**14/03977/OUT - Hartwells Of Bath, Newbridge Road, Newbridge, Bath, BA1 2PP**

Outline planning application for erection of three blocks of student accommodation comprising 194 student bedrooms in studio/cluster flats and 70 bedrooms in a terrace of 14 two storey HMOs with access from Newbridge Road, shared foot/cycleway, associated car parking, cycle parking, amenity space and landscaping following demolition of existing buildings

**OBJECT**

The Trust does not object to the principle of the redevelopment of this site for housing. In terms of the layout of the site, redevelopment has the potential to enhance the townscape character of the area and we would welcome residential development on the site that would effectively repair the street scene along Newbridge Road.

We do not however consider that the provision of student accommodation is at all appropriate in this part of the city which is strongly characterised by family housing. We are concerned that student housing here, which would be unoccupied for part of the year, would have a negative effect on the vibrancy of the local, residential character.

We are particularly concerned about an oversupply of student housing which would potentially use up brown field sites within the city centre. A report obtained from B&NES planning policy team concludes that there is a forecast shortfall in deliverable supply of student housing to 2021 of only 203 bed spaces. This contrasts with the following planning applications:

* Green Park – 461 bed spaces;
* James Street West – 250 (min) bed space;
* Transport Depot, Brougham Hayes - 103 bed spaces;
* Site of Old Gas Works, Upper Bristol Road - 404 bed spaces;
* Hartwells, Upper Bristol Road - 194 + 70 beds paces;

This would suggest a massive overprovision when one compares applications against need. The key issue here is that in the provision of student housing will prevent much needed affordable housing being developed on this and other brown field sites.

The development of this site for student accommodation would not make any provision towards much needed affordable housing, nor any contribution to local community facilities. The proposal is therefore contrary core strategy policies CP9, CP10, and CT3.

Furthermore this proposal should not be approved unless the future adaptability of the buildings for other residential uses is demonstrated. We therefore urge the LPA to refuse this application.

**BATH PRESERVATION TRUST**

**14/10/2014**