

Student Halls of Residence Supplementary Planning Document

Consultation Statement

1. This statement sets out who the city council consulted when preparing the Supplementary Planning Document (SPD), a summary of the responses raised and how those issues have been addressed in the final SPD. Preparation of this statement is a requirement of Regulation 12(a) of the Town and Country Planning (Local Planning) (England) Regulations 2012.
2. The draft SPD was approved for consultation on 7th March 2014. Following this, a targeted consultation took place focussed mostly on the university accommodation providers and landlords at a local and national level. This included all of the required specific consultation bodies. The draft SPD was made available on the city council's website and at the Civic Offices main reception.
3. A total of eight representations were received. No representations were made on the Strategic Environmental Assessment & Sustainability Appraisal draft screening statement. The issues which were raised by the respondents and the consequent changes to the SPD are set out in the table below.

Respondent	Reference in the draft SPD	Comment made	Response in the SPD
Portsmouth University	Para. 2.2	If a proposed Hall of Residence does not include pastoral care then would it fall outside the SPD's definition of a Hall of Residence and therefore not need to meet the criteria set out in the SPD?	Delete reference to pastoral care in the definition and refer to it in the management plan section para. 5.9
	Para. 3.2	Insert "regularly accommodates approximately" before "4,000" in order to make the paragraph more general. If precise figures are used there is a danger that the SPD becomes out of date.	Para. 3.2 has been amended to include more background information on the need for student halls of residence. The paragraph has been made more general through the use of percentages instead of specific figures in relation to the amount of bed spaces for students.
	Para. 5.2	References to room sizes are not included in the UK Code of practice.	Reference to the code has been deleted.
	Para. 5.3	A range of accommodation is needed depending on the type of student and this should be recognised in the SPD. Some students, such as mature or foreign students, will require studio flats as opposed to cluster flats.	Para. 5.3 has been deleted and reference is made in para. 3.2 that a variety of accommodation (studio flats and cluster flats) is needed.
	Appendix 1 draft s.106 agreement	The agreement seems to be drafted as if all developments relate to University of Portsmouth.	The agreement is a standard agreement which can be altered in specific cases. Text has been added to para. 6.1 to this affect.

		<p>Requiring a register of residents may contravene the data protection act.</p> <p>There are concerns over restricting the use of the halls of residence over the vacation period to two months.</p>	<p>The information supplied is anonymised and therefore does not contravene the Act.</p> <p>The agreement is a standard agreement. Text has been added to para. 6.1 of the SPD to state that it is a standard agreement and that the contents may be altered depending on the case in hand.</p>
Jillings Hutton Planning (on behalf of Knightsbridge Student Housing Ltd)	<p>General</p> <p>Para. 3.3</p> <p>Appendix 1 draft s.106 agreement</p>	<p>Many areas welcome the provision of student accommodation as it frees up family homes. The positives of purpose built student accommodation should be recognised in the SPD.</p> <p>The council need not concern itself with restricting the supply of student bed spaces as the market will do this. The SPD does not define what an equilibrium of supply and demand for student bed spaces is.</p> <p>There are concerns over restricting the use of the halls of residence over the vacation period to two months.</p>	<p>Para. 3.3 now includes a sentence setting out the advantages of purpose built student accommodation.</p> <p>The council considers it necessary to avoid an oversupply of student bed spaces in a built up area where there is competition for land uses.</p> <p>The agreement is a standard agreement. Text has been added to para. 6.1 of the SPD to state that it is a standard agreement and that the contents may be altered depending on the case in hand.</p>
Les Wymes Planning Consultancy	Para. 5.3	Some students prefer small self-contained units as they allow full and effective studying.	Para. 5.3 has been deleted and reference is made in para. 3.2 that a variety of accommodation (studio flats and cluster flats) is needed.

	Appendix 1 draft s.106 agreement	There are concerns over restricting the use of the halls of residence over the vacation period.	The agreement is a standard agreement. Text has been added to para. 6.1 of the SPD to state that it is a standard agreement and that the contents may be altered depending on the case in hand.
PATCH Ltd	Para. 3.3 Para. 4.1	Support. Land in the city centre should only be allowed for Halls of Residence if the land is demonstrably unsuitable for residential use. Being close to the university is not a good enough reason to allocate prime land to student halls. There is concern that high class shops will not be attracted to a city centre where the footfall leans to one demographic that is not there all year round.	Support noted. It is appropriate to encourage halls of residences to locate in the city centre close to the university's main facilities. It is unlikely that city centre sites would be demonstrably unsuitable for residential use and therefore such a proviso would restrict the availability of land for student accommodation. The city centre has a wide catchment area and most people visit the city centre by car. It is not considered that an increase in student accommodation in the city centre would impact on the type of shops attracted to the city centre.
Mr Dod	Para. 3.3	Does not understand why the council should be involved in ensuring enough student bed spaces are provided.	The growth of the university is beneficial for the city as a whole. Additional student accommodation is needed to support this growth and also to house more students in purpose built accommodation in order to free up family homes in

	Para. 4.1	Expanding the Langstone Student Village should be the place to increase student accommodation as opposed to the city centre. Many people would like to live in or close to the city centre.	the city. It is appropriate to encourage halls of residences to locate in the city centre close to the university's main facilities. The city centre masterplan identifies many potential development sites that could be used for residential uses. It is therefore considered that there are enough sites for residential and student accommodation in the city centre.
CGMS (on behalf of Star Build Ltd)	General	Support the approach in terms of identifying current shortfall in accommodation and identifying appropriate locations.	Support noted.
	Para. 2.2	The definition should be amended to take into account that pastoral care may vary as some student accommodation is built for mature students / postgrads who have different needs from first year students.	Delete reference to pastoral care in the definition and refer to it in the management plan.
	Section 5	This section should recognise the fact that a mix of accommodation is needed ranging from cluster flats to self-contained studio accommodation.	Para. 5.3 has been deleted and reference is made in para. 3.2 that a variety of accommodation (studio flats and cluster flats) is needed.
	Appendix 1 draft s.106 agreement	There are concerns over restricting the use of the halls of residence over the vacation period.	The agreement is a standard agreement and can be carried to reflect specific situations. Reference is now made in the SPD to this affect.
CGMS (on behalf	General	Support the SPD.	Support noted.

of Unite)	<p>Cycle parking standards</p> <p>Appendix 1 - draft s.106 agreement</p>	<p>Object to the cycle parking standards of 1 cycle space per bed.</p> <p>Minor wording changes to the s.106 regarding the published term dates are suggested.</p> <p>Questions the acceptability of a project management fee and seek clarification on the basis upon which it will be calculated.</p>	<p>This is a standard set out in an adopted SPD on parking standards.</p> <p>Appendix 1 is a standard s.106 agreement and changes can be made to reflect specific cases. Changes have been made to the SPD to this affect.</p> <p>The fee is collected in order to cover the costs of monitoring provisions set out in a section 106 agreement. Currently fees are calculated on a case by case basis.</p>
Portsmouth Society	General	Endorse the SPD. Are pleased that the SPD requires a separate kitchen / diner facilities, promotes inner city sites for student accommodation and requires developers to sign a Code of Standards.	Support Noted.

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