

## Policy H2A (Purpose Built Student Accommodation)

### Clarification Note

1. Policy H2A in the Local Plan Partial Update sets out the Council's approach to provision of Purpose Built Student Accommodation (PBSA) across the District.
2. Applications for **PBSA** are assessed using **policy H2A**, and any other relevant policies within the Local Plan.
3. Applications for **HMOs** are assessed using **policy H2**, and any other relevant policies within the Local Plan.
4. Consideration as to whether an application is for provision of PBSA, and therefore assessed using policy H2A, will be determined using **planning judgement on a case-by-case basis**, considering various criteria relating to, but not limited to:
  - Whether accommodation is a specifically designed accommodation facility for students
  - The scale of the development
  - Provision and type of shared amenities
  - Proposed management of the development, including security, management and cleaning
  - Whether basic facilities and utilities are included within the cost of accommodation
5. The supporting text relating to policy H2A in the Local Plan Partial Update sets out a definition of PBSA at paragraph 370a, as follows: *PBSA is accommodation built, or converted, with the specific intention of being occupied by students. Such accommodation is usually provided in the form of cluster flats with shared facilities, individual en-suite units, or studios, and relates to buildings which are not classified by planning use class, or licensing, as HMOs.*
6. This definition will continue to inform planning judgement when considering whether an application is for provision of PBSA, apart from the wording relating to buildings being classified as a HMO by licencing.