

WDC Matter 3 Submission - Note on Application W/15/0531: University of Warwick

1. At the Matter 3 hearings on 29th and 30th November, the housing trajectory was discussed, including dwellings associated with student accommodation at the University of Warwick (application number W/15/0531).
2. In the trajectory that formed the basis of the discussions at that session (November 2016), this application was indicated to account for 167 dwellings. However, there was a lack of clarity as to how this figure had been arrived at and the Council agreed to check the application in detail and provide a note to clarify.
3. Application W/15/0531 is described as : Submission of details of all Reserved Matters under Condition 1 (in part, as it relates to proposed halls of residence, Scarman Road); imposed on planning permission reference W/07/ 1120 granted on the 12th October 2009 for development for university purposes.
4. Specifically the application is for Sherbourne Phase 2 and comprises 273 student beds, plus 6 self-contained flats for staff.
5. The Council assumes each student bedspace will release 1 dwelling to the mainstream market (on the basis that HESA shows that the University has been more or less static in terms of numbers of full time students since 2011).
6. On this basis, 273 student bedspaces equates to 68 dwellings. In addition the proposal include 6 self contained flats. **Therefore the total amount of dwellings accounted for from application W/15/0531 should be 74. This is shown in the updated trajectory (EXAM 147)**
7. It is not entirely clear how the original figure of 167 dwellings was arrived at, but it appears that it is based on an assumption that Sherbourne Phase 2 was providing the same amount of accommodation as Sherbourne Phase 1. Whereas, in reality Sherbourne Phase 1 is more than twice the size of Phase 2.
8. It should be noted that application W/15/0531 is currently under construction. This will be reflected in the monitoring update to be undertaken in January 2017.