

**YORK LOCAL PLAN**

**EXAMINATION INTO THE SOUNDNESS OF THE CITY OF YORK LOCAL PLAN**

**Response to Inspector's Matters, Issues and Questions**

**Made on Behalf of Barratt and David Wilson Homes**

**Matter 3 – Student Housing**

**Introduction**

3.1 These representations are made on behalf of Barratt and David Wilson Homes (Yorkshire East). Our Client has a number of strategic allocations and housing allocations across the city and has made representations at all stages of the plan, together with appearing at the Examination in Public. These representations should be read in conjunction with those representations and also our separate responses to the Councils housing needs assessment.

**The Plan requirement for economic development**

**3.1 What is the need for student housing**

3.2 We reserve the right to comment upon the Councils response with regards to the level of homes needed.

**3.2 Is the general approach of the Plan to student housing justified?**

3.3 The plan's approach to student housing is unclear and the relationship between student housing and open market housing uncertain. The assessment for the level of homes required in the city does not appear to include an uplift for student's that may be coming to the city and/or the impacts of any increase in the university and the level of students.

3.4 As such the future student population will be required to live within existing student accommodation, newly built accommodation or HMO's. However, there is no proactive provision in the plan for this, therefore the Council rely purely on windfall provision should the level of students increase.

3.5 Notwithstanding this, the Council do however include student properties in their supply of homes in the plan period, with 539 being included in the most recent housing supply paper. Given the specialist nature of this accommodation it is not available for anyone other than students, therefore if this is included in the supply it is not meeting the needs of the population in the Councils housing requirement.

3.6 In simple terms if the housing requirement was met but included 539 student rooms, 539 people in need of a home identified in the housing requirement would not be accommodated.

3.7 On this basis it is considered that either, the student requirement should be added to the overall requirement or the delivery should be excluded from the supply.

**3.3 Is Policy H7 reasonable?**

3.3 Our Client does not wish to comment on this question.

**3.4 Will it adequately address the need for student housing?**

3.4 Our Client does not wish to comment on this question.

**3.5 Is allocation SH1 soundly based and sufficient?**

3.5 Our Client does not wish to comment on this question.

**3.6 Is the manner in which Policy H8 approaches HMOs justified?**

3.6 Our Client does not wish to comment on this question.