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From: Anna Patrick [REDACTED]
Sent: 10 March 2019 12:30
To: Planning Policy
Subject: PBSA supplementary planning document

Surely Warwick District Council's first priority should be to its residents – those people who pay its council tax and expect a quality of life and services in return?

My overall comment is that this document feels as though it has been produced by Warwick University not the council.

The first three aims of the policy are student centred. Yet we are not a university town and should not have become a dormitory for the university.

The fifth aim of the policy is to reduce the pressure on shared accommodation in family houses resulting in a return of those properties to the housing market or for rental to those other than students.

How exactly? Providing expensive PBSAs will do nothing to encourage existing landlords to return their properties to the family housing market.

As for rental to those other than students, would any of the young professionals working for WDC seriously want to occupy the rabbit hutches some of these landlords provide?

This is where the disconnect between planning, enforcement and the granting of licences comes into play.

Further, what is to stop landlords buying up properties near any proposed PBSAs and converting them into HMOs?

You will be aware that 4 large blocks have been built in South Leamington for approximately 550 students but that has done nothing to reduce the number of HMO planning applications in the area.

I think it is now time for WDC to reduce its H6 ratio from 10% to 5% to prevent studentification of other neighbourhoods.

I must say I'm impressed by the number of students cycling to Warwick University with proposed cycle storage provision of one per bedspace. I travel to Kingshill Lane near the university daily and never see these admirable cyclists.

However, if these buildings are later to be converted to other accommodation (future proofed) they will need car parking spaces not cycle storage.

The third aim of this policy is to encourage students to participate in local events and activities and to continue to live and work in the district once their period of study is over.

Warwick University Student Union has over 250 societies offering activities from A Capella to Yoga. Why exactly would students want to participate in local activities?

If you want to encourage students to live and work in the district once their studies are over, then surely you need to provide affordable housing for them. Unfortunately, the widespread loss of family housing is causing problems for all first time buyers and the demand for shared housing from students has pushed up rental costs generally.

Are there any statistics to support the idea that students want to stay in their university town or, in our case, their dormitory town after graduation?

In contrast, we have anecdotal evidence that children who grew up in Leamington are unable to return to the town as adults because of the lack of affordable housing just at a time when they want to be near family for babysitting and other support.

Warwick District Council's student housing policy has never been put to the voters and it does not have their support.

Signed: Anna Patrick