



Subject:	Purpose Built Managed Student Accommodation (PBMSA) Supplementary Planning Guidance (SPG)
Date:	11 February 2025
Reporting Officer:	Dermot O’Kane – Acting Development Planning & Policy Manager
Contact Officer:	Martyn Smithson, Senior Planning Officer

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Please indicate the description, as listed in Schedule 6, of the exempt information by virtue of which the council has deemed this report restricted.	
Insert number <input type="checkbox"/>	
<ol style="list-style-type: none">1. Information relating to any individual2. Information likely to reveal the identity of an individual3. Information relating to the financial or business affairs of any particular person (including the council holding that information)4. Information in connection with any labour relations matter5. Information in relation to which a claim to legal professional privilege could be maintained6. Information showing that the council proposes to (a) to give a notice imposing restrictions on a person; or (b) to make an order or direction7. Information on any action in relation to the prevention, investigation or prosecution of crime	
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Sometime in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

Call-in	
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

1.0	Purpose of Report/Summary of Main Issues
1.1	This report provides an overview of Supplementary Planning Guidance (SPG) relating to Purpose Built Managed Student Accommodation (PBMSA), following the 12-week public consultation period. The existing SPG, adopted in June 2016, was reviewed following the adoption and Local Development Plan (LDP) Plan Strategy in May 2023 and the conclusion of the consultation for the draft SPG. Committee are asked to approve the final PBMSA SPG and associated public consultation report for publication.
2.0	Recommendation
2.1	Committee are asked to agree to the publication/adoption of the Purpose Built Managed Student Accommodation (PBMSA) Supplementary Planning Guidance (SPG) attached at Appendix 1 and the associated Consultation Report at Appendix 2.
3.0	Main Report
3.1	<p>Prior to the development of the Local Development Plan (LDP) Plan Strategy, Planning Service produced three documents to provide the Council with appropriate tools to deal with an influx of planning applications for PBMSA in the City Centre. These included:</p> <ul style="list-style-type: none"> • Purpose Built Managed Student Accommodation (PBMSA) – Planning and Place Advice Note, October 2015; • Purpose Built Managed Student Accommodation (PBMSA)– Planning and Place Best Practice Guide, December 2015; and • Purpose Built Managed Student Accommodation (PBMSA) Supplementary Planning Guidance (SPG), June 2016.
3.2	As these documents were developed in advance of the LDP, they were based on policies that have now been superseded by policies in the Plan Strategy. Appendix E of the Plan Strategy therefore noted that the current adopted SPG on PBMSA would need to be revised in line with the new LDP. The revised SPG follows the same format and style as the 17 SPG adopted in May 2023 alongside the Plan Strategy.
3.3	The formal consultation period for the PBMSA SPG commenced on Thursday 29 August 2024 and closed on Thursday 21 November 2024 at 5pm. An online consultation survey (and accompanying hardcopy survey form) was made available during this period for the receipt of representations.
3.4	A total of four (4) representations were received during the consultation period for the dSPG. The respondents are categorised as individual (2), an educational body (1) and private sector (1). The private sector response was a joint response by three planning consultants. The respondents are listed in Appendix A of the PBMSA SPG Consultation – Representations Report.
3.5	There were a range of positive comments received about the SPGs in terms of their clarity and intent and there were proposals for a number of minor changes, many of which have been incorporated into the final SPG document. There was general support for the preparation of a revised SPG following the adoption of the Plan Strategy in May 2023, which will supersede the 2016 PBMSA SPG. Comments welcomed the recognition given to the significant contribution made by students studying and living within the city to the local and regional economy and recognition to the need for PBMSA to be well planned/designed, appropriately located and properly managed.
3.6	A number of more significant comments were made in respect of the understanding of an Established Residential Area (ERA), including requests for greater clarity around criterion a.

	of Policy HOU12. Several paragraphs on ERAs were re-worked to clarify the intent of criterion a, in that it is a locational test rather than an impact test.
3.7	There was general support for the requirement for a management plan, while minor adjustments have been made to the SPG to ensure the guidance is in-line with current practice. A mixture of comments were also submitted in relation to the flexible application of design Policies HOU7, RD1 and OS3 to PBMSA development.
3.8	A table is included within the PBMSA SPG Consultation – Representations Report (Appendix 2) which details the main issues raised during the consultation in relation to the dSPG, including the Council’s justification where revisions have been made or otherwise to the final SPG. Members are asked to note the changes made to the SPG and to approve the final PBMSA SPG (Appendix 1) for publication.
3.9	As part of the consultation one respondent requested that PBMSA monitoring is made publically available to assist with the demonstration of need. The Council maintains an annual monitor of PBMSA developments aligned to the start of each academic year i.e. October/November. Members should note that this data (from November 2023) has now been made available via an online map viewer which will be published on the Council website alongside the final SPG. It will continue to be maintained on an annual basis.
3.10	<u>Financial and Resource Implications</u> None associated with this report.
3.11	<u>Equality or Good Relations Implications/Rural Needs Assessment</u> None associated with this report
4.0	Appendices - Documents Attached
	Appendix 1 – Purpose Built Managed Student Accommodation (PBMSA) Supplementary Planning Guidance (SPG), January 2025 Appendix 2 – PBMSA SPG Consultation – Representations Report