

## ISSUES PAPER RESPONSES: A LEARNING BOROUGH

### Question 15. If Loughborough University is to expand where should this be accommodated? How should student housing requirements be addressed?

<b>Contributor</b>	<b>Summary of Comments</b>
RN02/4 Association of Charnwood Tenants	Student accommodation should be as near to University as possible cutting down on need for transport. Some town houses occupied by 4 or 5 students have too many cars parked upsetting local residents.
RN03/13 Andrew Granger & Co	By getting housing associations to build.
RN04/4 New Life Financial Planning	On land which University has purchased to west of campus towards motorway (uni development and student housing)
RN14/2 M & G Evans	Student ghettos in Ashby/Storer Road area of Loughborough are not sustainable communities. Local communities are threatened by student let properties. Request Haydon Road is declared an 'area of student housing restraint' and that an urgent investigation is undertaken in this respect to ensure a more balanced community. Encourage the university to build student accommodation on campus.
RN17/3 S Mitchell	Students in Storer and Southfields wards of Loughborough form an unsustainable and transitory 'vocational' community with few points of common interest with the existing local and geographical community. Take account of local views expressed in the press and the consequences of the 'buy to let' uncontrolled epidemic locally.
RN07/4 Mr & Mrs Hyde	Loughborough university expansion and student accommodation should be contained within its own land to reduce further direct impact on the town.
RN22/2 Mr Merrick	Growth strictly controlled, too many students for the size of Loughborough. Investment properties should be registered and controlled by council to maintain community balance.
RN19/15 Mr Porter	If students cannot be accommodated on campus then they should not be allowed to come.
RN24/13 Thorpe Acre 2000	Accommodate younger students on campus or in environments where their behaviour can be controlled. University expansion should through distance learning and by developing a research base and high quality training for business and other markets which does not require so many irresponsible teenagers to live in the town.
RN31/4 M Charlesworth	University should not expand – it is already far too big.
RN34/14 T Birkinshaw	Accommodation should be on campus, or within the current extra-campus sites, close to campus. Must find a way to stop the loss of further housing stock.
RN44/6 Mr Seager	The campus is large and has been filled with sports buildings that do not actually serve staff or students. They should not now look for land outside the campus, particularly when expansion may be ill-advised at the moment. Having built on playing fields, it is rather disingenuous to then aim to turn greenfield land with conservation value into playing fields. Student housing should be built on campus.
RN56/4 GVA Grimley (University)	University expects to experience little or no growth in undergraduate student population in future, and only limited growth in post-graduate numbers. However, keen to expand business partnerships, and grow research, innovation and consultancy businesses. Almost certainly require consideration of development of the land in University ownership to west of main campus. Aware of concerns expressed relating to off-campus residences, but we are mindful also of the needs and requirements of students. A residential development strategy will be finalised by the University, which will envisage

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	construction of new student residences on campus (or adjacent land in the University's ownership). Will be keen that the LDF makes provision for this growth.
RN59/1 Derwent Living	Students residing in residential locations in Loughborough cause problems for local residents, and increases property prices due to strength of rented sector. Strongly feel that managed new developments such as Towles Mill is the way forward to reducing problems associated with students. Managed situations improve student behaviour so they cause less nuisance to local residents, by providing enhanced welfare facilities for students often away from home for the first time. It reduces the demand for rented accommodation within general housing stock, in turn making units more affordable for first time buyers wanting to purchase or people wanting to rent a house.
RN54/1 I A Kay	Expand on the existing campus by building upwards, redeveloping low storey buildings to reduce wasteful use of land area and reduce loss of green space. Accommodate a higher proportion of students on campus. Any new residences should be built to sustainable design standards as set out in RN54/4.
RN64/8 Ms Humphreys	LDF should include a student accommodation strategy. Should encourage purpose built accommodation on campus, and dispersal in remainder of Borough, limiting number of lets in any one area. Other developments should be flexible so small units can flow in and out of student market.
RN66/1 C Dyer	Need for more student accommodation away from the town centre, to release property for local buyers and families. Local schools are faced with falling numbers on town areas due to the high student density.
RN73/3 Storer & Ashby Area Residents Group	Local residents do not support the building of high rent student blocks in the town centre. Must make the University build on campus. There is ample room to build a student village on the land the university has newly acquired. With regard to huge imbalance in community in Ashby Road corridor, introduce immediately an Area of Student Restraint, to safeguard quality of life for remaining residents, to limit percentage of student lets to not more than 10% in any one street. Introduce immediate cap on current number of student lets in Ashby Road corridor until level has fallen to 10% and restrain increases in student numbers in existing rented houses. Take immediate action to prevent 'slum ghetto' in term time and 'ghost town' during the vacation. Historically there was a vibrant family centred community. Waiting until the Local Development Framework is adopted will leave no permanent residents, no school, no community centre and Storer ward will cease to exist.
RN17/7 S Mitchell	If Loughborough is no more than a dormitory to the University then it has no future character and diversity of its own and will wither as a mixed community. We need to. Build student accommodation on campus to an agreed timescale and in a way that is transparent to the people of Charnwood. Have a proactive approach to the blighted, unbalanced and unsustainable streets of inner town (and elsewhere) where ASHORE or other planning controls are overdue.
RN78/3 TR Brown	Student housing should be on the University complex.
RN83/10 S Bradwell	Student housing is one of most controversial issues. Locate student housing on campus in purpose built managed blocks. Off campus the most desirable locations are within or close to the town centre but outside of established residential areas.
RN84/2 EM Hare	Student occupation has ruined many residential areas due to poor upkeep of properties, noise, parking problems, litter, unkempt gardens, dirty windows and poorly hung curtains. Keep students on campus and stop rot on our streets – what control is there to control student behaviour and ensure the houses are looked after?

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RN85/17 Leicestershire County Council	The role of Loughborough University in providing major sporting facilities and meeting national (and international) sporting targets should be recognised. As with other development, the sequential approach should be used in allocating land for university development.
RN87/3 Charnwood CVS	Please listen to the residents' voice. Student housing on campus is needed.
RN89.9 P Hubbard	Loughborough University must sort out its own problems with regard to student accommodation through site planning on campus. The Council should liaise with Estates.
RN96/7 Transport 2000	Expansion of University should be tightly controlled and on existing site. If needs be by building upwards and car underground. Students should be encouraged to use sustainable transport, the thousands of cars, usually old and polluting, owned by students at collage and university is a big rising menace. Student housing should reflect the above, and in some cases cars should not normally be allowed. LDF could encourage University and others to establish a car share club. Staff should also be encouraged to use their cars less.
RN97/8 Mr Hill	Student problem in Loughborough is understated. Demand for housing by students has driven up house prices. Their lifestyle is alien to normal families who move out of the area, and some create nuisance and damage after late night/early morning drinking. Need restriction and control of the places they drink. Some places encourage binge drink, which for some young people will damage their life in ways not so obvious now, they are being exploited for financial gain.
RN101/2 Harvey	No further increase in undergraduate student numbers. Additional student housing should be provided on campus, enabling housing in Ashby Road to be returned to wider community. Benefiting quality of life for residents, and address shortage of affordable housing.
RN04/2 New Life Financial Planning	Housing policy to prevent landlords buying and letting to students in concentrated areas creating student 'ghettos'.
RN09/1 Mr Strachan	Need for a student accommodation strategy, which minimises noise disturbance to residents, ensures community sustainability by minimising student houses in an area, and sustains local facilities such as schools. Recommend limiting in percentage terms number of houses that become student houses.
RN69/11 Ms Youngs	Is it possible that educational facilities are provided in all new developments over a certain size. Providing places for education and training- as there is a national shortage of manual tradesmen, could it be ensured more of these places are offered, there would be no lack of employability. Throughout the LDF a lot of emphasis given to economy, every time it is alluded to could the environment and peoples' quality of life be considered on an equal basis? Increased economic activity generates more pollution and congestion. If the University attracts so many businesses do we need a town centre manager, or could the remit be widened to include consideration of access into town by public transport and environmental concerns, or should he be looking at the villages.
RN07/9 Mr & Mrs Hyde	Landlords should be regulated and keep their properties and gardens in good repair to prevent slum like areas.
RN23/1 ~Mr and Mrs Hawley	Limit number of student properties to maximum of 10% with the same street or road
RN19/1 Mr Porter	Stop buy to let in Loughborough. It is killing the town.

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RN08/1 Loughborough College	College provides 900 jobs serves over 10,000 students, most local. Parking on site is so restricted that college will struggle to sustain growth- reducing access to education and putting hobs at risk. Made worse by lack of public car park on this side of town, restrictions on surrounding roads, limited access by bus, and the proposed reduction of bus services to smaller communities.
RN109/1 Mr Partridge	No expansion of University should be allowed until student accommodation reaches a suitable solution. It has a huge impact on the housing in the area. A minimum of 95% of students should be housed on campus, which could be achieved by building tower blocks. This would release housing, and provide affordable housing for first time buyers. Additional benefits also include reduced traffic, parking and anti-social problems.
RN108/5 Cllr Edwards	A preferred areas planning strategy, within which plans for student letting are treated more favourably than in areas that require protection. Should have a 'good landlord' standard status awarded annually if property meets the standard. This would stop opportunist developments, thus relieving housing market. The University should build high quality accommodation on campus.