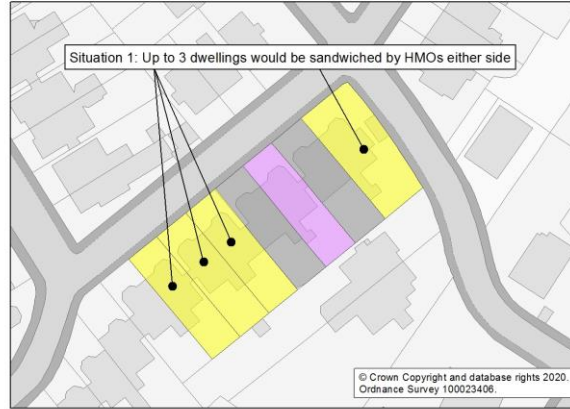
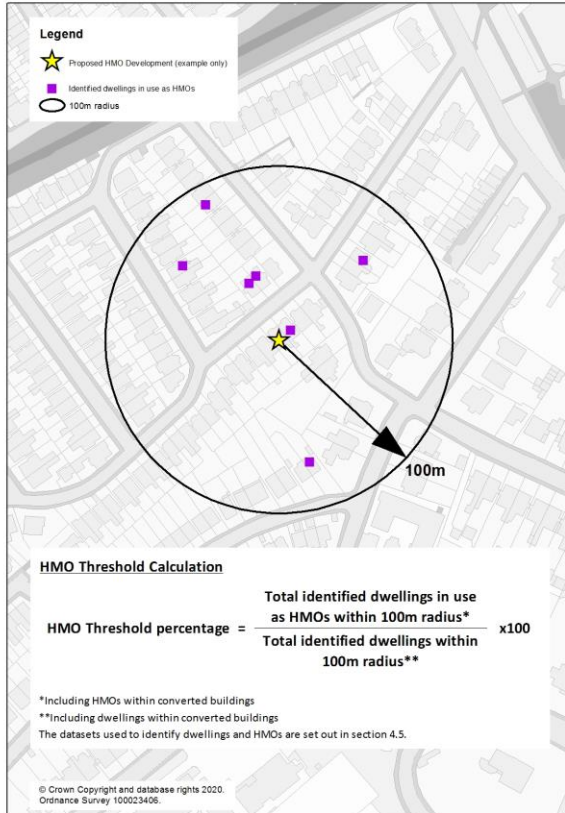


# HMO Supplementary Planning Document (SPD)



# HMO Supplementary Planning Document (SPD)

## Operation of SPD

- Applicants generally accept guidance provided by the SPD
- Planning Inspectors acknowledge guidance and have applied tests to appeal cases

## Data Improvements

- Census 2021 data requested for HMOs
- Extensions to additional licensing for HMOs

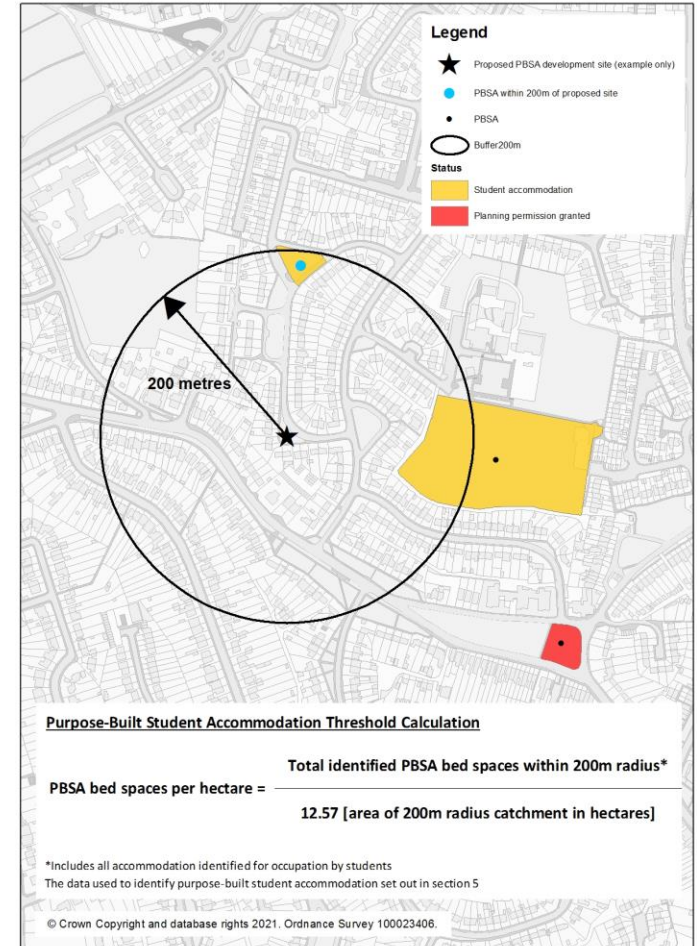
# Proposed purpose-built student accommodation & shared living Supplementary Planning Document (SPD)

- Will provide further guidance on the implementation of Local Plan policies relevant to the development of purpose-built student accommodation (PBSA) and other shared living accommodation.
- Follows on from and complements *Managing the development of houses in multiple occupation SPD*.
- Will be material to decisions on planning applications.

# Proposed Content - PBSA



## Definition of harmful concentration

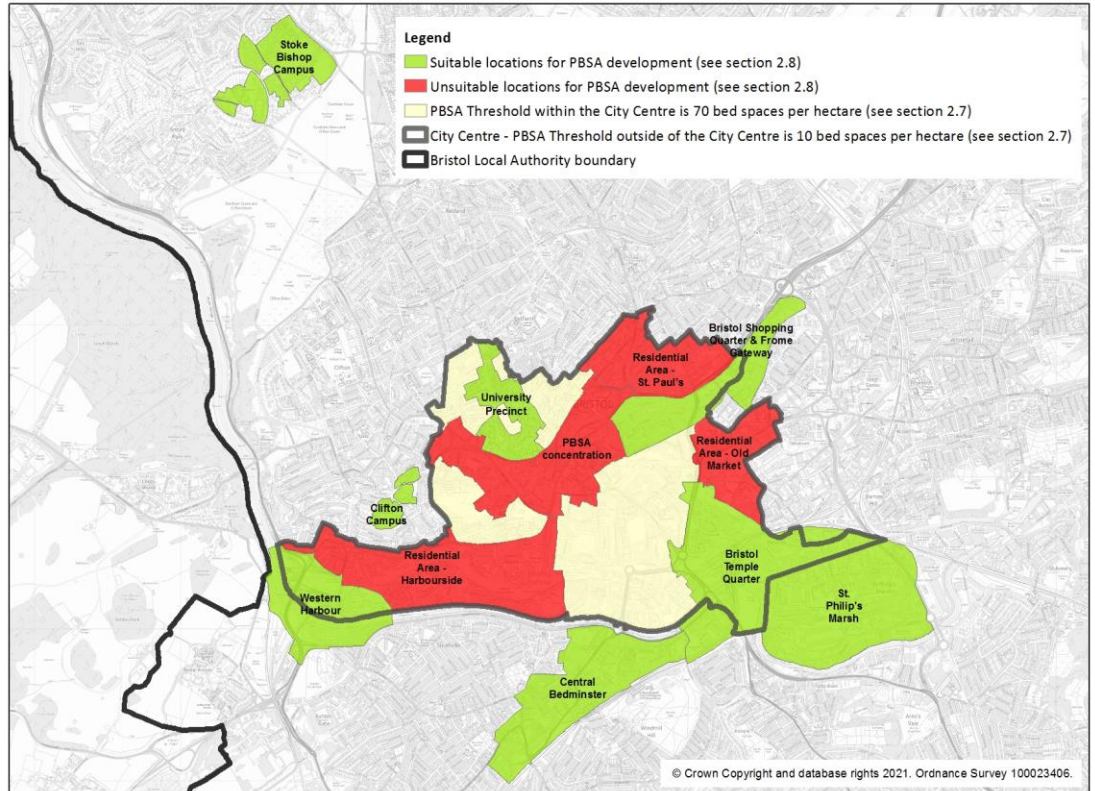
- Sets a bed space density threshold for PBSA
  - City Centre: 70 bsph
  - Elsewhere: 10 bsph
- Development should not result in these densities being exceeded within a defined neighbourhood
- Neighbourhood = 200m radius



# Proposed Content - PBSA

## Location of PBSA

-  Suitable locations  
(with max bed space no.)
-  Unsuitable locations



# Proposed Content - PBSA

## Mixed use development

- Guidance on how PBSA can provide and contribute to a mix of uses
- Residential, office and active ground floor uses

## Preventing adverse impacts

- Guidance on how PBSA can prevent adverse impacts on communities through management plans

## Affordable student accommodation

- 30/40% affordable student accommodation sought
- Have regard to draft policy H7 in Local Plan Review

# Proposed Content - PBSA

## Standards of accommodation

- Local Plan policy requirements relating to internal/external space, outlook and privacy, adaptability, security and fire safety, cycle parking and refuse storage
- Have regard to design guidance and strategies produce by universities relating to scale and format of accommodation, space standards, accessibility standards and student safety.

# Proposed Content - Shared living

## Harmful concentrations

- Method provided for assessing harmful concentrations

## Mixed use development

- Guidance on how PBSA can provide and contribute to a mix of uses
- Residential, office and active ground floor uses

## Standards of accommodation

- Local Plan policy requirements relating to internal/external space, outlook and privacy, adaptability, security and fire safety, cycle parking and refuse storage