

York Labour Party (YLP) Phase 3 MIQ Response

Matter 3: Student Housing

Inspector's Question	Our response	References
3.1 What is the need for student housing?	We identified the very serious underestimate of future student numbers in Hearn's 2016 SHMA in our phase 2 written submission answer to question 2.3. We refer the Inspector's to that information, which included some estimate of the further short term increase expected. However, it is important that we get some definitive answers from the higher education institutions for the whole remaining plan period. Given what has happened and the further massive negative impact the unanticipated expansions in student numbers has had on the local housing market, we consider it is crucial that a policy requirement is added in the plan for annually monitoring the actual changes in student numbers and the amount of on and off site, institutional and private, dedicated student accommodation, together with a plan mechanism for addressing any future significant mismatches between actual and planned student numbers, and provision.	https://www.york.gov.uk/downloads/file/7569/ex-hs-p2-m2-oahn-19-york-labour-party
3.2 Is the general approach of the Plan to student housing justified?	No. The evidence base is out of date and demonstrably now incorrect. There is an inadequate monitoring requirement, and no mechanism for responding to changes in actual numbers as we have indicated above. The Universities have not been held to the requirement for additional on campus accommodation, but we recognise a more flexible approach to on site provision will be required to allow that (but still preserving the parkland setting character in the case of the University of York's two campuses, including the proposed east campus extension).	
3.3 Is Policy H7 reasonable?	Yes – we strongly support its aim, and consider it is justified given the demonstrably major impacts the universities expansion have had on the local housing market as we have evidenced in our previous submissions. However, the current policy needs strengthening in the light of the major unexpected expansion of the main universities since 2014 without them having met the policies aim. Perhaps there should be a policy restriction on the further expansion of student	

	numbers / teaching facilities without the submission of plans demonstrating how the resulting accommodation needs should be delivered and funded.	
3.4 Will it adequately address the need for student housing?	Yes - if strengthened as above and then adhered to.	
3.5 Is allocation SH1 soundly based and sufficient?		
3.6 Is the manner in which Policy H8 approaches HMOs justified?	We consider it is. The policy was extensively consulted on prior to introduction and helps to ensure local communities and the facilities that support them do not die, as has happened in some University locations (e.g. Headingley in Leeds), and that sustainable all year round balanced communities are preserved. More widely, it also has also helped limit the impact of the university's expansion on the local housing market, and levered investment in building new student accommodation.	