



Subject:	<i>Purpose Built Managed Student Accommodation in Belfast – Supplementary Planning Guidance</i>
Date:	<i>16 February 2016</i>
Reporting Officer:	<i>Phil Williams, Director of Planning and Place</i>
Contact Officer:	<i>Dermot O’Kane,</i>

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

1.0	Purpose of Report or Summary of main Issues
1.1	This report seeks Committee approval for the publication of draft Supplementary Planning Guidance (SPG) on Purpose Built Managed Student Accommodation (PBMSA) in Belfast for public consultation. The SPG provides additional advice and guidance specific to Purpose Built Managed Student Accommodation (PBMSA) in Belfast and builds upon the Planning and Place Advice Note endorsed in October 2015 and the Best Practice Guide agreed in December 2015.
2.0	Recommendations
2.1	Agree to the publication for public consultation of the draft Supplementary Planning Guidance on Purpose Built Managed Student Accommodation in Belfast attached at Appendix 1.
3.0	Main report
3.1	<u>Key Issues</u> On 18 August 2015, this Committee agreed a series of steps to be undertaken to provide the Council with appropriate tools to deal with the recent influx of planning applications for Purpose Built Managed Student Accommodation (PBMSA) in the City Centre. This included: <ul style="list-style-type: none">• Long-term (3-5 years) – The inclusion of new policies to address any policy deficiencies within the New Local Development Plan;• Medium-term (6-9months) – The preparation of Supplementary Planning Guidance to address gaps in the existing policy framework; and• Short-term – the preparation of two guidance documents based on the existing policy framework as follows:<ul style="list-style-type: none">○ Technical, internal ‘guidelines’ to ensure a consistent approach when determining

	<ul style="list-style-type: none"> ○ planning applications for PBMSA; and ○ A 'Best Practice Guide' to encourage the development of good quality PBMSA in the right locations.
3.2	<p>On 20 October 2015, a 'Purpose Built Managed Student Accommodation in Belfast – Planning and Place Advice Note' was approved for adoption and immediate use by this Committee. This was followed by the approval of the 'Purpose Built Managed Student Accommodation in Belfast – Planning and Place Best Practice Guide' in December 2015. Together, these two documents give detailed advice around the City-wide approach to PBMSA and how good quality development in the right locations can be supported through the existing planning system.</p>
3.3	<p>This SPG builds on this previous work to provide additional advice and guidance for use by developers, the public and by planning officers in the assessment of planning applications for PBMSA developments. SPG represents non-statutory planning guidance which supports and clarifies policies included within the current planning policy framework, including Planning Policy Statements (PPSs) and local development plans. The information set out in the guidance is therefore intended to supplement existing policies, most notably the HMO Subject Plan for Belfast, the Belfast Metropolitan Area Plan (BMAP) and PPS7 Quality Residential Environments.</p>
3.4	<p>It is structured around the same criteria contained within the internal Planning and Place Advice Note, setting out supplementary guidance in relation to six planning issues, including:</p> <ol style="list-style-type: none"> 1. Location: The development should be at a location which is easily accessible to university/college campuses by sustainable transport modes. 2. Quality Design: The layout, design and facilities provided within a development should be of high standards. 3. Scale and Impact: The development should be designed in a way that does not conflict with adjacent properties or the general amenity of the surrounding area. 4. Management: The development has appropriate management in place to create a positive and safe living environment for students whilst minimising any potential negative impacts from occupants. 5. Need: The development meets an identified need for the type of accommodation proposed. This should help secure a supply of accommodation in response to evidence of need. 6. Planning Agreements: Planning Agreements, and related developer contributions, may be required in relation to PBMSA where what is secured cannot be adequately addressed by the imposition of conditions alone.
3.5	<p>Where relevant to a particular development proposal, the SPG will be taken into account as a material consideration when determining planning applications, with the weight accorded to it being increased by virtue of a period of public consultation. Subject to the draft SPG being endorsed by Committee and ratified by Council, it is therefore intended to publish the document for a 12 week public consultation period during the Spring, allowing opportunities to shape the document before it is finalised and adopted in the Summer 2016.</p>
3.6	<p>We are currently completing an Equality Impact and Strategic Environmental Assessment screening in parallel, which will be published as part of the consultation process when available. It is on this basis that Members are asked to endorse the draft SPG as set out at Appendix 1 and approve it for public consultation.</p>
3.7	<p><u>Financial & Resource Implications</u> There are no additional resource implications arising from this report.</p>

3.8	<u>Equality or Good Relations Implications</u> Equality and good relations screening will be conducted in parallel with the proposed consultation processes.
4.0	Appendices – Documents Attached
	Appendix 1 – Draft Purpose Built Managed Student Accommodation in Belfast – Planning and Place Supplementary Planning Guidance, February 2016