

SUPPLEMENTARY PLANNING
DOCUMENT

Purpose Built Student Accommodation



August 2024



Nottingham
City Council

Quick Guide to Purpose Built Student Accommodation Supplementary Planning Guidance

This document provides guidance on the requirements for new Purpose Built Student Accommodation. In particular the SPD provides further details to [Policy HO5: Locations for Purpose Built Student Accommodation](#) and [Policy HO6: Houses in Multiple Occupation \(HMOs\) and Purpose Built Student Accommodation](#) of the [Land and Planning Policies Document - LAPP \(2020\)](#) (Local Plan Part 2).

Contents

1.	Foreword	1
2.	Purpose and Status of the Document	2
3.	Consultation	4
	Details of the Consultation	4
	What happens after the consultation?	4
4.	Introduction	5
	Background	5
	How will the SPD be used for decision making?	5
	Methodology	6
	What is Purpose Built Student Accommodation (PBSA)?	6
	What other forms of Student Accommodation are there?	7
	What are the benefits of accommodating students in PBSA?	8
	Article 4 Direction on Houses in Multiple Occupation (HMO)	9
	Nottingham Student Living Strategy	9
	Monitoring of Student Accommodation	10
	Overall number of Students requiring accommodation	14
5.	Planning Policy Context	16
	National Legislation, Policy and Guidance	16
	National Planning Policy Framework (NPPF)	16
	National Planning Practice Guidance (NPPG)	16
	Local Policy Context	16
	Local Plan Part 1 - Nottingham City Aligned Core Strategy (adopted 2014)	16
	Local Plan Part 2 - Nottingham City Land and Planning Policies Development Plan Document (LAPP) (adopted 2020)	17
	Nottingham City Council's Supplementary Planning Documents	17
	Sustainability Appraisal (SA)	17
6.	Meeting the identified need for student accommodation	18
	PBSA Occupancy Survey	19
	Other Evidence of Need	19
	Proportion of Cluster Flats and Studios	20
7.	Guidance for new PBSA	22
	PBSA requirements	22
	Suggested minimum room standards	22
	Waste and Recycling facilities	23
	Accessible location of new PBSA Schemes	23
	Student Management Plans	24
	Conversion of PBSA to alternative residential uses	24
	Temporary Uses of PBSA	24
	Emerging Shared Living Concepts	25

Sustainability and reducing carbon.....	25
Design Quality Framework.....	25
Wider community Benefit	26
Open Space.....	26
Accessibility and Inclusive design	26
Biodiversity.....	27
Supporting information	27
Other Requirements.....	28
Monitoring and Review.....	28
8. Planning Obligations.....	29
9. Pre-application Advice	31
Glossary	32
Appendix 1: Checklist for new PBSA Planning Applications	34
Appendix 2: Extracts from “Investor in Students” Report	36
Appendix 3: Copy of relevant Local Plan Policies.....	40
Appendix 4: Sustainability Appraisal (SA).....	42

1. Foreword

- 1.1 As the Executive Member for Housing, Planning and Heritage for our vibrant and dynamic City, I am pleased to introduce this Supplementary Planning Document (SPD) focused on Purpose Built Student Accommodation (PBSA). Nottingham's landscape of higher education is ever evolving, with a diverse student population shaping our City's character and vitality. In response to this evolution, it is crucial that our accommodation offer remains adaptable and responsive to the needs of our students.
- 1.2 This SPD serves a dual purpose: to provide clear guidance for developers undertaking PBSA projects within Nottingham, and to ensure that these developments align with the evolving needs of our student community. Rather than prescribing rigid formats, our aim is to establish a framework of minimum standards and requirements that uphold quality, while encouraging innovation and meeting students' needs.
- 1.3 We are committed to fostering the development of PBSA that caters for all students including returning students and other demographics who may have been deterred from seeking accommodation in PBSA previously. By broadening the appeal of PBSA, we aim to create a more inclusive and sustainable housing market for Nottingham's student population, contributing to the rebalancing of our communities.
- 1.4 Throughout this document, developers will find practical guidelines and recommendations aimed at facilitating the creation of PBSA that enhances the overall student experience. We invite developers, stakeholders, and the wider community to engage with this document, contributing their insights and expertise to shape the future of student accommodation in Nottingham.
- 1.5 This SPD will play a crucial role in determining planning applications for PBSA developments, ensuring that they meet acceptable space standards and prioritise the health and wellbeing of our students. By following the guidance outlined in this document, developers can streamline the planning process, minimising the need for lengthy negotiations and ultimately delivering high-quality accommodation that enriches the fabric of our City.

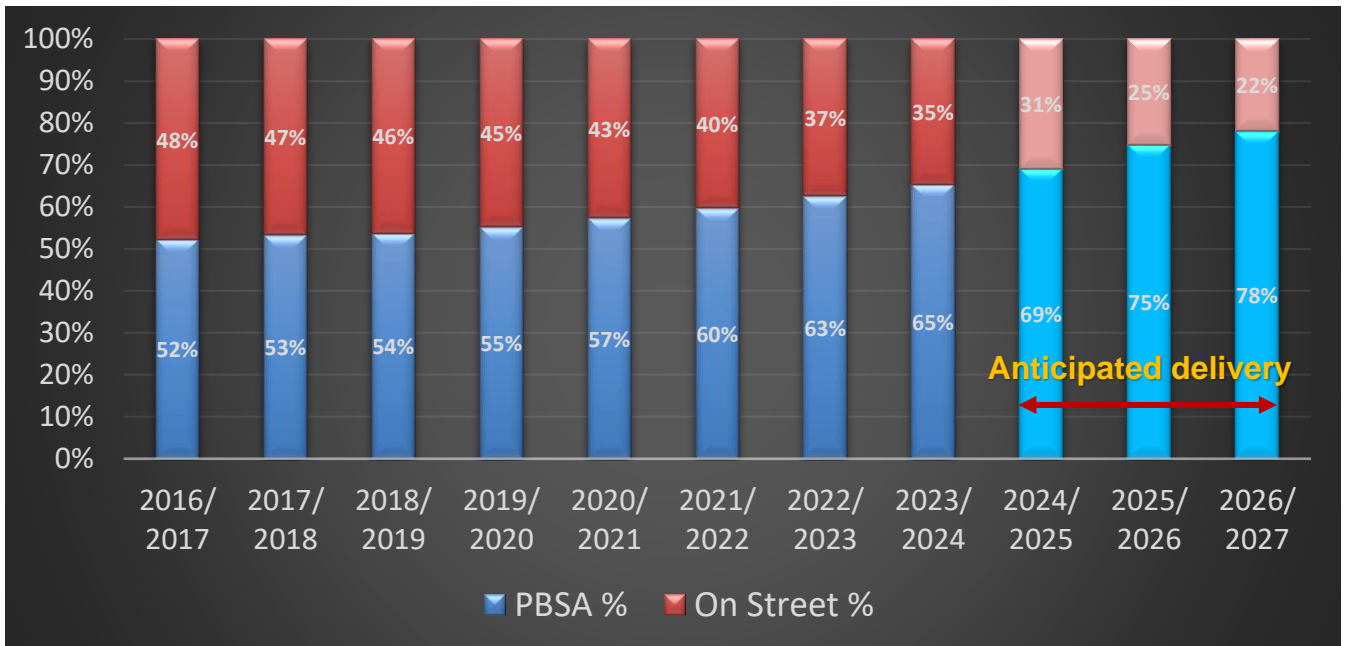


Councillor Jay Hayes
Executive Member for Housing, Planning and Heritage
Nottingham City Council

2. Purpose and Status of the Document

- 2.1 Supplementary Planning Documents (SPDs) provide further detail and explanation to support policy in the Nottingham City Local Plan. SPDs are a material consideration in making decisions on planning applications.
- 2.2 This SPD has been prepared to explain the implications of the Local Plan Part 2 ([Nottingham City Land and Planning Policies Development Plan Document](#), LAPP) and in particular;
- [Policy HO5: Locations for Purpose Built Student Accommodation](#); and
 - [Policy HO6: Houses in Multiple Occupation \(HMOs\) and Purpose Built Student Accommodation](#).
- 2.3 The SPD does not consider issues regarding the principle of the locations of PBSA schemes, as these matters are already covered in detail in Policy HO5.
- 2.4 As the landscape of higher education evolves, and the student population continues to diversify, for instance through changes to the number of international students, it is imperative that there is sufficient accommodation for students that remains adaptable and responsive to their needs.
- 2.5 This document has two purposes: to provide guidance for developers embarking on PBSA projects within Nottingham, and to ensure that these developments align with the evolving needs of our student community. The council's aim is not to prescribe rigid formats for PBSA, but rather to establish a framework of minimum standards and requirements that uphold quality while fostering innovation and affordability.
- 2.6 Recognising the importance of affordability and accessibility in student housing, the council is committed to encouraging the development of PBSA that focuses on returning students and other student demographics who may have previously been deterred from choosing PBSA. By broadening the appeal of PBSA, the council is seeking to create a more inclusive and sustainable housing market for Nottingham's student population and help to rebalance communities by encouraging a direct alternative to Houses in Multiple Occupation (HMOs).
- 2.7 The council has been very successful in encouraging the PBSA market in Nottingham with the substantial completion of new schemes. This additional capacity has been essential as student numbers increased and has transformed the student accommodation market with a growing proportion of students living in PBSA compared to on-street private rented accommodation as illustrated in Figure 1.

Figure 1: Growing % of Students living in PBSA compared to On-street Accommodation



- 2.8 Throughout this document, developers will find guidelines and recommendations aimed at facilitating the creation of PBSA that not only meet minimum standards but also enhance the overall student experience, thus ensuring that future PBSA schemes contribute positively to the fabric of our City and the well-being of all citizens.
- 2.9 The SPD will apply to both conversions and new build PBSA proposals and will help to determine planning applications for these types of developments alongside the policies within the Local Plan and other material planning considerations.
- 2.10 The requirements in this document, should prevent the provision of inappropriate new PBSA that could jeopardise the health and wellbeing of students. Furthermore, these standards will aid developers in ensuring that forthcoming proposals adhere to acceptable space standards, thereby minimising the necessity for lengthy negotiations.

3. Consultation

Details of the Consultation

- 3.1 This draft SPD has been prepared for public consultation, the results of which will help shape the final document. The consultation period runs from **Tuesday 27 August through to Tuesday 8 October 2024** in keeping with the council's [Statement of Community Involvement](#) (SCI).
- 3.2 You may comment on this SPD by completing the online **consultation form**. If you require an alternative way to make consultation comments, please contact localplan@nottinghamcity.gov.uk. Please use this same email address to contact the Planning Policy Team if you have any questions on this draft SPD.

What happens after the consultation?

- 3.3 At the end of the consultation period the council will consider all comments received and make appropriate changes before publishing the final SPD. A Report of Consultation will be prepared summarising the comments received during the consultation period and the changes made to the final document as a result, along with a formal Adoption Statement.

4. Introduction

- 4.1 This SPD provides additional advice and guidance specific to Purpose Built Student Accommodation (PBSA) in Nottingham. It complements [Policy HO5](#) and [Policy HO6](#) of the Local Plan. It is intended for use by developers, the public and by planning officers in the assessment of planning applications for new PBSA developments within the City.
- 4.2 Where relevant to a particular development proposal, this SPD will be taken into account as a material consideration when determining planning applications.

Background

- 4.3 The council recognise that students studying and living within Nottingham make a significant contribution to local and regional economies. For the City, the growth in the number of students wishing to study at the City's award winning universities has presented a significant economic opportunity for Nottingham.
- 4.4 However, the rapid expansion of student numbers over recent years has also led to a range of negative side effects, in relation to pressures on housing, local amenities and other environmental impacts including waste and noise issues and other anti-social behaviour. It is considered that well planned and appropriately located and managed PBSA can provide an alternative to some students living within residential areas thereby helping to rebalance these communities. It is not the intention of the council that all students will live within PBSA and it is acknowledged that students have a varied range of housing needs and preferences. It is also recognised that shared accommodation within private rented housing close to the universities will remain as the preferred choice for many students. However, providing a direct alternative to traditional on-street housing should reduce the demand and consequently the pressures on these communities.

How will the SPD be used for decision making?

- 4.5 The SPD will be used to assess future planning applications for PBSA. It will also be used by planning officers to provide pre-application advice and guidance on such developments.
- 4.6 The council will work with applicants, wherever possible, to address relevant issues. Where an application fails to meet the standards in this SPD, planning permission will normally be refused.
- 4.7 The council acknowledges that the Nationally Described Space Standards were not specifically tailored for student living and acknowledges the differences between student accommodation and traditional housing. Students typically inhabit their accommodation for a fixed duration each year. Moreover, students tend to utilise private spaces like bedrooms for extended periods, including for study purposes. Hence, it is crucial to ensure these areas are adequately conducive to studying. This

SPD recommends appropriate space standards that cater for the unique requirements of students for new PBSA.

Methodology

- 4.8 The Local Plan team carries out extensive monitoring of student accommodation that has helped inform the development of this SPD. The output of this monitoring is hosted on the [Planning for Student Accommodation](#) web page. This includes analysing Student Council Tax Exemptions (CTE) as an indication of where students live and looks at trends in changes to the distribution of students across the city and where the highest concentration of students are. Since 2014 the council has undertaken an annual PBSA occupancy survey. The PBSA pipeline is also closely monitored by a [PBSA app](#) which shows the location of all known and proposed PBSA schemes (including likely delivery dates), and a [PBSA dashboard](#) that summaries this data.
- 4.9 The council also works very closely with the two Universities in Nottingham to better understand their future plans. This work has allowed for collaborative working and led to the adoption of the [Nottingham Student Living Strategy](#) (SLS). The council also works closely with other key stakeholders including [Unipol](#) and the two Student Unions. This collaborative work has also informed this SPD.
- 4.10 In terms of the recommended space standards set out within this SPD, the council has made an analysis of recently approved PBSA developments in Nottingham and determined the general sizes of PBSA bedrooms (depending on room type), sizes of shared facilities, distribution within the scheme (locally within the cluster flat or generally within the scheme) and the amount of facilities available (in relation to the number of expected students). The council has also carried out benchmarking by examining approved schemes in comparable university cities.

What is Purpose Built Student Accommodation (PBSA)?

- 4.11 PBSA is accommodation that is built, or converted, with the specific intent of being occupied solely by students¹ undertaking a full-time course of higher or further education. The type of accommodation can either be individual studios which are self-contained units with their own cooking and washing facilities or cluster flats where there are shared facilities including separate kitchen/living spaces and social spaces. In addition to personal or shared social spaces within these flats, most PBSA also has wider social facilities which are shared with all residents and can include study areas, social spaces, gyms, cinema rooms and indoor or rooftop open space etc.
- 4.12 Although 'residential' in nature, PBSA has no formal use class definition within the planning system and is considered 'sui generis' (or unique/of its own class). It is therefore a form of development for which further guidance and clarification is

¹ There may be occasions when the accommodation is used for non-students outside of term time subject to consent.

appropriate to ensure the unique nature of the development can be adequately assessed. Planning permission is also required to change the use of PBSA to any other form of development.

What other forms of Student Accommodation are there?

- **University Accommodation – Halls of Residence**

4.13 This is accommodation provided directly by or on behalf of universities. It is a popular choice for 1st year students due to the proximity to university campuses and for creating friendship groups. The universities also provide a small proportion of traditional houses that they rent to their students. Such accommodation can be designed to meet the needs of certain students, such as post-graduates.



Nightingale Hall on University Park, Nottingham

- **On-street accommodation - Houses of Multiple Occupation (HMO) & the private rental market**

4.14 This is shared accommodation in traditional housing, often located in neighbourhoods close to the university's campuses. This accommodation tends to be the natural progression for students in years two/three. Such accommodation can be attractive to students due to the proximity to campuses and is often cheaper than PBSA and offers a shared lifestyle with other students. Such accommodation is usually in the form of Houses of Multiple Occupation (HMOs)² but can also include small houses or City Centre flats³ (maximum 2 students).

² HMOs are classed as C4 under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

³ Housing is classed as C3 under the same order (above).



Typical student HMO housing in Lenton, Nottingham

What are the benefits of accommodating students in PBSA?

4.15 Purpose-Built Student Accommodation (PBSA) offers numerous benefits, these include;

- **Helps to prevent the loss of family homes:** By providing sufficient accommodation for students, PBSA prevents the conversion of family homes into HMOs, thereby preserving residential areas for families and other residents.
- **Reducing anti-social behaviour:** PBSA schemes help in managing issues like waste and noise within a contained environment, thus minimising disturbances in traditional housing areas and neighbourhoods.
- **Sustainability:** Newer PBSA developments are designed to be more environmentally friendly, contributing to lower CO2 emissions and promoting sustainable active travel options like public transport, walking, and cycling being often located in more accessible locations such as the City Centre.
- **Higher density:** PBSA can accommodate more students per square metre compared to traditional housing, thereby efficiently utilising space.
- **Creating local employment opportunities:** PBSA schemes create jobs through construction but also require various staff roles, including security, cleaning, management, maintenance, and administration, thereby generating local job opportunities.
- **Catalyst for regeneration:** PBSA developments can act as catalysts for broader regeneration efforts, stimulating the development of housing, office spaces, leisure facilities, local retail outlets, and supermarkets, thereby contributing to economic growth and job creation especially when located within the City Centre.
- **More competitive private rental market:** An adequate supply of PBSA can lead to a more competitive student rental market, potentially controlling the growth of PBSA rents. This affordability can attract students in subsequent years, traditionally opting for lower-rent HMOs in their later years of study.

4.16 One of the major themes underpinning the Local Plan is the creation of balanced and inclusive communities. The planning process has an important role to play in the delivery of good quality housing that supports the creation of more balanced communities. It is also widely recognised that an overconcentration of student

accommodation relative to the wider community can lead to an imbalance in the community resulting in harm to residential amenity.

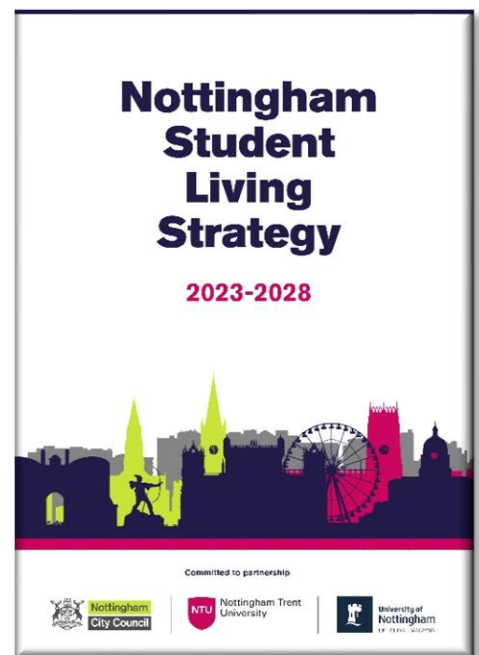
- 4.17 Well designed, appropriately located and effectively managed PBSA will therefore help reduce the negative impacts associated with concentrations of student housing.

Article 4 Direction on Houses in Multiple Occupation (HMO)

- 4.18 In Nottingham, an [Article 4 Direction](#) was established in 2012 and requires planning permission to convert a family dwelling (use class C3) into a House in Multiple Occupation (HMO – use class C4) accommodating 3 to 6 unrelated individuals. Properties hosting 7 or more unrelated people already require planning permission (as *sui generis* use).
- 4.19 Where there is already a ‘Significant Concentration’ of HMOs and/or student households in an area, calculated using the methodology in [Appendix 6 of the Local Plan](#), planning permission will not usually be granted for further HMOs. A ‘Significant Concentration’ is considered to be 10% of households.

Nottingham Student Living Strategy

- 4.20 The adopted [Nottingham Student Living Strategy](#) (SLS, 2023) was produced in collaboration between Nottingham City Council (NCC), the University of Nottingham (UoN), and Nottingham Trent University (NTU). It aims to address the multifaceted challenges associated with accommodating a large student population in Nottingham while fostering positive community relations and maximising the contributions of students to the City.
- 4.21 Recognising the significant economic impact of the two universities on Nottingham's economy, the SLS aims to strike a balance between meeting the housing needs of students and mitigating potential negative impacts on local communities. Through a combination of strategic priorities, including improving the quality and affordability of student accommodation, promoting neighbourliness, and enhancing community integration, the SLS endeavours to create a vibrant and inclusive environment for both students and long-term residents.
- 4.22 Since adoption of the Strategy, a SLS Implementation Group has been established to oversee the delivery of the SLS. This is made up of representatives from the three organisations as well as representatives from each of the Student Unions. The intention



is the Group will meet 3 times a year to review progress on the adopted actions and help facilitate where there may be issues on delivery. The success measures embedded within the Strategy will be key to examining how successful the actions are.

- 4.23 One of the key actions for the council is the production of this Supplementary Planning Document on PBSA to include guidance on accommodation, design, scale, layout, format and sustainability measures for new schemes. A key focus is to bring forward a diverse mix of types of PBSA developments in particular reducing the proportion of studios across the market in Nottingham and increasing the proportion of cluster flats to provide an alternative to on-street housing that most returning students have a preference for.
- 4.24 The Universities as part of the SLS also routinely comment on planning applications for new third-party PBSA schemes and in particular supporting PBSA schemes which diversify the housing offer by providing a significant majority of cluster beds (currently 80% or more) to help rebalance the PBSA market and reduce the number of new studio flats coming forward in future schemes to a maximum of 20%.

Monitoring of Student Accommodation

4.25 To monitor the ‘location’ of students within the City, Student Council Tax exemption (CTE) data is used. For consistency year on year, this is requested from the Council Tax team on 1 November each year. This data can be split down by ‘Halls’ and ‘Student Households’ (terms provided by the Council Tax team).

4.26 The Figure 2 below and subsequent Table 1 shows the number of student households.

Figure 2: Student Council Exemptions (2009-2023)

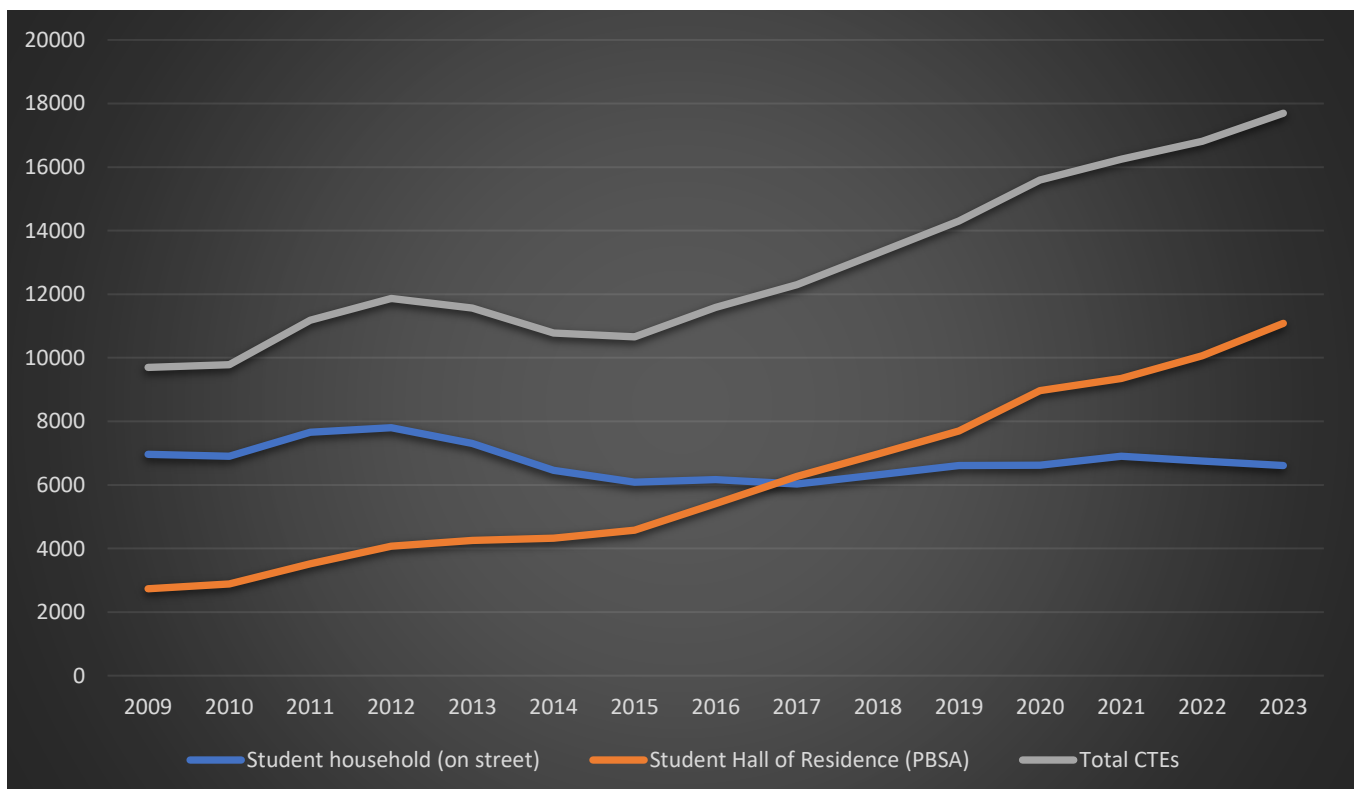


Table 1: Student Council Tax Exemptions (2009-2023)

Year	Student household (on-street)	Student Hall of Residence (PBSA)	Total CTEs
2023	6,611	11,084	17,695
2022	6,748	10,064	16,812
2021	6,900	9,348	16,248
2020	6,620	8,970	15,590
2019	6,610	7,693	14,303
2018	6,323	6,970	13,293
2017	6,029	6,272	12,301
2016	6,170	5,413	11,583
2015	6,084	4,572	10,656
2014	6,457	4,321	10,778
2013	7,310	4,254	11,564
2012	7,800	4,071	11,871
2011	7,658	3,521	11,179
2010	6,899	2,885	9,784
2009	6,965	2,733	9,698

4.27 The data shows that it is the number of PBSA CTEs that is increasing (in line with policy of promoting PBSA in appropriate locations – see column 2) - whilst the number of on-street households has remained reasonably static and for the last couple of years has started to show a decline.

On-street CTE are not all HMOs

4.28 It is not possible to tell what type of house/flat the on-street housing is – it could be C3⁴ or C4⁵ (HMO) as this data is not captured by Council Tax and there is no complete database that can be used to match it against. The council does have an HMO database from within Environmental Health, but this is not complete and there will be properties that are not licenced but operating as HMOs. However, it is considered that as there is a Local Plan policy to limit further C3 to C4 conversions, any growth in on-street CTE's has either been in areas where policy allows (concentration less than 25% previously and now 10% since the policy changed in 2020) or in flats or small houses (C3) where there are no restrictions. There is some evidence to show an increase in CTEs in new blocks of flats within the City Centre e.g. Saffron Court, London Road etc.

4.29 It is also worth noting that once a property is CTE it does not necessarily stay exempt, and there is 'churn' across the housing market. So, for example, if not all residents are students then the property cannot be classed as student Council Tax exempt, so this may change from year to year. It could be that a property is rented out as an HMO to non-student residents for a period, but this would still be permitted within the C4

⁴ Class C3 is use as a family dwelling house (can be occupied by between 1-2 unrelated individuals).

⁵ Class C4 is use as for small shared dwelling houses occupied by between 3-6 unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

classification and would allow the property to be rented to students again in subsequent years.

Council Tax Exemption data split down by high concentration wards

4.30 The graphs below show the number of CTE households split by PBSA (Figure 2) and on-street (Figure 3) households since 2015 for the 5 wards with the highest number of student CTE households.

Figure 3: PBSA Student Council Tax Exemption for wards with the highest number of students

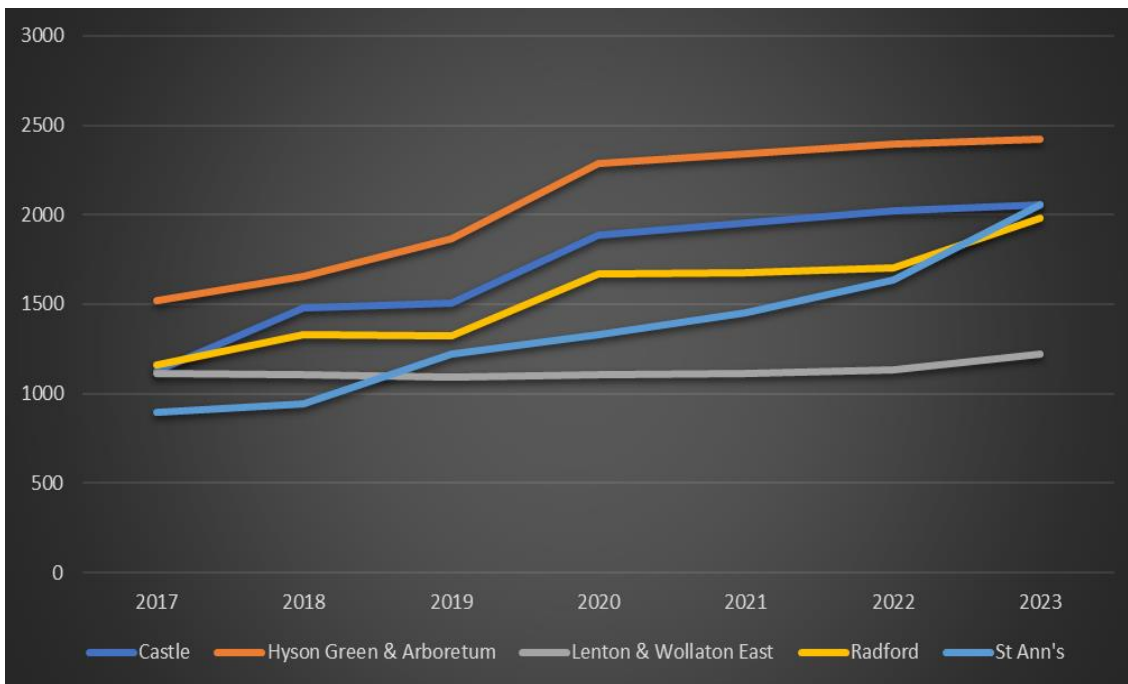
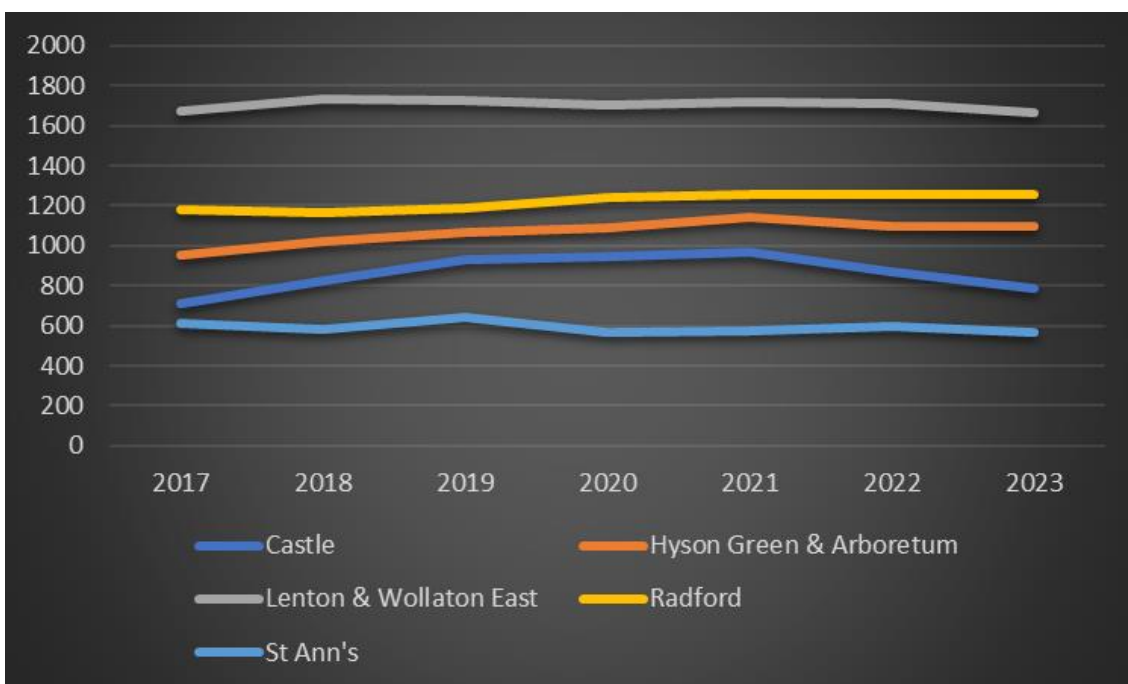
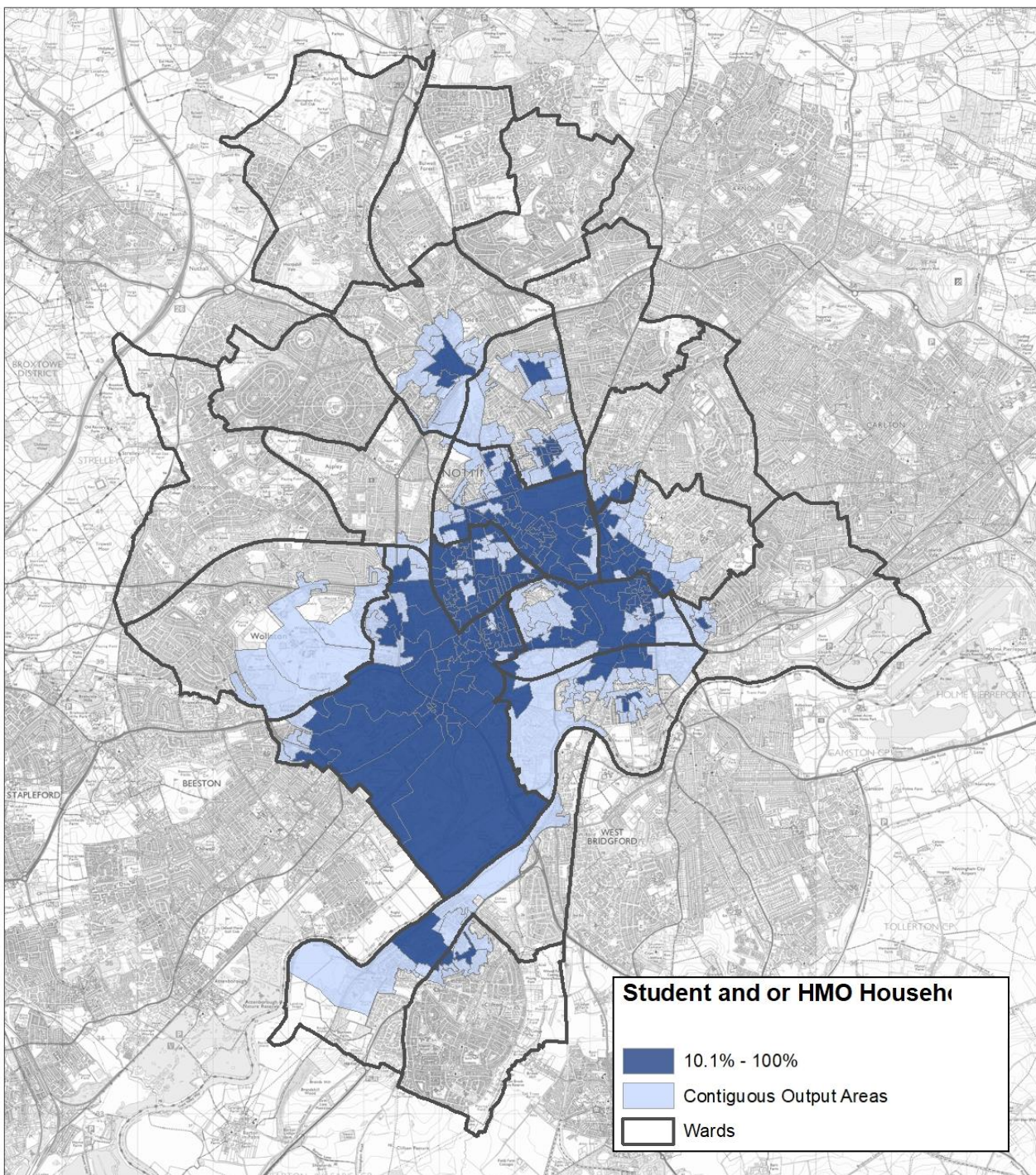


Figure 4: On-Street Student Council Tax Exemption for wards with the highest amount of students



4.31 The above graphs show that it is the PBSA CTEs that are driving the rise in these wards and that the number of on-street CTEs has remained reasonably static but is now starting to show a fall since 2021. Where there is any growth in on-street CTEs, given the policy to resist the change of use to HMOs then this could be in C3 homes/flats where there is no control over students living in those types of properties (flats or small houses, limited to 1 or 2 students). A map showing where the CTEs plus other known HMOs are concentrated is provided below (Figure 5).

Figure 5: Percentage of Households Occupied by Students and/or HMOs & Contiguous Areas (November 2023)

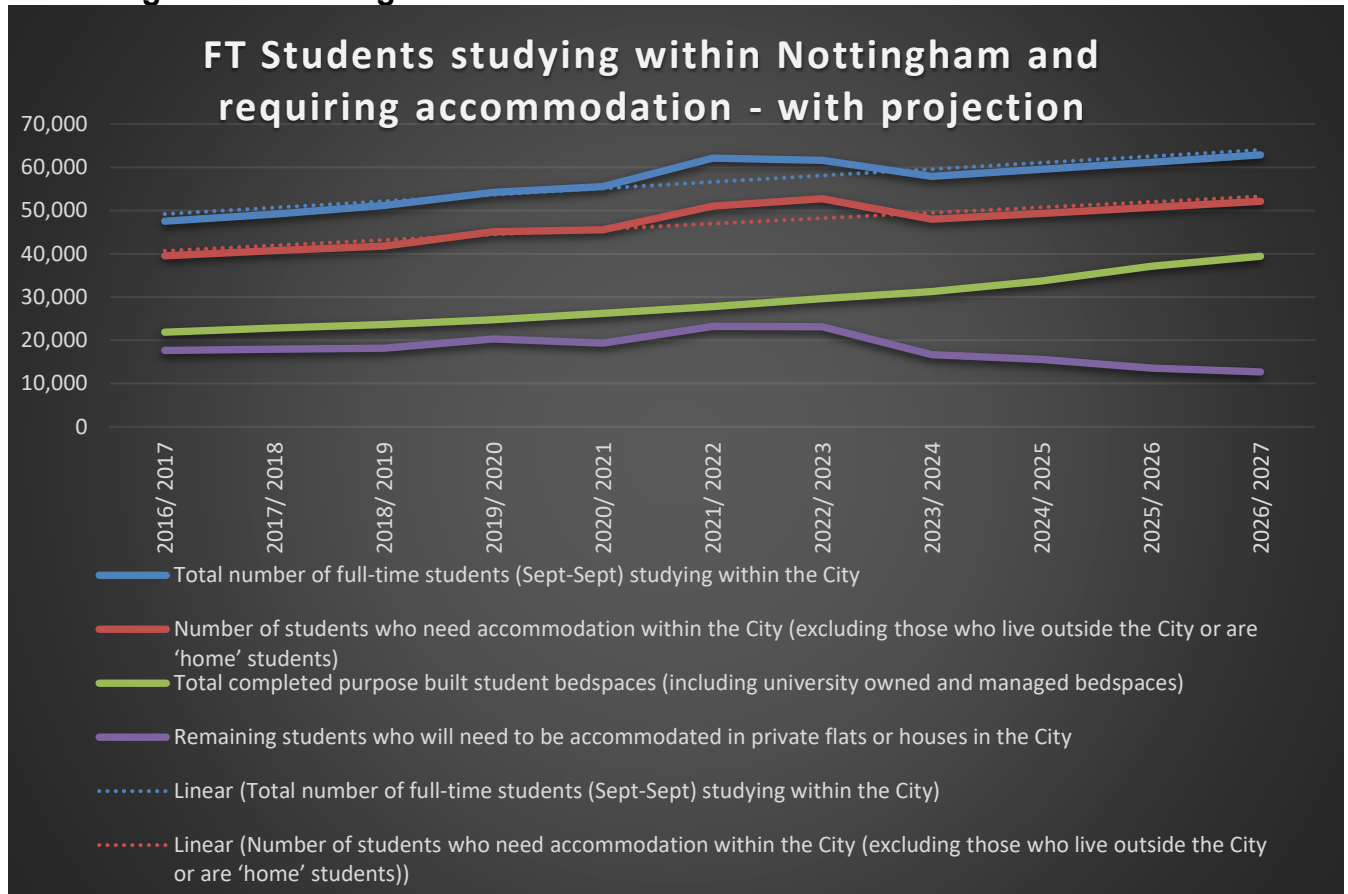


Overall number of Students requiring accommodation

- 4.32 The number of students requiring accommodation in the City had seen a continued rise in recent years, inevitably increasing the number of households. Figure 6 below shows an increase in student numbers over time, the number of PBSA bedspaces (operational and anticipated) and remaining students (who are living on-street). In recent years PBSA had not kept pace with the growth in student numbers and this inevitably meant that students had to look elsewhere in the housing market to meet their accommodation needs – most in PBSA but some in on-street housing as well. If there had not been the growth in PBSA then this would have added even more pressure on the private on-street housing market and could have resulted in a student accommodation ‘crisis’ in Nottingham as seen in other University cities across the UK. In the most extreme cases this has meant students living in other cities from where they are studying.
- 4.33 Whilst it is difficult to accurately forecast student number for future years, the Universities had been indicating that the growth in student numbers was likely to be in line with national demographic trends which is an increase of approx. 2.8% a year to the turn of the decade (2030).
- 4.34 Following recent analysis and discussion with both universities, the surge in enrolments during the COVID-affected years does now appear to be subsiding and student numbers in Nottingham are back to pre-pandemic levels. Demand for student accommodation within Nottingham for the 2023-24 academic year is reduced from the peak seen in 2022-23.
- 4.35 There are felt to be a number of factors influencing student enrolment numbers across the sector at present – most impact being seen from the return to pre-pandemic A-level grading methods, uncertainties for international students and potential impacts from the prevailing cost of living crisis which may have influenced student choices. The council will continue to share and closely monitor the available data.
- 4.36 Both universities are hugely popular choices to study and remain amongst the best higher education institutions in the country. Whilst demographic projections demonstrate the university age population will continue to increase up to 2030, the anticipated year on year growth rate is being adjusted to reflect the prevailing headwinds for the sector. Student enrolments will continue to remain under regular review with the universities.
- 4.37 There is however a notable increase in the preference for students living in purpose-built student accommodation (PBSA) within Nottingham, signalling a robust growth trajectory for this accommodation type and a shift in student housing preferences within the city. It is therefore imperative that all new PBSA schemes that come forward are of the right type to meet the needs of students, including the preference to live in shared accommodation.

4.38 Figure 6 below shows the total number of full time students studying and living within the City (blue line). Those students who live in their own home (and therefore don't have housing need) are excluded leaving only those students studying within Nottingham with housing need (red line). PBSA delivery including anticipated future years is shown on the green line based on schemes with or likely to get planning approval. Finally, this leaves remaining students who must be living 'on-street' either in HMOs or other small accommodation such as small houses or flats on the purple line.

Figure 6: Students with housing need in Nottingham, Growth of PBSA bedspaces and remaining students living 'on-street'.



4.39 Over the next few years, if the anticipated delivery of PBSA does come forward and student numbers continue as anticipated (even with the fall in 2023-24) then the recent fall in the trend of CTEs should continue (seen by the drop in the purple line). However, what is important here is that the PBSA that is provided meets the needs of students otherwise this additional capacity will not be attractive to students and new schemes could be left with voids if too many studios are provided.

5. Planning Policy Context

National Legislation, Policy and Guidance

National Planning Policy Framework (NPPF)

- 5.1 The [NPPF \(2023\)](#) explains that when councils are establishing housing need, including the size, type and tenure of housing, they must consider the needs of different groups, including students, and these should be assessed and reflected in planning policies.

National Planning Practice Guidance (NPPG)

- 5.2 The [NPPG](#) clarifies that councils need to plan for student accommodation. It states at Paragraph: 004 Reference ID: 67-004-20190722 the following;

How can student housing needs be assessed?

Strategic policy-making authorities need to plan for sufficient student accommodation whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus. Encouraging more dedicated student accommodation may provide low cost housing that takes pressure off the private rented sector and increases the overall housing stock. Strategic policy-making authorities are encouraged to consider options which would support both the needs of the student population as well as local residents before imposing caps or restrictions on students living outside university-provided accommodation. Local Planning Authorities will also need to engage with universities and other higher educational establishments to ensure they understand their student accommodation requirements in their area.

- 5.3 The council has been working very closely with the two universities in Nottingham to gain a greater understanding of the student accommodation market. Under the [Nottingham Student Living Strategy](#), both the council and the Universities in Nottingham are in agreement about a number of actions, one of which is the promotion of PBSA that offers a high proportion of shared accommodation and a restriction on the proportion of studios in new PBSA schemes.
- 5.4 This agreement aligns with the guidance provided in the NPPF, which encourages engagement between local planning authorities and universities to understand accommodation requirements. By setting a limit on the proportion of studios in new schemes, the aim is to promote more shared living arrangements in the form of cluster flats, which should foster a stronger sense of community among students and alleviate pressure on the private rental sector and in doing so limiting price pressures across the housing market, and helping to rebalance these communities.

Local Policy Context

Local Plan Part 1 - Nottingham City Aligned Core Strategy (adopted 2014)

- 5.5 The [Core Strategy](#) includes a suite of strategic policies to deliver sustainable development in the City to 2028.
- 5.6 [Policy 8: Housing Size, Mix and Choice](#) states that the appropriate mix of house size,

type, tenure and density within housing development will be informed by the need to redress the housing mix within areas of concentration of student households and Houses in Multiple Occupation.

Local Plan Part 2 - Nottingham City Land and Planning Policies Development Plan Document (LAPP) (adopted 2020)

- 5.7 This SPD seeks to expand on the Local Plan and in particular Policy [HO5](#) and [HO6](#). The full wording of these policies is provided in Appendix 3.
- 5.8 Both these policies emphasise the need for additional student accommodation. This need does not just relate solely to the number of bedspaces, but also the type of accommodation that is being provided. Policy [HO6](#) goes on to state that in the assessment of student accommodation regard will be had to "... whether adequate evidence of the need for new purpose built student accommodation of the type proposed has been provided".
- 5.9 [Para 4.50](#) of Policy [HO5](#) provides further advice and states... "The demand for different types of student accommodation is also relevant in demonstrating need, with most rent schemes consisting largely of studio flats. Schemes designed to appeal to; returning students, students requiring short term contracts, and students with families are particular segments where further provision is sought. Returning students have a preference to live as a household with friends, therefore schemes addressing these preferences are more likely to be supported."

Nottingham City Council's Supplementary Planning Documents

- 5.10 The council has an adopted SPD on [Affordable Housing Contributions arising from Purpose Built Student Accommodation](#). This sets out the mechanism for calculating the commuted sum that will be required in lieu of on-site affordable housing provision from sites providing PBSA within Nottingham.
- 5.11 There is also a SPD on [The Provision of Open Space in New Residential and Commercial Development](#) that sets out details about open space requirements and in particular the mechanism for calculating the commuted sum that will be required in lieu of on-site open space from sites providing PBSA within Nottingham.
- 5.12 In recent years there has been a lot of proposals for new PBSA schemes in the 'Eastside' of the city. The council has adopted an [Eastside SPD](#) which sets out a vision and the need to promote a balance of development across the area.

Sustainability Appraisal (SA)

- 5.13 Sustainability Appraisal is a statutory process that must be undertaken for every new planning document in accordance with the Planning and Compulsory Purchase Act (2004). The purpose of SA is to assess the economic, social, and environmental impacts of projects, strategies or plans, so that the preferred option promotes, rather than inhibits sustainable development.
- 5.14 An SA was carried out as part of the Local Plan Part 2 review including all policies within the document. The appraisals for Policy [HO5](#) and [HO6](#) and further details about the process can be found in [Appendix 4](#).

6. Meeting the identified need for student accommodation

- 6.1 In order to comply with policies [HO5](#) and [HO6](#) developers are required to provide clear evidence to demonstrate the demand for additional student accommodation bedspaces. This evidence should include, but is not limited to, an assessment of the capacity of existing stock (both university-owned and privately owned), including occupancy levels. Additionally, it should encompass an appraisal of ongoing and upcoming projects within the pipeline (those under construction, with planning permission, or with current applications – please see the Council’s [Planning For Student Accommodation](#) web pages, consultations with the Universities, and references to the Council’s latest [Authority Monitoring Report](#), which provides information on student numbers and completed bedspaces.
- 6.2 One of the main aims of this SPD is to encourage Purpose-Built Student Accommodation (PBSA) that meets students' needs and in particular emphasising shared accommodation over studios. Development should be driven by identified accommodation needs, ensuring a balance between meeting student housing demands and avoiding oversupply. This includes broadening the PBSA market to attract returning students and postgraduates who will usually seek housing in Houses in Multiple Occupation (HMOs).
- 6.3 There is also a growing evidence base that suggests students are not seeking studio/1 bed flat living and the demand is low for those students choosing to live alone⁶. The data gathered in a recent survey illustrates that only 12% of international students (who are often cited as a key customer of PBSA and studios in particular) would choose to live alone. Often the booking cycle leaves those who book late with a lack of choice – and studios are often the product that is slowest to be booked (in some markets). For Nottingham, this second point may have been true given the previous shortage of new PBSA bedspaces compared to a rise in student population. This is not the current position as the PBSA market matures and there is a falling student demand (for the 2023-24 academic year at least) and an increasing supply of PBSA (likely 8,000+ bedspaces over the next 3 years). Policies [HO5](#) and [HO6](#) are both very clear that new PBSA must meet the needs of students.
- 6.4 Affordability and accessibility are central considerations for many students. By broadening the appeal of PBSA and promoting affordability, the council seeks to create a more inclusive and sustainable housing market for Nottingham's student population, and which will in turn help to rebalance communities. Schemes which promote shared living and social interaction amongst student residents will be supported.
- 6.5 As part of the Greater Nottingham Strategic Plan evidence base a recent Housing Need Assessment⁷ has been commissioned to provide evidence drawing on the latest data including the 2021 Census to support housing market interventions. It includes

⁶ [Unlocking Global Perspectives of Student Accommodation, March 2024](#)

⁷ [Greater Nottingham and Ashfield Housing Needs Update 2024](#)

discussions on student accommodation needs within the Local Plan area. This notes that

“... the PBSA market is very mature in Nottingham so to allow further expansion there also needs to be a widening of the market to include accommodation for “returners”, postgraduates and even students with families who all tend to prefer or require larger accommodation over living in studios.”

- 6.6 The report goes on to say that PBSA should also deliver a wider range of products which could help support drawing students out of HMOs into PBSA by prioritising cluster flats and other alternative forms of PBSA.

PBSA Occupancy Survey

- 6.7 For the last ten years the council has undertaken an occupancy survey of the PBSA market. This has consistency shown a near zero vacancy rate (never more than 2%). These along with other monitoring and evidence will be used to determine the appropriate typologies of accommodation in new PBSA schemes. If for example it is shown that there is a greater proportion of studio that are becoming vacant this could indicate an over-supply in the market and result in the need to restrict further the number of new studios in future PBSA scheme – lowering the maximum threshold below the suggested 20%.

Other Evidence of Need

- **University of Nottingham Student Survey 2023-24**

- 6.8 Students from University of Nottingham living in PBSA took part in market research in October 2023⁸. Part of this survey examined the views of students on the accommodation that they were living in. Extracts of the results are shown in [Appendix 2](#). The survey uses the Net Promoter Scoring (NPS) system and asked students a series of questions which they scored 1-10 about their accommodation.
- 6.9 Students living in studio accommodation generally express lower satisfaction compared to other types of accommodation. Studios also scored low in recommendation to other students, enjoyment of stay, perceived value for money, satisfaction with accommodation facilities, and satisfaction with the bedroom. In addition, students in studio accommodation reported lower levels of community and belonging, and they found it more challenging to meet people and make friends compared to other accommodation types.

⁸ [Investor in Students Survey – Nottingham](#)

- **University of Nottingham Student Union Survey: Student Living data – Accommodation Preferences Summer Survey 2022-23**

6.10 The University of Nottingham Student Union Students undertook some market research on student living and accommodation preferences which was conducted as part of the Summer Survey 2022/23⁹. The report reveals that the majority of students who responded to the survey preferred private housing due to factors such as affordability and the ability to choose housemates. It emphasises the importance of affordable accommodation and the need for options that cater to individual preferences with a high preference for shared living. As such, the survey suggests that in new PBSA, a significant proportion should consist of cluster beds rather than studio accommodation to meet the demand for shared living accommodation that is more affordable.

Proportion of Cluster Flats and Studios

6.11 It is acknowledged that some students will seek to live in studio flats as a lifestyle choice. For example, some mature students may not wish to share accommodation with other students, or it may be that students coming towards the end of their university life wish to focus on their studies and feel that this will be best achieved living on their own. However, studios tend to be more expensive, rendering them an unaffordable choice for many students. Conversely, cluster flats not only offer a more affordable alternative but also foster social interaction among students, enhancing overall well-being. Furthermore, cluster arrangements present greater adaptability for potential conversion into alternative residential formats in the future if the PBSA scheme was no longer required for student accommodation (in part or in whole).

6.12 There is a growing number of Local Authorities who are resisting new PBSA schemes which concentrate on providing studios. For example, Brighton City Council¹⁰ has a policy of limiting studios and Edinburgh City Council have addressed this issue by adopting a local plan policy that restricts the provision of studio flats in new PBSA to no more than 10%¹¹.

6.13 The current proportion of studios in Nottingham is considered to be too high being above the national average. Schemes which therefore provide for a larger range of clusters (eg 4, 5, and 6 beds) will therefore be encouraged as these replicate the size of many HMOs and so support student preferences. Schemes which also propose single formats are unlikely to be supportive without clear justification.

⁹ [UofNSUs Summer Survey 2022-23 – Accommodation Preferences](#)

¹⁰ [Brighton & Hove City Council's Development Plan October 2022](#)

¹¹ [Edinburgh City Plan 2030](#)

6.14 In conclusion, based on current evidence and to meet students' needs effectively, it is the council's preference that new PBSA schemes should provide **at least 80% bedspaces within cluster flats**. As a result, new schemes with **studios representing more than 20% of the overall bedspace will in general not be supported** unless there are clear justifications for having a higher proportion. Such justifications for example could be related to the potential constraints of adapting an existing or historic building to student accommodation but would not be based upon the singular aspect of viability. Considering further evidence, it may be that the council will reconsider this proportion and there may be a need to be more restrictive in the future if for example there was a known growing number of voids within studios. In addition, schemes that offer a wider variety of cluster sizes (e.g., 4, 5, and 6 beds) will be strongly encouraged, as these reflect the typical size of many HMOs and align with student preferences.

7. Guidance for new PBSA

PBSA requirements

- 7.1 The following section address each of the key planning issue in future PBSA schemes in turn and sets out the type of supporting information that is likely to be required as part of a planning application to allow issues to be fully considered.
- 7.2 The standards described within this document are minimum size requirements for both cluster flats and studio accommodations in new PBSA developments. Accommodations should facilitate social interaction by offering communal living spaces and appropriately sized cooking facilities tailored to the number of occupants. It is expected that new schemes will generally meet these standards.
- 7.3 General communal spaces within the development, including indoor and outdoor areas, study rooms, fitness facilities, cinema rooms, and roof gardens, should be freely accessible to all resident students, be of high quality and designed for a specific purpose to aid social interaction. PBSA developments should uphold satisfactory living standards, recognising their temporary housing nature. Maintaining appropriate design standards is crucial to avoid substandard living conditions that could lead to feelings of isolation and associated health issues.

Suggested minimum room standards

- 7.4 Policy [H06](#) indicates that in assessing the development's impact on local objectives to create or maintain sustainable, inclusive and mixed use communities, regard will be had to various criteria including appropriate room sizes and adequate communal space/facilities. The table below indicates the council's starting point for assessing these requirement. Proposals will be considered on a case by case basis where justification is provided as to why these cannot be met.

Space	Details	Per room m ²
Studio	Studio*	18m²
Cluster bed	Bedroom*	12.5m²
	Shared amenity space per cluster bed per student	Adequate facilities to allow social interaction by providing communal living space and cooking facilities appropriate in size to the number of occupants but a minimum of 5m² per student .
Shared amenity space within scheme per student		Will be dependent on the type and quality of facilities provided.
Proportion of the total bed space are 'accessible' [#]		Minimum 7.5%

* including an en-suite toilet.

An accessible room that has been specially designed to meet the needs of students with limited mobility with the necessary facilities and features to make living in the room comfortable to accommodate their needs.

Waste and Recycling facilities

- 7.5 New PBSA developments should have adequate provision of waste and recycling storage facilities and appropriate arrangements for the collection of such waste. Developers are advised to liaise with the council's Planning Department and the council's Waste Department for support and advice at the design stage to help clarify requirements and ensure that a suitable and satisfactory layout for the scheme is achieved for the management of waste. It is suggested that contact is made with waste colleagues through contacting planning@nottinghamcity.gov.uk in the first instance to discuss proposed schemes at the early design stage.
- 7.6 How waste is deposited/managed within the building is the responsibility of the developer, but due consideration should be given to encourage recycling and minimise waste stream contamination. For the collection of waste, the onus is on the developer to ensure residents have easy access to bins and collection points as well as adequate storage of waste according to the collection methodology and schedule of the council.
- 7.7 Developers should be aware that it is the government's intention that councils will also have to provide a weekly mandatory food waste collection by 31 March 2026 future and consideration should be given to this and any future changes in waste collection requirements.

Accessible location of new PBSA Schemes

- 7.8 The locations for new PBSA schemes is set out in [Policy HO5](#) and states schemes will be supported in the City Centre, University Campuses, site allocations or main transport corridors within local centres. Other policies in the local plan will also have to be considered for example [Policy HE1](#): Proposals Affecting Designated and Non-Designated Heritage Assets depending on whether the site has heritage interest.
- 7.9 As the locations referenced in [Policy HO5](#) are generally in accessible location, it is considered unlikely that students will have a need for their own private transport. Such locations should also limit the impact on adjacent properties and ensure the general amenity of the surrounding area is preserved especially as the schemes will be fully managed.
- 7.10 However, to reduce the impact on neighbouring streets, management arrangements will be expected to ensure that occupants do not keep cars in Nottingham City and these restrictions will be set out in any subsequent Planning Obligation for new schemes. Exceptions may apply in the case of students with accessibility needs.
- 7.11 Other measures to support sustainable transport use and active travel including cycle parking, public spaces for e-scooters and e-bikes along with discounted bus tickets and cycle loans could also be provided.

- 7.12 It is important that new cycle storage needs to be in safe, convenient and easily accessible locations to encourage cycle use. It is acknowledged that new PBSA schemes within the City Centre could have a reduced requirement for cycle storage due to their accessibility location and the amount cycle provision will therefore provision will be determined on a case by case basis within these accessible locations.

Student Management Plans

- 7.13 It is vital that the PBSA provision is designed to increase safety of students and reduce the potential of crime and antisocial behaviour. PBSA also needs to be well managed to provide a safe and positive living environment for students, whilst reducing the risk of adverse impacts upon wider residential amenity. The plans should minimise any potential negative impacts from occupants and be secured through condition or Planning Obligation for new PBSA schemes. Management plans need to provide adequate details of who is responsible for ensuring the plans are adhered to.
- 7.14 Larger PBSA of over 100 bedspaces should maintain effective 24 hour staffing/security to ensure the safety and security of residents and to enable a rapid response to any incidents of anti-social behaviour.

Conversion of PBSA to alternative residential uses

- 7.15 To ensure adaptability in the PBSA market Local Plan policies [HO5](#) and [HO6](#) require that developers provide evidence that if the scheme (or part of the scheme) is no longer required for student accommodation it can be converted to alternative residential uses. Generally, this will be in the form of alternative floor plans submitted as part of the application details and should not require significant internal remodelling.
- 7.16 Given that PBSA is determined to be *sui generis* the change of use to an alternative use will require planning permission. Any reductions in standard residential requirements are unlikely to apply for alternative residential uses. If there are proposals for alternative use of PBSA the accompanying planning application will need to demonstrate that all the policy requirements for general needs housing, including space standards, can be met.

Temporary Uses of PBSA

- 7.17 The council is in principle encouraging of student accommodation being used during quieter periods of the academic year, such as the summer months, for temporary purposes such as accommodation for tourist or conference accommodation. This could boost tourism, increase footfall in the City Centre, and optimise the use of existing buildings. If this use is for only a short period of time, it may not require planning permission. Prospective applicants are encouraged to consult the planning team for advice on whether consent is required. It will however be imperative that any temporary use does not disrupt the primary function of the accommodation for students.

Emerging Shared Living Concepts

7.18 There are nationally and internationally examples where providers are beginning to offer shared facilities that blend various communities often referred to as “Shared Living”. For instance, some schemes provide student accommodation, hotel rooms, short- and long-term housing, meeting and event spaces, workspaces, and cafes/restaurants, all aimed at creating a connected working community among students, tourists, and business guests. These types of facilities can offer increased flexibility for students enrolled in short courses, as well as accommodation options for tourists and individuals with various short or long-term housing needs. The council in principle receptive to exploring such concepts, although it is crucial to ensure the integrity of individual user groups within the shared facility is maintained, possibly through the separation of accommodation to prevent potential conflicts between these different user groups.

Sustainability and reducing carbon

7.19 PBSA development should strive for a high standard of environmental sustainability, aligning with the council's goal of achieving carbon neutrality by 2028 (see also the council's emerging [Reduction of Carbon in New Development Supplementary Planning Document](#)). The council actively promotes building designs and methods that reduce energy costs and incorporate renewable and low-carbon technologies. To ensure alignment with this objective, the council requires a Carbon Reduction Energy Statement for all new planning applications for developments of 10 or more homes or commercial developments of 1,000 m² and above. This statement should outline how the proposed development will contribute to the City's carbon-neutral objective, covering aspects such as energy efficiency, renewable energy, and sustainable design and construction.

7.20 In addition to energy considerations, it's crucial for PBSA developments to encompass sustainable principles comprehensively. This includes aspects such as promoting walking or cycling and providing a high-quality residential environment. From the initial design stage, sustainability should be integrated into the concept, encompassing energy efficiency, sustainable construction features such as green roofs, and the use of technologies such as solar panels and rainwater harvesting.

Design Quality Framework

7.21 The layout, design and facilities provided within a development should be of a high standard to ensure a quality residential environment. Nottingham City Council's Design Quality Framework (DQF) should be used to help inform the design of any proposed scheme: www.dqfnottingham.org.uk.

7.22 It is important that the nature, scale, layout, design, and overall impact of proposed schemes are appropriate to the location and context and would not result in an

unacceptable impact on local character, environmental quality or residential amenity. Good quality designed PBSA will help to maximise the positive effects of development, including regeneration benefits, whilst minimising any potential harm to local character, environmental quality, or existing residential amenity.

Wider community Benefit

7.23 The council will also encourage developers to consider any wider benefits that could be offered voluntarily to local communities. For example, it may be that part of the shared facilities is made available to the wider community use thereby allowing students and residents to mix and encourage social interaction between these groups.

Open Space

7.24 Students are significant users of public open space. It is accepted that in City Centre locations it might be difficult to meet the open space requirements (see [Open Space SPD](#)) on site. As an alternative, the council will seek Planning Obligation to ensure provision of open space off-site or to secure funding for the enhancement to existing areas of public open space. In addition, conditions or planning agreements may also be used to ensure the policy requirement for the management and maintenance of any open space provided is secured. Such contributions are generally used within the locality of the site, however there may be occasions where this money could be used at a destination open space/proposal that would have wider than local benefit.

Accessibility and Inclusive design

7.25 PBSA developments should also seek to incorporate a high level of accessibility and inclusive design and are required to comply with the Disability Discrimination Act (DDA) requirements. Provision should therefore be made to ensure the development is accessible to all and that accommodation could be suitable for students with mobility issues. This includes not only within individual study bedrooms but also within the accommodation including communal space and within the building. The council is seeking that a **minimum of 7.5% of the rooms are accessible** given that student demographics shows that there is a lower proportion of students requiring accessible accommodation compared to the general population (this is a reduction from the normal requirements of 10%).

7.26 Consideration should also be given to ensuring that new PBSA schemes address the needs of students with various disabilities, including neurodiversity and hidden disabilities. This could involve designing accommodation and social spaces that address such issues by using appropriate lighting, the creation of quieter spaces, and accommodations for sight and hearing requirements.

Biodiversity

7.27 The council's [Biodiversity Supplementary Planning Document](#) (February 2020) sets out the council's aspiration for achieving a net gain in biodiversity and includes a Biodiversity Checklist to provide guidance on biodiversity requirements when submitting planning applications. Since April 2024 there has been a national requirement to achieve 10% Biodiversity Net Gain. Further details can be found on the council's dedicated BNG web page www.nottinghamcity.gov.uk/bng.

Supporting information

7.28 For thorough evaluation of a proposed PBSA development's design quality and location accessibility a checklist is provided in [Appendix A](#). The following information must be included in all planning applications for PBSA developments to allow for a full assessment of the proposals.

- **Design and Access Statement** – This should explain the design principles and concepts that have been applied to the proposal, taking account of relevant built heritage considerations, especially where proposals fall within a Conservation Area or affect the setting of a listed building. It should include:
 - Site Appraisal;
 - Concept Design;
 - A statement explaining the design objectives for the site;
 - Local design considerations; and
 - The relationship of the proposal to the surrounding context.
- **Landscaping Plan** – This should outline the proposed provision of any landscaped areas, open space or amenity spaces within the overall design concept for the scheme, including future maintenance arrangements required.
- **Transport Assessment** – This should provide a comprehensive review of all the potential transport impacts of the proposed development, including a plan to mitigate any adverse consequences.
- **Travel Plan** – This should be drafted to actively encourage the use of alternative modes of transport to the private car, particularly cycling, walking and public transport, including justification for any reduction in parking standards to be considered. Issues to be considered, including any potential mitigation measures, should include:
 - Staff and Student travel issues;
 - Control of beginning and end of term traffic;
 - Provision of secure cycle parking and links to existing or planned cycle networks;
 - Travel packs for students at the beginning of each term (including appropriate routes to and from university); and
 - A Car Parking Management Plan (if parking is to be provided).
- Biodiversity Net Gain requirements in Nottingham City are set out on our BNG web page www.nottinghamcity.gov.uk/BNG
- A Students Needs Assessment should be submitted setting out what need the proposed scheme is aiming to fill and fully justify the proposed format of the scheme and the need it is trying to accommodate.

- Evidence and confirmation that the scheme can be used for alternative residential uses if no longer required for student accommodation also needs to be provided. This should include alternative layout plans.

Other Requirements

7.29 A full list of planning application requirements, copies of the Planning Policy documents and guidance referred to in this document are available to view and download from the council's website: www.nottinghamcity.gov.uk/planning. Further details may also be requested on a case by case basis depending on the location and the specific site/scheme in question.

Monitoring and Review

7.30 This SPD will be monitored annually and updated as appropriate. Any new government legislation/guidance may supplement the information contained in this SPD.

8. Planning Obligations

- 8.1 Each case will be considered on its own merits. However the council will generally seek to secure contributions either through planning conditions or usually through the negotiation of a legal agreement under Section 106 of the Town and Country Planning Act 1990. Where a Planning Obligation is entered into, then it will need to be completed prior to the granting of planning consent. Further details can be found on the council's [S106 webpage](#) including costs which are revised annually.
- 8.2 If an applicant considers there are viability issues due to the level of contributions being sought, which render a proposal undeliverable, they will be required to submit robust viability assessment. Such assessments will be independently examined before the scale and nature of any reduction is agreed. Where this is the case and the application is recommended for approval then such applications will be determined by the Planning Committee.
- 8.3 The following requirements are the starting point for Planning Obligations for new PBSA;

Requirements	Details
Student Management Plan	A Student Management Plan is required to ensure that occupants of the new PBSA in Nottingham adhere to standards that prevent noise, disturbance, or nuisance to neighbouring properties. It should provide an established point of contact for nearby residents to report disturbances caused by occupants and mandates the maintenance of cleanliness and tidiness on the site. The plan should require the owner to manage the site effectively, including staffing designated offices 24/7 throughout the academic year, and managing the accommodation even during non-academic periods. It should outline procedures for managing student behaviour, providing contact numbers for residents and students, and detailing security measures such as CCTV monitoring and regular security patrols. Additionally, the plan should address cleaning and refuse collection to ensure the site remains clean and litter-free.
Restrictions of car ownership	An agreement is required that restricts residents of the PBSA in Nottingham from keeping motor vehicles within the City boundaries (except for specific instances such as the beginning and end of each academic term). The agreement should require monitoring and enforcement of this restriction, including investigating breaches and potentially terminating the right of occupants who violate it. Additionally, the agreement mandates appointing a responsible person to ensure compliance and reporting to the owner and the council.
Open Space*	In line with The Provision of Open Space in New Residential and Commercial Development Supplementary Planning Document
Affordable Housing contributions*	In line with Affordable Housing Contributions arising from Purpose Built Student Accommodation Supplementary Planning Document
Employment and Training contributions*	In line with Policy 19: Developer Contributions and Policy IN4: Developer Contributions and Policy EE4: Local Employment and Training Opportunities

Other contributions agreed on a case by case basis but could include improvements to public transport, flood mitigation, improvement to highways or street scene etc	In line with Policy 19: Developer Contributions and Policy IN4: Developer Contributions
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* these contributions can be calculated using the council's [S106 Estimator](#).

9. Pre-application Advice

- 9.1 Developers should consider the guidance in this SPD in relation to the issues covered at the earliest opportunity when planning new PBSA developments to ensure that the final development will be of the highest quality and will respond to the relevant planning policy requirements.
- 9.2 Developers are also strongly encouraged to seek pre-application discussions with the council on any proposals for new PBSA prior to a planning application being submitted. Active dialogue with the Universities is also strongly encouraged. It may also be beneficial to undertake pre-application community and stakeholder consultation.
- 9.3 This early engagement with the council, the Universities and other interested parties should help to enhance the quality of the design of new PBSA schemes and reduce the potential delays at the application stage.
- 9.4 Contact should initially be made by contacting Development Management colleagues on (0115) 876 4447 or by emailing planning@nottinghamcity.gov.uk.
- 9.5 Further details can be found on the council's dedicated [Planning and Pre-application Advice](#) page.

Glossary

Affordable Housing

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers) as defined by the NPPF.

Article 4 Direction

A direction made under [Article 4 of the Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#) which withdraws permitted development rights granted by that Order.

House in Multiple Occupation (HMO)

For planning purposes, an HMO is a house occupied by 3 or more persons, who are not all members of the same family in 2 or more households as their only or principal residence.

Local Plan

A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Planning Obligations

An agreement or unilateral agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal in planning terms and used to support the provision of services and infrastructure, such as highways, recreational facilities, education, health and affordable housing.

Purpose Built Student Accommodation (PBSA)

PBSA is accommodation that is built, or converted, with the specific intent of being occupied by students undertaking a full-time course of higher or further education – either individual en-suite units or sharing facilities. Such schemes are centrally supervised by the developer/landlord to provide welfare support for students and to ensure compliance with any code of conduct or tenancy agreements.

Students

Persons enrolled on a full time course of education for at least one academic year at an educational establishment providing further or higher education.

Student Households

Households which can claim student council tax exemption including those within halls of residence, purpose built student accommodation or within the private rental market. All occupiers need to be full time students for the property to be council tax exempt.

Student Accommodation

A generic term that covers all forms of housing suitable for occupation by student, including both HMOs, PBSA and other private rented accommodation.

Sui Generis

A Latin phrase literally meaning "of its own kind; in a class by itself; unique". It is used in

planning to refer to developments that do not fall within a specific class of the Planning (Use Classes) Order (NI) 2015.

Supplementary Planning Documents (SPD)

Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan. Details of the adopted SPDs in Nottingham can be found at www.nottinghamcity.gov.uk/spd.

Sustainability Appraisal (SA)

Examines the social, environmental and economic effects of strategies and policies in a Local Development Document from the outset of its preparation.

Appendix 1: Checklist for new PBSA Planning Applications

Below is a suggested checklist for new PBSA schemes. This may be adapted to meet requirements in the future.

Details of the Scheme	
Name of PBSA scheme	
Address	
Provider (if known)	
Breakdown of the Scheme	
Total no of beds	
Cluster beds	
No	
% of total beds	
minimum floor size for cluster flat	Minimum 12.5m ²
Floor area provided for shared facilities including cooking and social space	Minimum of 5m ² per student
Studios	
No	
% of total beds	
minimum floor size for studio	Minimum 18m ²
Other details	
What proportion of the total bed space are 'accessible'	Minimum of 7.5%
How many cycle parking spaces are being provided?	
Is any public e-bikes/e-scooter provision going to be provided on site?	
What waste management facilities are being provided?	
Needs assessment and capacity of conversion to alternative residential uses	
Has a student accommodations needs assessment been submitted for this development?	
Is the development capable of being converted for alternative residential use? And has an alternative floor plan being provided?	
Pre-application consultation with the council and Universities	
Has pre-application advice been undertaken with the council and if so, what was the outcome?	
Has there been pre-application discussions with either of the Universities on the suitability of the scheme and if so, what was the outcome? Is there a draft nomination agreement in place?	
Has the scheme been subject to a Design Review Panel? If so, what was the outcome?	

S106 Planning Obligation Requirements

Are you willing to enter a Planning Obligation for the following?
For those marked with * the likely contributions can be calculated using the council's [S106 Estimator](#)

- Management plan
- Restricting car ownership
- Open space*
- Affordable housing* (schemes over 50 beds)
- Employment & Training* contributions (schemes with development costs over £1.m)

Viability Assessment

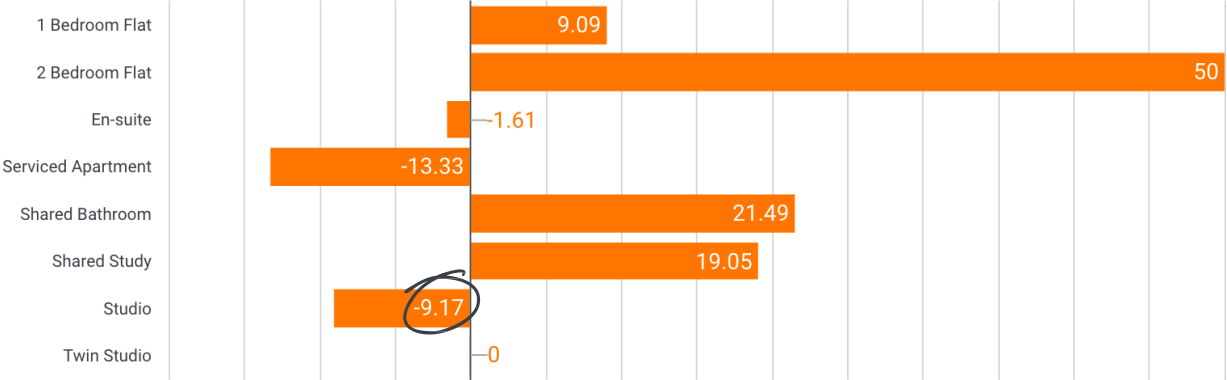
If you do not intend to offer a policy compliant Planning Obligation you will need to provide a viability assessment and agree to pay for this to be independently reviewed and/or a justification for why parking restrictions/a student management plan should not apply..

Please confirm if a viability assessment is being provided? Yes/No
You will need to pay for any viability assessment to be independently assessed.

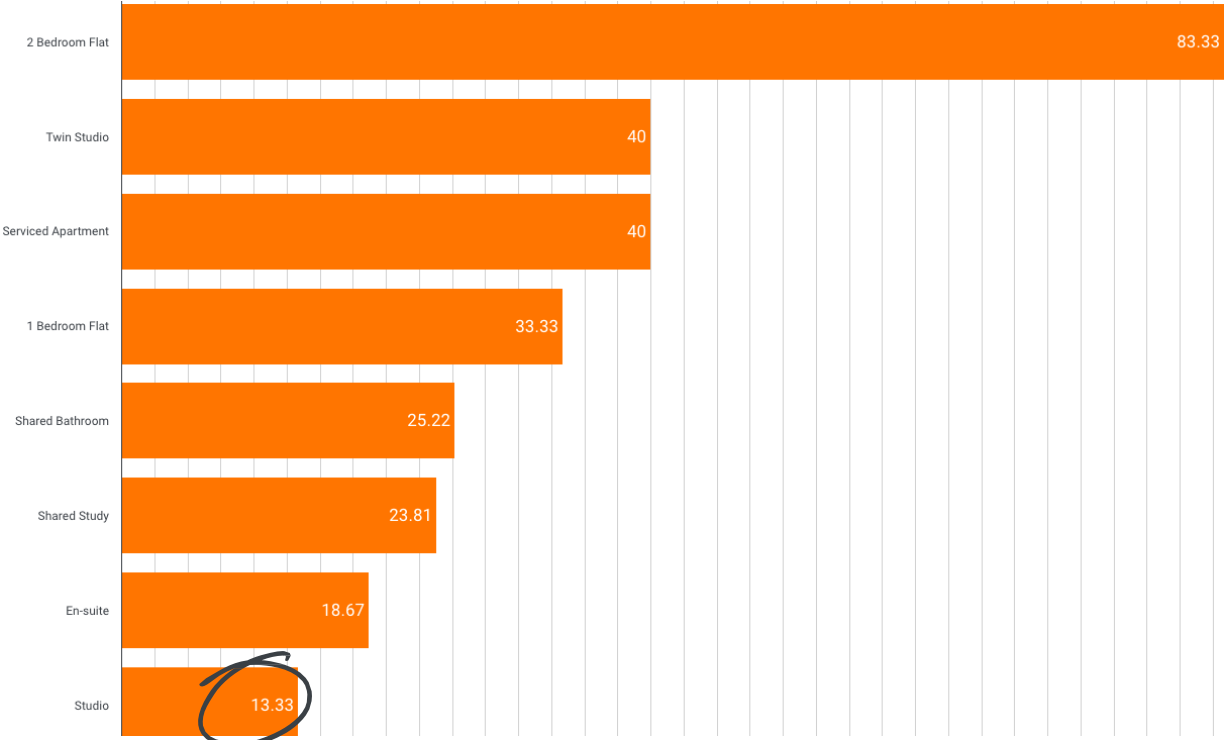
Appendix 2: Extracts from “Investor in Students” Report

The survey uses the Net Promoter Scoring (NPS) system and asked students a series of questions about their accommodation which they scored 1-10.

“I would recommend my accommodation to other students”



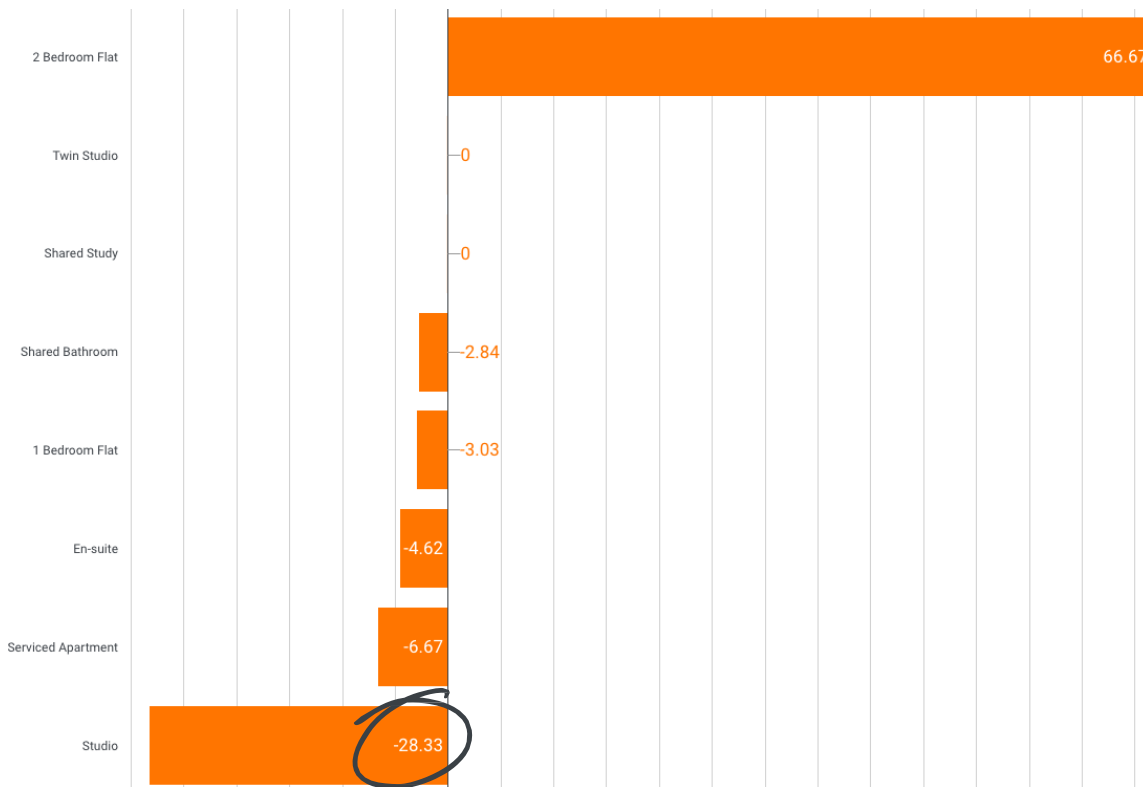
“I am enjoying my stay in my accommodation”



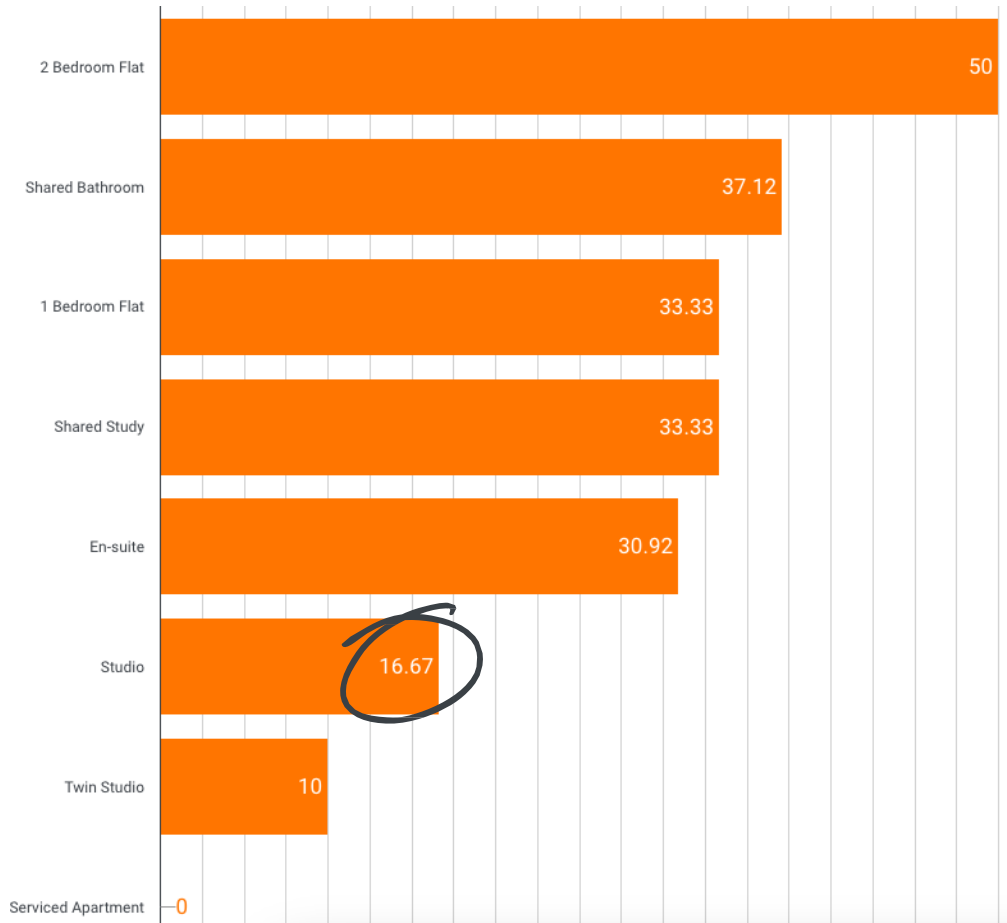
“My accommodation represents good value for money”



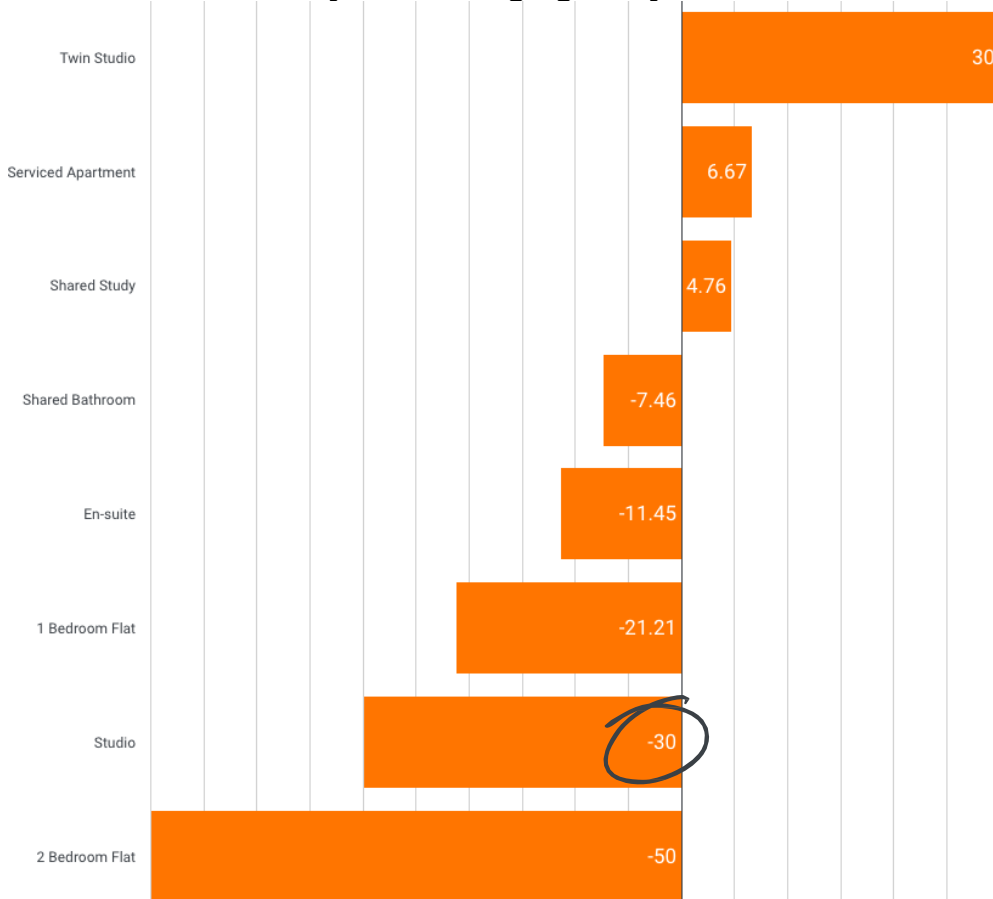
“The accommodation facilities are as good as I expected”



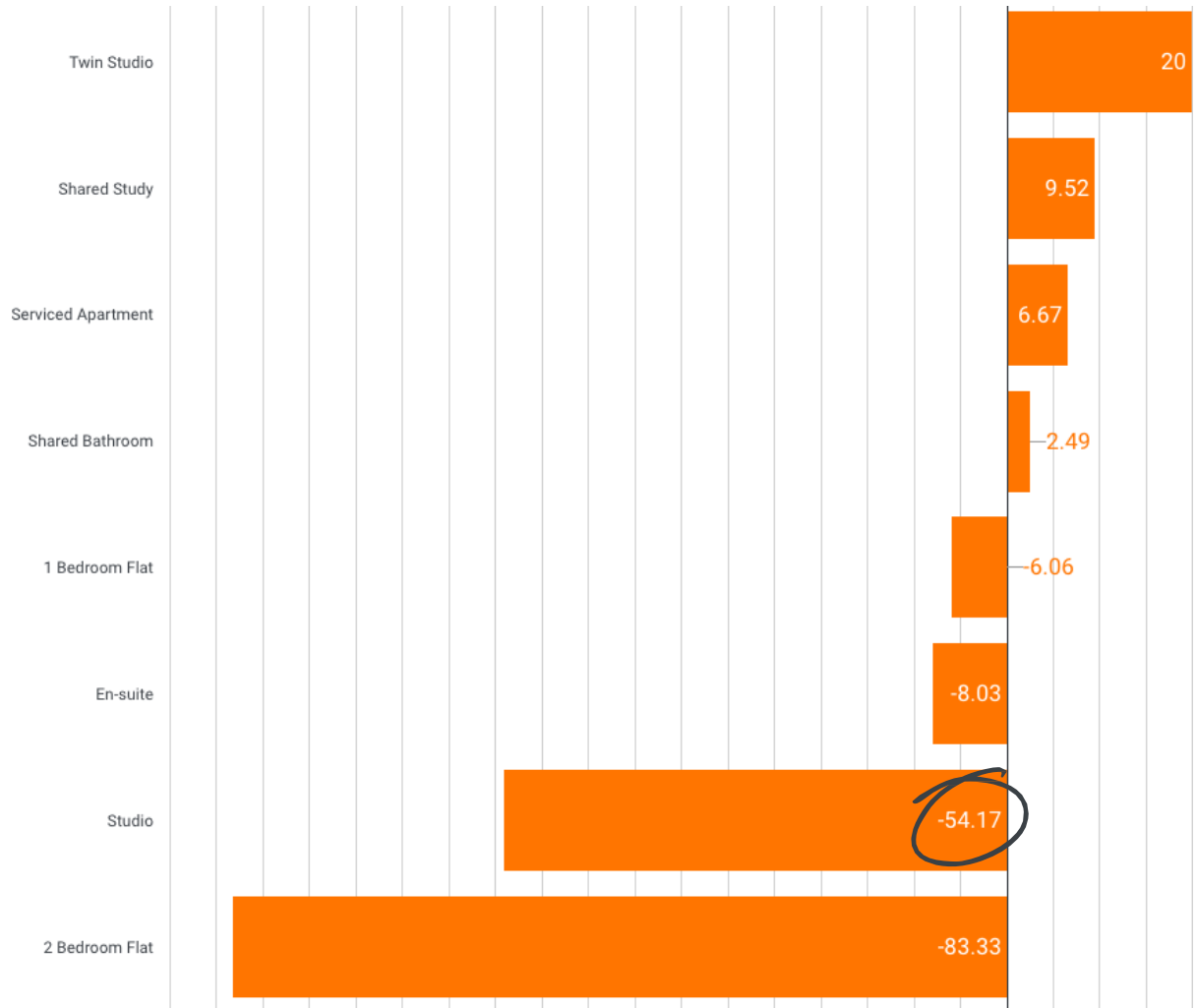
“I am pleased with my bedroom”



“I feel a sense of community and belonging in my accommodation”



“I have found it easy to meet people and make friends in my accommodation”



Appendix 3: Copy of relevant Local Plan Policies

Policy HO5: Locations for Purpose Built Student Accommodation

Purpose built student accommodation of an appropriate scale and design will be encouraged in the following locations, subject to developers demonstrating that there is a need for additional student accommodation or that they have entered into a formal agreement with a University or another provider of Higher Education for the supply of bedspaces created by the development:

- a) allocated sites where student accommodation use accords with site specific Development Principles;
- b) University campuses;
- c) within the City Centre boundary (as shown on the Policies Map), subject to accordance with site and area specific policies, including relevant 'Quarter Policies' but excluding the areas of predominantly family housing;
- d) above shopping and commercial frontages within defined Town, District and Local Centres, and within other shopping and commercial frontages on main transport routes where this assists in the regeneration of underused sites and premises and is consistent with relevant defined Centre policies;

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

1. Planning permission for the following development will only be granted where it does not conflict with Policies HO1 and HO2 and does not undermine local objectives to create or maintain sustainable, inclusive and mixed communities:
 - a) changes of use and / or the erection of buildings to create new Houses in Multiple Occupation (HMOs);
 - b) extension / alteration of existing HMOs including development that facilitates an increase in the number of occupiers / bedspaces;
 - c) changes of use and the erection of buildings which include the creation of residential accommodation for exclusive occupation by students (e.g. purpose built student accommodation);
 - d) extension / alteration of purpose built student accommodation resulting in an overall increase in the number of student bed spaces.

2. In assessing the development's impact on local objectives to create or maintain sustainable, inclusive and mixed use communities, regard will be given to the following criteria:
 - a) the existing proportion of HMOs and / or other Student Households in the area and whether this proportion amounts or will amount to a 'Significant Concentration' (calculated using the methodology shown in Appendix 6) apart from PBSA within areas identified in Policy HO5 where new PBSA is encouraged;
 - b) the individual characteristics of the building or site and immediate locality;
 - c) any evidence of existing HMO and purpose built accommodation provision within the immediate vicinity of the site that already impacts on local character and amenity;
 - d) the impact the proposed development would have on the character and amenity of the area or site having particular regard to the criteria set out in Policies DE1 and DE2;
 - e) whether the proposal would incorporate adequate management arrangements, and an appropriate level of car and cycle parking having regard to the location, scale and nature of the development;
 - f) whether the proposal would result in the positive re-use of an existing vacant building or site that would have wider regeneration benefits;
 - g) whether adequate evidence of the need for new purpose built student accommodation of the type proposed has been provided;
 - h) whether new purpose built student accommodation is designed in such a way that it can be capable of being re-configured through internal alterations to meet general housing needs in the future; and
 - i) whether the proposal in respect of purpose built accommodation includes appropriate room sizes and provides adequate communal space/ facilities, and student drop off/ collection arrangements.

Appendix 4: Sustainability Appraisal (SA)

Sustainability Appraisal (SA) is a statutory process, which must be undertaken for every new planning document in accordance with the Planning and Compulsory Purchase Act (2004). The purpose of SA is to assess the economic, social and environmental impacts of projects, strategies or plans, so that the preferred option promotes, rather than inhibits sustainable development.

In addition to SA, European Directive 2001/42/EC (commonly referred to as Strategic Environmental Assessment or SEA), requires that Local Authorities undertake an 'environmental assessment' of any plans and programmes they prepare that are likely to have a significant effect upon the environment. The requirements of the SEA have been incorporated into the SA for the LAPP.

An SA was carried out on the adopted Local Plan Part 2 as an integral part of the plan making process and performed a key role in providing a sound evidence base for the plan. The process appraised the social, environmental and economic effects of the LAPP from the outset through its various preparation stages. In doing so it helped to ensure that the decisions made have contributed to achieving sustainable development.

Furthermore, the SA recommended some changes to help ensure that the LAPP policies and site allocations are as sustainable as possible. It informed the decision making process by facilitating the evaluation of alternatives and also considered the cumulative, synergistic and secondary impacts of the LAPP policies and sites.

The SA also demonstrated that the plan is the most appropriate when considering reasonable alternatives and, where negative impacts were found, suggested suitable mitigation measures to try and overcome them. Monitoring arrangements have also been put in place to ensure that the impact of the policies can be properly evaluated.

This SPD is supplementary to Policy HO5 and Policy HO6 that have both been subject to SA as part of this LAPP preparation process. Full details of the LAPP SA process, methodology and results can be found at www.nottinghamcity.gov.uk/localplan.

An extract of the appraisals for Policy HO5 and HO6 is provided on the following pages.

Appraisal of Policy HO5: Locations for Purpose Built Student Accommodation

														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity & GI	7. Landscape & Townscape	8. Natural Resources & flooding	9. Waste	10. Energy & Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	? = unknown impact No fill = negligible impact, not relevant or neutral overall
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

SA Objectives	Appraisal of Policy HO5: Locations for Purpose Built Student Accommodation	Potential Mitigation Measures
1. Housing	By promoting Purpose Built Student Accommodation in the right location, the policy should help free up traditional housing stock. Policy could therefore increase the range of housing available.	
2. Health	The provision of good quality housing for students will have beneficial health benefits.	
3. Heritage	Negligible impact.	
4. Crime	There are increased crime rates in areas with concentrations of students. The policy could help to reduce crime due to management arrangements and security measures.	
5. Social	The policy seeks to address the housing needs of students whilst also helping to restore balance in known high concentrations of students within certain neighbourhoods.	
6. Environment, Biodiversity & Green Infrastructure	Negligible impact	
7. Landscape & Townscape	Policy considers the location of Purpose Built Student Accommodation on sites in need of regeneration or underused sites, which could have a positive impact on townscape.	
8. Natural Resources & Flooding	Negligible impact	
9. Waste	New Purpose Built Student Accommodation likely to be more intensively used than existing buildings/sites and result in additional waste created.	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.

SA Objectives	Appraisal of Policy HO5: Locations for Purpose Built Student Accommodation	Potential Mitigation Measures
10. Energy & Climate Change	New Purpose Built Student Accommodation likely to be more intensively used than existing buildings/sites and result in more energy used. New build should be more energy efficient, however overall moderate negative impact likely.	Mitigation provided through promotion of energy efficient buildings, sustainable design and, where appropriate, on-site renewable energy generation via Development Management process and policies of the Local Plan.
11. Transport	Policy seeks to locate student accommodation in accessible locations near to university campuses, in the City Centre or on main transport routes.	
12. Employment	New Purpose Built Student Accommodation may result in some additional employment associated with the management of the schemes however overall negligible impact.	
13. Innovation	Negligible impact	
14. Economic Structure	Negligible impact	
<p>Summary: A major positive effect was predicted for the Housing objective, with a moderate to major positive effect predicted for the Transport objective. The Social objective was considered likely to benefit from a moderate positive impact, alongside minor positive impacts for Health, Crime, and Landscape & Townscape objectives. Moderate negative impacts were predicted against the Waste and Energy & Climate Change objectives. Mitigation measures have been identified for possible negative impact.</p>		

Appraisal of Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

															Very major/important positive
															Major positive
															Moderate to major positive
															Moderate positive
															Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity & GI	7. Landscape & Townscape	8. Natural Resources & flooding	9. Waste	10. Energy & Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	? = unknown impact No fill = negligible impact, not relevant or neutral overall	
															Minor negative
															Moderate negative
															Moderate to major negative
															Major negative
															Very major/important negative

SA Objectives	Appraisal of Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation	Potential Mitigation Measures
1. Housing	Policy seeks to permit new student housing in appropriate locations. By promoting Purpose Built Student Accommodation in the right location and restricting the supply of additional Housing in Multiple Occupation, this should help free up traditional housing stock. Policy could therefore increase the range of housing available.	
2. Health	Provision of housing would result in health benefits.	
3. Heritage	New Purpose Built Student Accommodation can make positive use of buildings with heritage assets through conversion, however overall, negligible impact.	
4. Crime	Policy specifically ensures suitable management arrangements are in place for new schemes which should help reduce crime levels. Policy also seeks to reduce concentrations of HMOs, which are associated with higher crime rates.	
5. Social	Policy seeks to reduce concentration of students within traditional housing stock and promotes Purpose Built Student Accommodation in appropriate locations. Overall policy should help to restore imbalance of students within certain areas of the city.	
6. Environment, Biodiversity & Green Infrastructure	Negligible impact.	
7. Landscape & Townscape	Negligible impact.	
8. Natural Resources & Flooding	Negligible impact.	

SA Objectives	Appraisal of Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation	Potential Mitigation Measures
9. Waste	New Purpose Built Student Accommodation likely to be more intensively used than existing buildings/sites and result in additional waste created.	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	New Purpose Built Student Accommodation likely to be more intensively used than existing buildings/sites and result in more energy used. New build should be more energy efficient, however overall moderate negative impact likely.	Mitigation provided through promotion of energy efficient buildings, sustainable design and, where appropriate, on-site renewable energy generation via Development Management process and policies of the Local Plan.
11. Transport	Policy encourages appropriate car and cycle parking provision. Policy seeks to locate New Purpose Built student accommodation in accessible locations near to university campuses, in the City Centre or on main transport routes.	
12. Employment	New Purpose Built Student Accommodation may result in some additional employment associated with the management of the schemes however overall negligible impact.	
13. Innovation	Negligible impact	
14. Economic Structure	Negligible impact	