26/00284/FUL 3 – 12 Gage Street.

Lancaster Civic Vision, in line with their frequently stated opposition, in principle, to additional student accommodation, would ask that this application be refused.

We reiterate our deep concerns about the need for further such accommodation of whatever specification while, reportedly, many units in recently constructed blocks remain unoccupied.

We are pleased to see that, at long last, a developer has acknowledged the fact that there is already a declining demand of such accommodation " …..*the proposed development at Gage Street represents a timely and responsive solution to evolving student housing needs in Lancaster, effectively addressing the decline in international enrolments and the over-supply of premium studios……" (Design and Access Statement)* Unfortunately their "solution" is to offer a different design of accommodation, merely adding to the existing over supply.

We believe that the City Council should re-examine the market position and adjust their policies accordingly, in the light of increasing demand in Lancaster centre for main-stream – particularly social – housing, and lettable flats.

With regard to this application, it should be noted that the dimensions of the proposed rooms are very close to the minimum required. There is little storage space and communal areas are minimal.

We would ask that the developer be required to show how this site could be converted into mainstream flats, should the demand for student accommodation decline even further.

Hugh Roberts (on behalf of Lancaster Civic Vision) 21.09.2026

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