

Purpose-built student accommodation and shared living supplementary planning document

Bristol Neighbourhood Planning Network - 6th December 2021

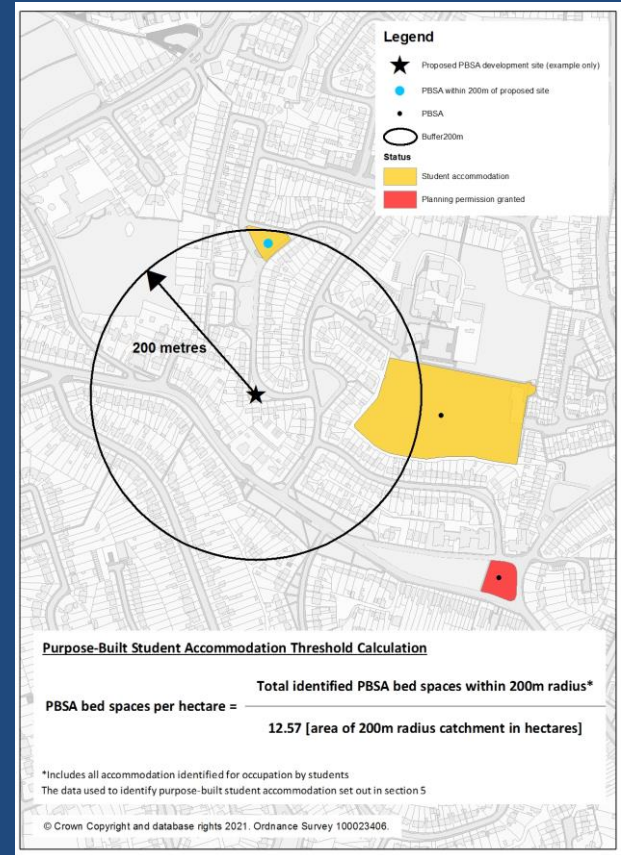
Introduction

- 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 made on planning applications.
- Initial consultation until 7th January 2021.

Proposed Content - PBSA



Definition of harmful concentration

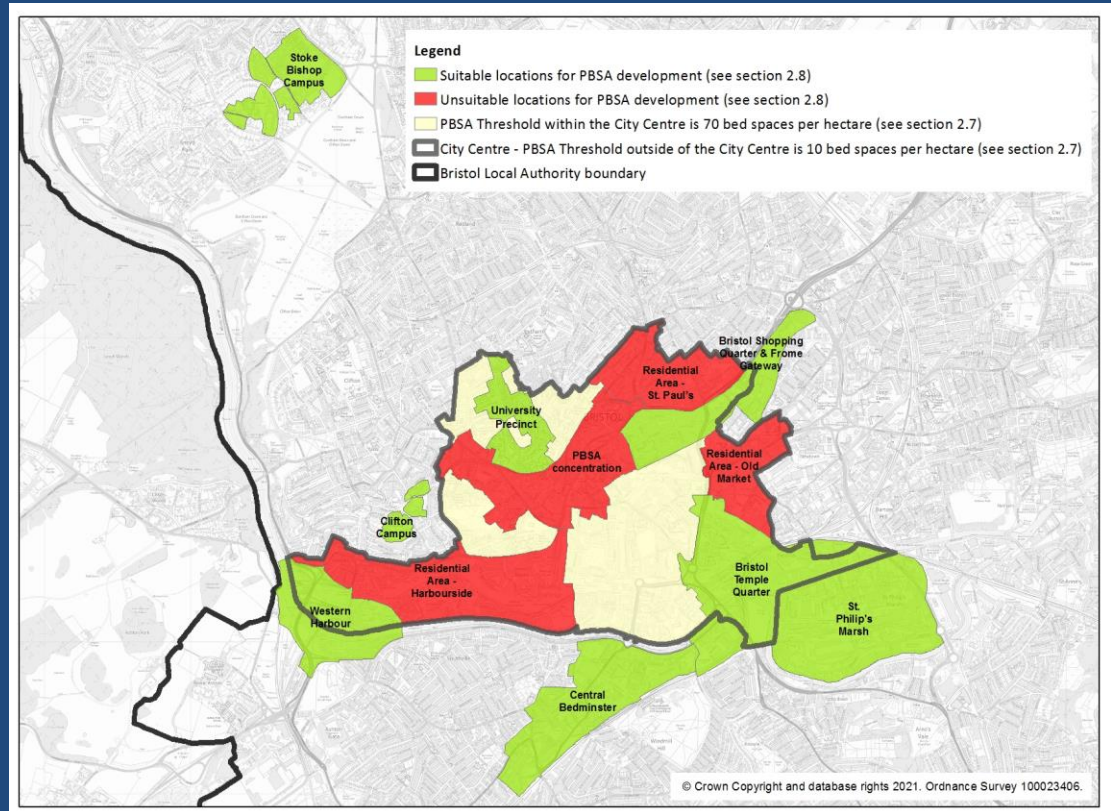
- Sets a bed space density threshold for PBSA
 - City Centre: 70 bsph
 - Elsewhere: 10 bsph
- Development should not result in these densities being exceeded within a defined neighbourhood
- Neighbourhood = 200m radius
- % of HMOs also considered



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
- Including 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

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

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
- Including 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