

THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA

TOWN HALL, PARADE, ROYAL LEAMINGTON SPA
WARWICKSHIRE CV32 4AT

www.leafingtonspatowncouncil.gov.uk

14th March, 2019

Dear David,

PURPOSE BUILT STUDENT ACCOMMODATION SUPPLEMENTARY PLANNING DOCUMENT – CONSULTATION

I refer to the above mentioned Consultation which was considered by the Town Council at a meeting on the 11th March.

The Council recognises that the draft SPD aims to regulate the provision of accommodation for the student population with particular regard to:-

- reducing the negative effect that concentrating the student population can have on other residents, in some parts of south Leamington in particular; and
- reducing the pressure on shared accommodation in family homes resulting in a return of those properties to the housing market or for rental to those other than students.

The Town Council questions however the assumptions behind the SPD in terms of the projected growth in the demand for student bed-spaces. The uncertainties that currently exist around the continued expansion in University education, the future demand for places from overseas students and the competition between universities for students are all factors that cast a considerable degree of uncertainty over the projected figures contained within the SPD.

Turning to the Policy proposals, the Council is pleased that the District Council has acknowledged the impact on communities within South Leamington arising from the rapid expansion of student accommodation within the private sector, particularly in South Leamington. The Council is concerned that, despite the proposed restrictions set out in Policy PBSA1, the growth in purpose built student accommodation will continue outward to areas of the Town that hitherto have not experienced such development.

The Council has therefore resolved to suggest that the SPD is amended to emphasise the following key principles which should be applied as a sequential test for all future applications for purpose built student accommodation:-

- (1) As a matter of first priority, support will be for accommodation to be provided on a University or College campus as the preferred location wherever proposals comply with other local plan policies;

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Mr David Butler
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Links with
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(2) Proposals for purpose built student accommodation in locations outside a University or College campus will not be considered until all extant planning permissions for University/College based accommodation have been implemented.

(3) Applications for purpose built student accommodation that cannot be accommodated on a University or College Campus are prioritised to locations within Warwick District other than Leamington Spa.

Yours faithfully,



ROBERT NASH
TOWN CLERK