

Agenda item: 

**Decision maker:** Cabinet Member for Planning, Regeneration and Economic Development, 7 March 2014

**Subject:** Student Halls Of Residence

**Report by:** City Development Manager

**Wards affected:** All

**Key decision (over £250k):** No

## 1. Purpose of report

- 1.1 To approve the Student Halls of Residence Draft Supplementary Planning Document (SPD) for consultation with stakeholders.

## 2. Recommendations

**The Cabinet Member is recommended to:**

1. **approve the Student Halls of Residence Draft Supplementary Planning Document (appendix A) for consultation;**
2. **authorise the City Development Manager to make editorial amendments to the draft SPD prior to consultation, in consultation with the Cabinet Member for Planning, Regeneration and Economic Development. These changes will not alter the meaning of the document and will be restricted to grammatical and typographical errors.**

## 3. Background

- 3.1 The university student population has grown since 2000 which has created an increased demand for student accommodation in the form of halls of residence or Houses in Multiple Occupation (HMO's or "shared housing"). Halls of residence are no longer provided solely by the university but many schemes for purpose built student accommodation are being bought forward by the private sector. At present there is no guidance as to what constitutes a hall of residence or any standards regarding the type and size of accommodation that should be provided for students.
- 3.2 The council has already adopted an SPD which set out standards for C3 residential accommodation and an SPD to avoid concentrations of HMO's. It is therefore considered appropriate to produce an SPD on Student Halls of Residence to:
- Provide a definition of halls of residence to distinguish them from HMO's; and

- Set out standards the Council requires to ensure a good standard of accommodation is provided and Halls of Residence are properly managed to secure the provision of comfortable and affordable accommodation for students and to reduce the likelihood of any negative impacts on residential amenity.

3.3 The Supplementary Planning Document (SPD) would provide guidance to developers on how the council will assess and deal with planning applications for student halls of residence (Class C1 use). It also explains how restrictions on student accommodation will be secured through planning obligations made through Section 106, Town and Country Planning Act 1990.

### **Consultation**

3.4 If the Cabinet Member approves this document, it will be published for consultation for a period of 6 weeks during March / April 2014. During the consultation period, the draft SPD will be available to view online, at the civic offices and at the central public library.

3.5 After the consultation, the results will be reported to the Cabinet Member together with any revisions which are proposed for the SPD before adoption.

### **4. Reasons for recommendations**

4.1 Before finalising the SPD, it is important that stakeholders are given an opportunity to comment on the fine detail of its proposals.

### **5. Equality impact assessment (EIA)**

5.1 The Portsmouth Plan was subject to a full Equalities Impact Assessment. As the SPD simply expands on Portsmouth Plan policies and provides details on how they will be implemented, it is not necessary to conduct a separate assessment of the SPD.

### **6. Legal Services comments**

6.1 Public consultation on the draft SPD is a requirement of planning regulations made to ensure public participation in the development of planning policies. Adoption of the SPD will assist developers, residents and other stakeholders to have clarity regarding the Council's policy and legal requirements.

### **7. Finance comments**

7.1 There are no financial implications that arise as a result of approving the recommendation to consult on the draft Student Halls of Residence Supplementary Planning Document. Any costs arising from the process of consultation will be met from existing cash limited budgets.

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Signed by City Development Manager

**Appendices**

Appendix A – Student Halls of Residence draft Supplementary Planning Document.

**Background list of documents: Section 100D of the Local Government Act 1972**

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location
None.	

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected by ..... on .....

.....  
Signed by: