

Development Policy Manager
Development Services
Warwick District Council
Riverside House
CV32 5QH


26/7/12

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Dear Sir / Madam

Warwick District Council Local Plan

As long-standing residents of South Leamington the overwhelming planning issue for us is whether anything will be done to prevent this area becoming nothing more than a student dormitory for Warwick University. We fear we are already near the tipping point which will make such an outcome inevitable, as more and more family houses are bought by landlords to convert into HMOs for students, and more and more established residents move out because of the problems caused by this.

Our neighbourhood has so many students living in it that its character is being changed from a settled residential area with a variety of household types to one dominated by transient short-term residents with no stake in it. For example, we understand there are only 

3 permanent residents left in nearby Seage Street and maybe only 2 in Fourfield Place. All the other previously family houses are occupied by students or other transient tenants.

The problems caused by an imbalance of students in any area are well documented in your report dated 26 January 2011 on the Article 4 Direction in respect of small HMO's in Leamington Spa and Appendix 1 to that report, with its accompanying map of known HMO's with 3 or more residents.

We applaud the Council's adoption of this report and its recognition of the problems caused to permanent residents by the proliferation of HMOs and the increase in the number of students in certain areas, and the "clear evidence of harm to local amenity where student accommodation is concentrated" (para 3.5 Report of 26 January 2011).

It is therefore essential to limit the number of HMOs that are granted planning permission as a matter of urgency in order to keep a balance between the student population and that of permanent residents.

Yours faithfully

