	1.92	6.01	6.76	25.13	27.95	37.39	46.21	17.10	21.96	26.61
S01008928	10	81	709	298	2.38	11.42	12.83	31.71	34.53	43.82	52.28	22.86	27.39	31.63

# Appendix 4: Finalised Student Housing Guidance, Statistical Analysis of student only and mixed use development

								Student only development (bedspace)				Mixed use development* (area)		
	FT	FT		NUMBER	AVERAG									
	STUDENT	STUDENTS	TOTAL	OF	E	% FT	% FT							
DATAZONE	S 16-17	18+	POP.	HOUSEHO	HOUSEH	STUDENT	STUDENTS	196.00	235.00	391.00	586.00	0.3ha	0.5ha	0.75ha
S01008929	16	31	762	475	1.60	4.07	6.17	25.37	28.28	37.99	46.96	17.03	22.06	26.84
S01008930	16	31	913	427	2.14	3.40	5.15	21.91	24.56	33.59	42.23	14.72	19.39	23.98
S01008931	16	29	776	339	2.29	3.74	5.80	24.79	27.70	37.36	46.33	16.58	21.60	26.39
S01008932	18	47	885	404	2.19	5.31	7.34	24.14	26.79	35.74	44.26	16.76	21.31	25.76
S01008933	14	30	686	289	2.37	4.37	6.41	27.21	30.29	40.39	49.53	18.15	23.41	28.30
S01008934	11	36	792	354	2.24	4.55	5.93	24.60	27.46	37.02	45.94	16.52	21.47	26.21
S01008935	19	27	893	377	2.37	3.02	5.15	22.22	24.91	34.03	42.73	14.90	19.63	24.25
S01008936	11	6	397	157	2.53	1.51	4.28	35.92	39.87	51.78	61.34	22.41	28.96	34.37
S01008937	17	23	831	424	1.96	2.77	4.81	22.98	25.80	35.27	44.18	15.21	20.15	24.93
S01008938	27	19	750	285	2.63	2.53	6.13	25.58	28.53	38.30	47.31	17.14	22.21	27.01
S01008939	29	31	781	323	2.42	3.97	7.68	26.20	29.04	38.48	47.26	18.02	22.85	27.45
S01008940	16	14	636	255	2.49	2.20	4.72	27.16	30.42	40.99	50.41	17.56	23.17	28.31
S01008941	12	19	881	350	2.52	2.16	3.52	21.08	23.84	33.18	42.06	13.68	18.59	23.38
S01008942	26	15	727	333	2.18	2.06	5.64	25.68	28.69	38.64	47.75	17.03	22.22	27.11
S01008943	22	26	884	340	2.60	2.94	5.43	22.59	25.29	34.43	43.13	15.21	19.93	24.55
S01008944	23	28	1013	429	2.36	2.76	5.03	20.43	22.92	31.48	39.84	13.84	18.25	22.66
S01008945	19	16	782	299	2.62	2.05	4.48	23.62	26.55	36.32	45.39	15.46	20.59	25.49
S01008946	22	21	912	397	2.30	2.30	4.71	21.57	24.24	33.31	41.99	14.38	19.09	23.71
S01008947	28	30	1063	449	2.37	2.82	5.46	20.17	22.57	30.88	39.05	13.84	18.10	22.39
S01008948	10	32	704	285	2.47	4.55	5.97	26.44	29.50	39.54	48.68	17.57	22.81	27.71
S01008949	25	24	924	393	2.35	2.60	5.30	21.88	24.50	33.46	42.05	14.76	19.38	23.93
S01008950	25	34	935	420	2.23	3.64	6.31	22.55	25.13	33.94	42.41	15.49	20.00	24.44
S01008951	13	24	822	435	1.89	2.92	4.50	22.89	25.73	35.28	44.25	15.05	20.05	24.87
S01008952	7	21	803	421	1.91	2.62	3.49	22.42	25.34	35.09	44.20	14.44	19.60	24.54
S01008953	16	22	903	424	2.13	2.44	4.21	21.29	23.99	33.15	41.91	14.04	18.82	23.51
S01008954	10	27	880	434	2.03	3.07	4.20	21.65	24.39	33.67	42.50	14.25	19.09	23.83
S01008955	17	23	637	282	2.26	3.61	6.28	28.33	31.54	41.93	51.19	18.74	24.18	29.16
S01008956	18	28	878	406	2.16	3.19	5.24	22.53	25.25	34.44	43.17	15.11	19.87	24.51
S01008957	20	31	1010	429	2.35	3.07	5.05	20.48	22.97	31.55	39.91	13.87	18.29	22.71
S01008958	10	22	722	404	1.79	3.05	4.43	24.84	27.90	38.01	47.25	16.14	21.48	26.49
S01008959	17	23	859	380	2.26	2.68	4.66	22.37	25.14	34.48	43.32	14.81	19.68	24.41
S01008960	26	31	916	328	2.79	3.38	6.22	22.75	25.37	34.28	42.81	15.58	20.14	24.63



# Appendix 4: Finalised Student Housing Guidance, Statistical Analysis of student only and mixed use development

								Student only development (bedspace)				Mixed use development* (area)		
	FT	FT		NUMBER	AVERAG									
	STUDENT	STUDENTS	TOTAL	OF	E	% FT	% FT							
DATAZONE	S 16-17	18+	POP.	HOUSEHO	HOUSEH	STUDENT	STUDENTS	196.00	235.00	391.00	586.00	0.3ha	0.5ha	0.75ha
S01008961	14	35	715	319	2.24	4.90	6.85	26.89	29.89	39.78	48.81	18.12	23.24	28.03
S01008962	9	16	616	275	2.24	2.60	4.06	27.22	30.55	41.31	50.83	17.38	23.13	28.37
S01008963	17	21	783	349	2.24	2.68	4.85	23.90	26.82	36.54	45.58	15.75	20.84	25.70
S01008964	13	26	525	211	2.49	4.95	7.43	32.59	36.05	46.94	56.26	21.49	27.21	32.23
S01008965	14	17	742	321	2.31	2.29	4.18	24.20	27.23	37.25	46.46	15.69	20.98	25.98
S01008966	18	16	590	252	2.34	2.71	5.76	29.26	32.61	43.32	52.72	19.09	24.76	29.86
S01008967	15	19	1045	430	2.43	1.82	3.25	18.53	21.02	29.60	38.01	12.12	16.59	21.10
S01008968	19	39	997	398	2.51	3.91	5.82	21.29	23.78	32.35	40.68	14.61	18.99	23.37
S01008969	20	23	1088	460	2.37	2.11	3.95	18.61	21.01	29.34	37.57	12.41	16.73	21.09
S01008970	19	29	1014	438	2.32	2.86	4.73	20.17	22.66	31.25	39.63	13.58	18.01	22.45
S01008971	21	14	697	273	2.55	2.01	5.02	25.87	28.97	39.15	48.40	16.93	22.29	27.29
S01008972	25	16	793	304	2.61	2.02	5.17	23.96	26.85	36.49	45.47	15.90	20.92	25.73
S01008973	7	20	812	361	2.25	2.46	3.33	22.12	25.02	34.75	43.85	14.22	19.35	24.30
S01008974	8	24	803	374	2.15	2.99	3.99	22.82	25.72	35.43	44.49	14.84	19.95	24.85
S01008975	11	26	728	449	1.62	3.57	5.08	25.22	28.25	38.25	47.41	16.58	21.83	26.76
S01008976	11	14	525	212	2.48	2.67	4.76	30.65	34.21	45.41	55.00	19.56	25.58	30.87
S01008977	16	13	605	256	2.36	2.15	4.79	28.09	31.43	42.17	51.64	18.11	23.83	29.01
S01008978	14	28	580	252	2.30	4.83	7.24	30.67	33.99	44.59	53.86	20.36	25.90	30.88
S01008979	21	41	743	308	2.41	5.52	8.34	27.48	30.37	39.95	48.76	18.96	23.84	28.45
S01008980	19	37	834	334	2.50	4.44	6.71	24.47	27.22	36.49	45.21	16.71	21.47	26.06
S01008981	8	11	708	316	2.24	1.55	2.68	23.78	26.94	37.31	46.75	14.96	20.52	25.72
S01008982	16	44	789	352	2.24	5.58	7.60	25.99	28.81	38.22	46.98	17.88	22.69	27.28
S01008983	8	27	650	314	2.07	4.15	5.38	27.30	30.51	40.92	50.24	17.86	23.35	28.40
S01008984	8	14	518	227	2.28	2.70	4.25	30.53	34.13	45.43	55.07	19.33	25.44	30.79
S01008985	8	28	679	326	2.08	4.12	5.30	26.51	29.65	39.91	49.17	17.39	22.78	27.79
S01008986	17	15	802	343	2.34	1.87	3.99	22.85	25.75	35.46	44.52	14.86	19.96	24.87
S01008987	18	23	822	330	2.49	2.80	4.99	23.28	26.11	35.61	44.53	15.44	20.40	25.17
S01008988	11	42	1058	481	2.20	3.97	5.01	19.86	22.27	30.64	38.87	13.50	17.80	22.14
S01008989	13	18	653	323	2.02	2.76	4.75	26.74	29.95	40.42	49.80	17.33	22.87	27.98
S01008990	8	17	737	383	1.92	2.31	3.39	23.69	26.75	36.88	46.18	15.14	20.52	25.60
S01008991	31	45	935	381	2.45	4.81	8.13	24.05	26.58	35.22	43.52	16.99	21.34	25.63

# Appendix 4: Finalised Student Housing Guidance, Statistical Analysis of student only and mixed use development

								Student only development (bedspace)				Mixed use development* (area)		
	FT	FT		NUMBER	AVERAG									
	STUDENT	STUDENTS	TOTAL	OF	E	% FT	% FT							
DATAZONE	S 16-17	18+	POP.	HOUSEHO	HOUSEH	STUDENT	STUDENTS	196.00	235.00	391.00	586.00	0.3ha	0.5ha	0.75ha
				LDS	OLD SIZE	S 18+	16+							
S01008992	7	32	562	270	2.08	5.69	6.94	31.00	34.38	45.12	54.44	20.45	26.09	31.12
S01008993	18	27	1068	476	2.24	2.53	4.21	19.07	21.49	29.88	38.15	12.77	17.11	21.49
S01008994	14	26	773	337	2.29	3.36	5.17	24.36	27.28	37.03	46.06	16.12	21.21	26.06
S01008995	24	28	861	352	2.45	3.25	6.04	23.46	26.19	35.38	44.09	15.91	20.65	25.26
S01008996	10	17	562	251	2.24	3.02	4.80	29.42	32.87	43.86	53.40	18.87	24.75	29.99
S01008997	25	15	984	411	2.39	1.52	4.07	20.00	22.56	31.35	39.87	13.25	17.82	22.36
S01008998	21	18	628	236	2.66	2.87	6.21	28.52	31.75	42.20	51.48	18.82	24.30	29.30
S01008999	14	15	854	411	2.08	1.76	3.40	21.43	24.24	33.73	42.71	13.84	18.84	23.69
S01009000	12	19	911	393	2.32	2.09	3.40	20.51	23.21	32.41	41.22	13.31	18.14	22.88
S01009001	23	17	888	323	2.75	1.91	4.50	21.77	24.49	33.70	42.47	14.42	19.22	23.91
S01009002	14	15	827	348	2.38	1.81	3.51	21.99	24.86	34.48	43.52	14.20	19.28	24.17
S01009003	22	30	961	394	2.44	3.12	5.41	21.43	24.00	32.77	41.24	14.54	19.06	23.53
S01009004	12	13	680	270	2.52	1.91	3.68	25.23	28.42	38.84	48.26	16.12	21.67	26.84
S01009005	11	27	730	327	2.23	3.70	5.21	25.27	28.29	38.27	47.42	16.65	21.88	26.80
S01009006	18	28	766	318	2.41	3.66	6.01	25.16	28.07	37.77	46.75	16.86	21.89	26.67
S01009007	17	20	701	290	2.42	2.85	5.28	25.98	29.06	39.19	48.41	17.07	22.39	27.36
S01009008	15	10	916	445	2.06	1.09	2.73	19.87	22.59	31.83	40.68	12.71	17.59	22.38
S01009009	4	9	476	252	1.89	1.89	2.73	31.10	34.88	46.60	56.40	19.20	25.65	31.19
S01009010	29	39	1021	404	2.53	3.82	6.66	21.69	24.12	32.51	40.70	15.14	19.40	23.66
S01009011	11	37	870	319	2.73	4.25	5.52	22.89	25.61	34.81	43.54	15.41	20.17	24.80
S01009012	16	25	752	296	2.54	3.32	5.45	25.00	27.96	37.80	46.86	16.58	21.71	26.57
S01009013	27	39	893	363	2.46	4.37	7.39	24.06	26.68	35.59	44.08	16.73	21.25	25.68

* Mixed Use Development		
Site Area (ha)	Student Bedspace	Flats
0.3	117	42
0.5	195	70
0.75	293	106

Pink

Indicates a concentration of students greater than 40%

Red

Indicates a concentration of students greater than 50%