

Title of meeting: Cabinet Member for Planning Regeneration and Economic Development

Date of meeting: 7th October 2014

Subject: Student Halls of Residence Supplementary Planning Document

Report by: City Development Manager

Wards affected: All

Key decision: No

Full Council decision: No

1. Purpose of report

- 1.1 The purpose of the report is to formally adopt the Student Halls of Residence as a Supplementary Planning Document (SPD).

2. Recommendations

2.1 It is recommended that the Cabinet Member for Planning, Regeneration and Economic Development:

- 1. notes the outcome of the public consultations on the Draft Student Halls of Residence SPD that took place from June 2014 - July 2014 and agrees the proposed responses (attached as Appendix 1);**
- 2. adopts the Student Halls of Residence document as a supplementary planning document (attached as Appendix 2); and**
- 3. authorises the City Development Manager to make editorial amendments to the wording and images of the SPD prior to publication, in consultation with the Cabinet Member for Planning, Regeneration and Economic Development. These amendments shall be restricted to correcting errors and formatting and shall not alter the meaning of the document.**

3. Background

- 3.1 The university student population has grown since 2000 which, together with an increase in Language Colleges, 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 On the 7th March 2014, the Cabinet member for Planning, Regeneration and Economic Development approved the draft Student Halls of Residence SPD for consultation.

3.3 Public consultation on the draft Parking Standards SPD took place for a six week period between June 2014 and July 2014 (see paragraph 4.3).

4. Reasons for recommendations

4.1 The purpose of the Student Halls of Residence SPD is to:

- provide a definition of halls of residence to distinguish them from HMO's; and
- set out standards to ensure a good standard of accommodation is provided and Halls of Residences are properly managed to provide a positive living environment for students and to reduce the likelihood of any adverse impacts on residential amenity.

4.2 The SPD will sit alongside the Portsmouth Plan as it will supplement the policies contained in that document (specifically policies PCS19 "Housing mix, size and affordable housing", PCS20 "Houses in Multiple Occupation" (HMO's) and PCS23 "Design and Conservation") and will be a material consideration in the determination of planning applications.

4.3 The content of the final version of the SPD has been informed by the public consultation. The council received eight responses to the draft SPD from the university, student accommodation providers, planning consultants, residents and community groups. A summary of the comments received and changes made to the SPD are set out in the consultation report (Appendix 1).

4.4 The main changes to the document relate to providing more background information relevant to students and student accommodation in the city, the type of accommodation needed, including reference to other relevant standards student accommodation development would need to meet and more information regarding the management of student accommodation.

4.4 The final version of the SPD, attached as Appendix 2, is considered to provide valuable guidance for developers as they draw up their proposals for any new student accommodation development within the city.

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 Implications

6.1 The process by which the City Council prepares supplementary planning documents, including public consultation, is regulated by the provisions of The Town and Country Planning (Local Planning) (England) Regulations 2012 (“the Regulations”).

6.2 Publication, consultation with appropriate stakeholders, and receiving and considering relevant representations are necessary steps towards adoption, and the report and recommendation support compliance with the Council’s statutory obligations as local planning authority

7. Finance Comments

7.1 There are no financial implications that arise as a result of approving the recommendation to adopt the Student Halls of Residence - Supplementary Planning Document.

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Signed by:
City Development Manager

Appendices:

Appendix 1: Student Halls of Residence SPD - consultation statement
Appendix 2: Student Halls of Residence SPD

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

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

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Signed by: