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Winchester District Local Plan

Winchester District Local Plan 2040

STUDENT ACCOMMODATION TOPIC  
PAPER

July 2024



**Winchester**  
City Council

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# 1 Purpose and Structure of the Topic Paper

## 1.1. Introduction

1.2. Paragraph 63 of National Planning Policy Framework states that within the context of the overall housing need of an area, the housing needs for different groups in the community should be assessed and reflected in planning policies. The needs of students are specifically referred to.

1.3. There are three establishments in the Winchester District that provide higher education – Winchester University, University of Southampton (the Winchester School of Art facility) and Sparsholt College. Consequently, there is a need for residential accommodation for the students of these institutions. The Regulation 19 Local Plan therefore includes policies and site allocations that seek to address the accommodation (and other) needs of students (H9 and H10, W10 and W11), whilst having regard to the overall needs for housing in the area and the needs of the local resident population.

1.4. Student accommodation also counts towards the assessment of housing supply and delivery for the Local Plan. An allowance has been made within the overall housing supply based on anticipated student developments.

1.5. It is important that the Local Plan, which covers the period 2020 – 2040, considers how best to meet the accommodation needs of students, whilst striking a balance with the needs of the residential population as a whole. The Local Plan covers a much longer period (15 years from the date of adoption) than the student forecasting that the Universities use. The Universities student population forecasting tends to cover a shorter timeframe of 5 years.

1.6. Since the publication of the Reg 18 Draft Local Plan in November 2022, it has become clear that there is a need to update the existing evidence base in respect of student accommodation needs and provision and update the approach of the local plan in response to:

- more recent information regarding student numbers and the current accommodation provision; and
- the implications of changes to student numbers and the choice of where students decide to study at university as a direct result of the COVID-19 and ongoing economic and societal changes.

1.7. There is an associated need to update future expectations for the development of student accommodation and its effects on housing supply. This includes a need to re-assess the metric used to convert additional student bedspaces into an equivalent number of dwellings for the purposes of housing supply

calculations, in order to bring this into line with the latest information in the Government's Planning Practice Guide.

1.8. A draft of this document has been shared with the Universities and Sparsholt College prior to publication, in July 2024.

## **2 Background**

2.1 The three higher education establishments within the Winchester District of Winchester University, University of Southampton and Sparsholt College, have significant estates and associated student populations, who require residential accommodation. This is particularly pertinent to the Winchester City area of the district.

2.2 The Strategic Housing Market Assessment (SHMA) [2020] estimated that three-quarters of the full-time students of the district were attending the University of Winchester. Winchester University currently has approximately 7,000 full-time students and therefore there are significant accommodation implications for the City of Winchester. The University of Southampton has a smaller requirement. It currently has 381 bedrooms at Erasmus Park and other students make use of use private sector accommodation in Winchester or travel from Southampton. Sparsholt College of Land Management is able to accommodate all its residential needs on their campus which is situated outside of the city near Sparsholt.

2.3 The local economy significantly benefits from having these academic institutions in the district as they provide:

- Students with the skills that will increase their employability and achieve their individual potential.
- A diverse range of jobs that are required to support these academic institutions.
- A skilled workforce for local companies; and
- Student expenditure which helps to directly support the local economy particularly in terms of retail spend in the City Centre and the nighttime economy.

2.4 The University of Winchester is centred around a main campus at Sparkford Road (King Alfred Campus) and a recently expanded facility nearby to the north of Romsey Road (West Downs). The two sites are linked by the Royal Hampshire County Hospital (RHCH) campus which is located between the two university campuses. Due to the proximity of the hospital the University has developed close ties with the hospital, and this is addressed in the local plan in policy W11.

2.5 The University of Southampton has a smaller facility at the Winchester School of Art, located adjacent to River Park in the centre of the city. Southampton

University student accommodation is located mainly at Erasmus Park in the Winnall area of the city, within walking distance of the School of Art. Southampton University has recently made use of premises in the city centre adjacent to the Guildhall for administrative purposes and has just secured planning permission for the educational use of redundant offices elsewhere within Winchester Town Centre (24/00487/FUL). Discussions are currently ongoing between the City Council and Southampton University regarding the redevelopment of the former Winchester River Park Leisure Centre site. Policy W10 in the local plan supports F1 (Learning and residential uses) on the former River Park Leisure Centre site.

- 2.6 The Universities had historically, been experiencing a period of growth, prior to the pandemic. This growth in student numbers was accompanied by new student accommodation which has been built both on campus, or nearby within the city. Further accommodation has also been provided by a significant number of private sector Purpose Built Student Accommodation (PBSA) developments in the city. Due to the increase in PBSA developments and the expected continued growth of the Universities, the emerging local plan includes a bespoke policy on PBSA (Policy H9).
- 2.7 However, whilst there has been a growth in PBSA many students do not live in PBSA, but instead live in other accommodation throughout the city. This can take the form of student houses that are often in Houses of Multiple Occupation (HMOs). Localised concentrations of HMOs can lead to pressures on the local housing stock. Consequently, the current Local Plan Part 2 contains a policy to address this issue (WIN9) which has been rolled forward to Policy H10 in the Regulation 19 Local Plan.
- 2.8 The Universities also have plans for future growth, which are discussed further below; and the Local Plan needs to consider how best to provide for these future needs over the plan period. The council is supportive of the future growth of the Universities. The plans for the potential expansion of the Universities have altered since the Covid pandemic. Therefore, the evidence base and the Local Plan's provision for student accommodation need to be updated in the light of this.

### **3 Regulation 18 Draft Local Plan (November 2022) Evidence Base**

- 3.1 The Regulation 18 Draft Plan was published in November 2022 for a six week public consultation and was based on the following evidence base –

#### **Interim Position Statement on Student Accommodation (2018) [IPSSA]**

- 3.2 This document set out the situation regarding student accommodation in the city at that time, with particular discussion of the prevalence of HMOs. It also

outlined a series of next steps in its conclusion in order to understand the nature of student accommodation and likely changes, including the future plans of higher education providers. This included ensuring that a detailed analysis of the need for student accommodation formed part of the forthcoming SHMA.

3.3 Further steps to understand the nature of student accommodation needs were subsequently undertaken, including the SHMA and engagement with the Universities. The results of these are outlined below and further contributed to preparation of the Reg 18 Plan.

### **Strategic Housing Market Assessment (2020) [SHMA]**

3.4 The 2020 SHMA provided a detailed analysis of student needs to inform the local plan. It described the institutions that provide post-18 education in Winchester and set out the characteristics of them insofar as they had implications for the local plan, such as the need to provide for student accommodation and what form that might take.

3.5 At the time of the 2020 SHMA, the University of Winchester were developing a business plan as well as an estates masterplan which would set out its medium-term strategy (over a 5-year period) and how the anticipated growth in student numbers would be managed. It was acknowledged that forecasting ahead is notoriously challenging, but nevertheless, at that time, the University was forecasting potential student growth of between 20-25% over the next 5 years to 2025, with growth flattening off beyond this time. The estates masterplan was used as a capacity study to demonstrate that this level of growth could be accommodated within the current estate footprint.

3.6 The SHMA goes on to describe how that would translate into accommodation requirements and states that the University's estate masterplan was expected to demonstrate that all future accommodation requirements could be managed around the area of the University, through planned purpose-built development of additional halls of residence. The intention was for the University to be able to provide accommodation sufficient for all of their first-year students.

3.7 With regard to Southampton University (Winchester School of Art) it was noted that all of the students who apply to the Art School are able to be accommodated within the two halls of residence (Erasmus Park and adjacent Riverside Way, which are now known collectively just as Erasmus Park). At the time of the 2020 SHMA, the number of students at the Art School was not predicted to rise over the coming years, so the current provision was considered to be sufficient.

3.8 Sparsholt College provides about 400 student beds in 12 on-site halls of residence and an additional 40 rooms at the University of Winchester (Burma Road Halls). Undergraduate students at the College live in the halls of residence throughout their course. The SHMA stated that there was no predicted uplift in

the number of students and that the existing provision would be able to cater for the future students of Sparsholt College.

- 3.9 The SHMA acknowledged that there is regular activity from private developers of accommodation for students. It listed 3 recent applications that would provide a total of 307 beds if all permitted. The SHMA considered that further purpose-built accommodation would come forward in Winchester, which it felt would help alleviate pressures on the wider housing market for student accommodation.
- 3.10 In view of the above, the 2020 SHMA concluded that the current and future needs of the student population would be met by the existing accommodation provided by the main education establishments within Winchester, or planned developments. There was no requirement to increase the overall housing need on the basis of planned student growth or to set out any specific interventions.

### **Strategic Issues and Priorities (SIP) Consultation (Jan-Feb 2021)**

- 3.11 It was acknowledged in the SIP that there was a need for further student accommodation and if this need was not addressed, there may be issues relating to existing housing both in terms of effects on existing stock and on the residential character of areas. The SIP therefore sought comments on the following statements in relation to this:
- 3.12 “Policies on student housing and houses in multiple ownership in Winchester need to... make more provision for students in terms of purpose-built accommodation ...control new student accommodation more within existing residential neighbourhoods in Winchester”.
- 3.13 Reporting of the results of the consultation (Homes for All Summary of Responses Dec 2021 [Homes For All summary of responses 2 - Housing Needs for LPAG 13 Dec.pdf \(winchester.gov.uk\)](#) concluded that there was general agreement with both the proposition that there should be greater provision for student accommodation and also that there should be greater control over student housing.
- 3.14 The Homes for All Summary of Responses report considered the findings of the SHMA and the responses to the SIP consultation in order to inform the development of the policies in the Reg 18 Plan. The report provided a detailed assessment of the situation regarding HMOs and further updated the situation regarding PBSA and the future plans for the Universities. The report considered a variety of approaches to address the issue of student accommodation and concluded that future student accommodation - where needed - should continue to be provided on or close to, the Universities’ campuses as far as possible. Options for how this need could be addressed included a specific PBSA criteria-based policy and/or identifying suitable areas for the future development of PBSA.

- 3.15 The Homes for All Summary of Responses also updated the current PBSA developments and confirmed that the three PBSA developments referred to in the SHMA were all being constructed or were recently permitted, which would provide 310 additional student bedspaces (figures slightly increased from original application at Cavendish House).
- 3.16 The Homes for All Summary of Responses updated the situation regarding the future plans of the Universities as a result of continuing engagement. It expected that Winchester University's 'Estates Vision 2030' was due to be published for public consultation in early 2022, which would set out the proposed development framework for the University's campus, including a long-term (10+ years) forecast of reaching 10,000 students. This represented a growth rate of about 2-3% per annum, which is similar to that described in the SHMA. Substantial additional student accommodation was expected in support of this.
- 3.17 The Homes for All Summary of Responses report referred to emerging proposals to provide increased facilities and a state-of-the-art campus for the Winchester School of Art on the site of the former River Park Leisure centre site. It stated that any increase in student accommodation needs arising from the redevelopment of this site would need to be provided elsewhere due to flooding issues.
- 3.18 The above information was used to inform the Reg 18 Draft Local Plan as published in November 2022.

#### **4 Evidence Base Update (2023) - Update from Universities 2023**

- 4.1 CBRE submitted a joint representation on behalf of the Universities of Winchester and Southampton in response to the consultation on the Reg 18 Plan held between November – December 2022. One of their main points of objection was that the evidence base for the local plan was out of date, particularly in relation to the Interim Position Statement on Student Accommodation (IPSSA).
- 4.2 It is important to emphasise that the IPSAA was prepared at the beginning of the local plan review process in 2018 and the Reg 18 Plan was based more on the findings of the SHMA in 2020. Additionally, the SHMA findings were further updated in 2021 as evidenced in the council's response to the SIP consultation described above, as well as via ongoing informal discussion with both Universities up to the date of publication of the Reg 18 Plan.
- 4.3 The Reg 18 Plan therefore included references to pipeline proposals for PBSA, the future growth plans of the Universities and the implications for the calculation of wider housing supply as these were known in 2022. These are discussed in



paragraphs 9.63-9.65 of the Reg 18 Plan that support Policy H9: Purpose Built Student Accommodation.

- 4.4 In response to the representations from the Universities at the Regulation 18 Local Plan stage, the council contacted the Universities and asked them to complete a questionnaire regarding current and future student needs. A subsequent discussion was held with the Universities and their planning consultants CBRE following the receipt of the completed questionnaires.
- 4.5 The response of CBRE indicated that the Universities currently (at 2023) had sufficient accommodation, to meet current and expected future needs in the short-term (up to 5 yrs) either provided by themselves or by private PBSA in the surrounding area. In particular, they were able to satisfy all the demand for first year on-site accommodation, which is an important consideration for the Universities and their students.
- 4.6 The response of the University of Winchester stated that they have plans to provide their own purpose-built accommodation of between 250-350 beds by 2038. They further state that consultation on growth plans is 'planned within two years'.
- 4.7 It is of note that, although there remains a long-term aspiration to grow the University of Winchester, there are currently no firm plans for development being pursued. The City Council is not aware of any further progress on the Estates Masterplan and it has not yet been published for public consultation.
- 4.8 In relation to the University of Southampton, an updated version of the questionnaire was provided on 30<sup>th</sup> May 2024 and is accepted as their substantive response. This confirmed that they intend to continue to grow their student numbers over the next 5-10 years. As they are not in a position to provide details of their PSBA requirements at this point, they seek sufficient flexibility in the emerging plan for up to an additional 500 PBSA bed-spaces across Winchester across the next 10-years to accommodate for anticipated growth.
- 4.9
- 4.10 Copies of the latest completed universities' questionnaires are attached in Appendix1.
- 4.11 Since the publication of the SHMA, further discussions have also been held with Sparsholt College. It is understood the College are considering changes, although this would not involve a significant change in the number of students enrolled there. However, housing for staff has been identified as a key issue by the College. The adopted and emerging plans both include a policy for assessing proposals of major educational establishments in the countryside which would apply (policies MTRA5 and NE2, respectively).

## **5 Contribution of Student Accommodation to Dwelling Supply - Update**

- 5.1 In accordance with the national planning guidance on Housing Supply and Delivery<sup>1</sup>, student housing can - in principle - count towards contributing to an authority's housing land supply. The evidence received from the Universities shows there will be an ongoing need for student accommodation in Winchester. New PBSA will help to meet this accommodation requirement which will in turn, either release existing student housing (such as that in HMOs) for general residential use, or prevent the future conversion of general market housing into student accommodation.
- 5.2 The Reg 18 Draft Local Plan assumed that 3.7 bedrooms of student accommodation equated to one dwelling. This figure was derived from the information contained in the 2011 census of the occupancy of student accommodation in Winchester as advised in the Planning Practice Guidance at the time.
- 5.3 Given the age of the 2011 census, the Council has investigated whether it is possible to update this information from the 2021 census and whether the Government was intending to update its advice. However, the relevant table has not been republished and the Department for Levelling Up, Housing and Communities (DLUHC) confirmed in correspondence with WCC on 21<sup>st</sup> November 2023 that they have not updated the ratios in the Housing Delivery Test (see Appendix 2). In any event, the Council is mindful that any update based upon the 2021 census will be affected by the coronavirus, and as such even if such information were available, it would be questionable whether it would provide an appropriate basis for determining the occupancy of the existing housing stock by students.
- 5.4 Therefore, in view of this and the re-iteration of government advice contained in Appendix 2, it is considered appropriate to revert to the national ratio as utilised in the Housing Delivery Test of 2.5 bedrooms of student accommodation as equivalent to one dwelling. This also has the advantages of bringing the monitoring of the Plan into line with the results of the Housing Delivery Test going forward.

## **6 Regulation 18 Draft Local Plan (November 2022)**

### **Approach of the local plan**

- 6.1 The Regulation 18 Local Plan sought to support the future growth of the Universities in a way that does not adversely affect the wider housing provision

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<sup>1</sup> Available at <https://www.gov.uk/guidance/housing-supply-and-delivery>

and does not have adverse effects on local character. At the Regulation 18 Local Plan stage the Local Plan had the following policies:

- **H9 Purpose Built Student Accommodation**  
Sets out criteria for consideration of PBSA in general.
- **H10 Houses in Multiple Occupation (HMOs)**  
Allows for the control of HMOs under certain circumstances.
- **W10 – Former River Park Leisure Site**  
Allows for future development on the former River Park Leisure Centre site for educational purposes.
- **W11 – University of Winchester/Royal Hampshire County Hospital**  
Allows for development of this area by the University or in conjunction with possible future development at RHCH.

W11 in particular, is where it is expected that large-scale future development by the University of Winchester – including student accommodation - will be located. W11 encourages provision in this location.

### **H9 Purpose Built Student Accommodation**

- 6.2 Whilst there are considerable benefits associated with having these academic institutions, if adequate provision is not made for their associated student accommodation needs in suitable locations this can lead to significant pressures on the local housing market. An important tool to address such pressures is to facilitate the development of new PBSA which helps meet the identified growth needs of students. This provision will in turn reduce the demand for family accommodation to be occupied by full-time students and ensure that this housing is available for general market use. However, the student accommodation needs to be in the right place, where its impacts can be addressed, and not have an adverse impact on the delivery of other forms of housing.
- 6.3 Policy H9 therefore sets out criteria for the assessment of proposals for PBSA, that particularly emphasise the requirement that they should be easily accessible by sustainable transport to the Universities themselves.
- 6.4 An up-to-date analysis of pipeline developments for PBSA as evidenced in the 2021 AMR informed the Reg 18 Draft Local Plan. The Reg 18 Plan included references to pipeline proposals for PBSA and future growth plans of the Universities and the implications for the calculation of wider housing supply as these were known in 2022. These are discussed in paragraphs 9.63-9.65 of the Reg 18 Plan that support Policy H9: Purpose Built Student Accommodation. The next iteration of the plan will be informed by any further updates provided by the Universities.

## **Policy H10 HMO**

- 6.5 Policy H10 provides for bringing development of small-scale HMOs (up to 6 residents) under planning control, by means of Article 4 Directions removing the permitted development right that would otherwise apply. The policy sets out criteria in respect of new HMOs that would subsequently apply in areas covered by the Article 4.
- 6.6 The policy continues the approach established in the adopted plan Policy WIN 9, which has resulted in 3 areas covered by Article 4 Directions so far and is considered to work successfully in balancing the need for more affordable accommodation for single people (including students) with the need to retain an appropriate amount of existing larger (family) accommodation.

## **7 Update to Plan for Regulation 19 Publication Stage**

- 7.1 This section draws on existing and updated evidence about future student accommodation needs and summarises recommendations regarding the section of Homes for All that considers student needs, including policies H9 and H10 and their supporting text. Consequential changes are being proposed from the Reg 18 Draft Plan to the upcoming Reg 19 Local Plan.

### **Housing Supply**

- 7.2 The response from the University of Winchester in September 2023 (Appx 1a) stated that they were envisaging developing an additional 250-350 bedspaces through PBSA and that they were planning to undertake consultation on their growth plans within two years. Although the response from the University of Southampton (Appx 1b) stated that they currently had no plans to increase their stock of PBSA, they did indicate that they would be refurbishing their existing provision at Erasmus Park, which might involve an increase in density. They also stated that they would shortly be engaging in consultation with WCC regarding future plans for growth.
- 7.3 Separate from the plans of the Universities of Winchester and Southampton themselves, in October 2023, a planning application was submitted at Bushfield Camp (site W5 in the Local Plan) Winchester, which includes provision for new academic facilities and 525 student bedspaces as part of a wider mixed-use development proposal.
- 7.4 On the basis of the updated information from Southampton University and the current planning application at Bushfield Camp, it is considered reasonable to assume that there will be some growth at the Universities, as well as continued interest in private sector PBSA over the Local Plan period and that there is a high degree of confidence that at least 500 bedspaces will be developed.

Accordingly, the Regulation 19 Local Plan includes a cautious allowance for appx 500 student bedspaces over the plan period as a contribution to future housing supply. Using the national ratio, this is equivalent to around 200 dwellings that can be counted towards the overall housing land supply figures, as discussed at paragraph 5.14 of the Housing Topic Paper. **It is important to clarify that all proposals for new PSBA will be assessed against the criteria in H9 and not in relation to this figure of 500 bedspaces.**

### **Policy H9 (Purpose Built Student Accommodation)**

- 7.5 Officers have reviewed the representations that were submitted to the Reg 18 Plan including the points raised by the Universities regarding provision of a specific policy and safeguarded area for Universities.
- 7.6 H9 was accompanied by text which referenced the growth plans of the University of Winchester as anticipated at the time that the Reg 18 plan was published (November 2022). Following the 2023 update from the Universities, the supporting text at paragraph 9.64 -9.65 has been revised to reflect the current situation.
- 7.7 It is still anticipated that change will be needed and delivered on the UoW campus in due course, in line with their long-term plans for growth. Discussions are also still ongoing between WCC and the University of Southampton in connection with plans for the redevelopment of the former River Park Leisure Centre site. Due to flooding issues, the redevelopment of this site (Policy W10 in the Regulation 18 Local Plan) included a requirement that the provision of the 350-400 student bedroom (about 100 dwelling equivalents) that were expected to arise as a result the redevelopment, should be provided off site. However, plans for the site have not progressed and in light of this – and the updated information from Southampton University (see Appendix 1b) – the Regulation 19 Local Plan no longer relies on any dwelling equivalents in association with this site in the overall housing land supply figures.

### **H10 (Houses in Multiple Occupation)**

- 7.8 There is continued pressure in certain areas of the City due to the localised concentration of HMOs. In 2021 the Council's Cabinet agreed to introduce an Article 4 Direction at Chalk Ridge in Winchester, which came into effect on 19.12.22. In view of ongoing issues, it is considered that this policy is still necessary and that it is effective in its current form in seeking to maintain a suitable balance of housing stock.
- 7.9 There were a number of representations submitted on the Reg 18 Plan on the policy on HMOs and these have been addressed as part of the general recommended response to the representations. The Reg 19 Plan will include greater clarity on the circumstances where the Council will consider making additional Article 4 directions.

## **Other Policies**

### **W11 (University of Winchester / Royal Hampshire Hospital)**

7.10 This policy and text have been slightly amended in the Regulation 19 Local Plan, to take account of the updated information regarding the University of Winchester's current plans and clarification of the site area. The Regulation 19 Local Plan does not specifically rely upon the delivery of student accommodation in this location – but includes an allowance of 500 bedrooms across the Winchester Town area over the Plan period as described above in paragraph 7.5.

### **W10 (Former River Park Leisure Centre site)**

7.11 The Regulation 19 Local Plan takes into account the updated information regarding the University of Southampton's intentions in this location. The Regulation 19 Local Plan will not specifically rely upon the delivery of student accommodation in this vicinity – but will include an allowance of 500 bedrooms across the Winchester Town area over the Plan period as described above in paragraph 7.5. The policy still makes it clear that provision would have to be made off-site for any student accommodation needs that the development generated.

## APPENDIX 1a

### QUESTIONNAIRE RESPONSE FROM UNIVERSITY OF WINCHESTER (September 2023)

**Q1.** Paragraphs 7.71 to 7.76, and 7.86 of the 2020 Strategic Housing Market Assessment set out the growth plans for the Universities of Winchester and Southampton respectively, along with a view of how any future growth in students requiring accommodation will be met. Are those paragraphs still accurate, along with the overall picture of student accommodation set out in this section? If not, please provide an update. Are you able to provide any further detail regarding anticipated changes – i.e. within 5, 10 or 15 years?

*In the 2020 SHMA our estimated growth was stated as 20 to 25% from 2019 to 2025 which was broadly in line with historic 10-year growth to date and the working assumption used for estates planning. However, even at that time (2019), the pattern of student recruitment was changing with an anticipated growth in subjects with less demand on accommodation. Significant changes to student patterns then resulted from the Covid-19 pandemic and associated lockdowns. We are yet to see the full affect of both changes in subject types prior to Covid-19 and changes because of Covid-19. As a means of accommodating this uncertain demand, we are planning the future estates provision based on growth at medium levels of confidence of 3.5% per annum.*

**Q2.** What plans have the Universities to expand their own purpose-built accommodation? What is the envisaged scale and timing of any future growth?

*250 to 350 beds by 2028 based on 3.5% growth in student recruitment and 65% uptake of first year students*

**Q3.** What is the status of any growth plans? Has consultation on these plans taken place or is there an intention to do so in the future. If so, when?

*Consultation is planned within two years*

**Q4.** Can you accommodate all of 1st year students in halls of residents now? Yes Are halls owned and operated by third parties required to achieve this? No Is this anticipated to change in the foreseeable future – if so when is it anticipated that this change will happen? No

**Q5.** An initial assessment of university owned accommodation is set out as Appendix 1 to this document. Please review and confirm if correct or advise what amendments or additions are required. Are all the schemes listed owned and managed by the Universities, or are any third party schemes?

*See below*

**Q6.** The following table sets out details of student halls of residence owned and managed by third parties, taken from recent planning records. Please can the university housing office review, amend and provide further details as appropriate? Are any other schemes anticipated, and does the university envisage taking a role in ownership or management?

<b>Name</b>	<b>Number of bedrooms</b>	<b>Any comments</b>
Sparkford House Sparkford Road	90	Self contained units, completed year ending 31 March 2022 under permission 17/01595/FUL
Super Uni Housing – Sparkford Rd; Greenhill Rd	308	Completed year ending 31 March 2022 under permission 16/00517/FUL
Balfour Hse/Walter Hse Winnall	45	
West Hill House Romsey Road	27	
The Cavendish Winnall Close	88	88 units completed under reference 19/01055/FUL
Cathedral Point	257	
Riverside Way	239	
<b>TOTAL</b>	<b>1054</b>	No other schemes anticipated. We do not envisage taking a role in ownership or management of any of the above.

**Q7.** Please can the university housing office provide details of the number of dwellings, including houses in multiple occupation (if possible, by number of bedrooms) which are typically available for students each year via an accreditation scheme or website associated with the university or related body (such as a Student Union).

*An average of 45 houses consisting of up to 200 study bedrooms – number of bedrooms will vary depending on size of houses, there is normally a lose a couple/gain a couple exchange each year.*



**Q8.** Are there any qualitative issues with the current accommodation? Does it require refurbishment or reconfiguration to meet changing needs?

*We have commenced refurbishment of older University of Winchester owned PBSA stock on a phased basis, this stock represents about a third of the total portfolio*

## Appendix 1 – details of university accommodation taken from websites March 2023

### University of Winchester Guide to accommodation 2022-2023

Location	Total	Premium en suite	En-suite	Shared facilities	Twin Rooms	Disabled Access Rooms	Adapted for hearing impairments
Queens Road Student Village	400	12	376	Yes	No	Yes	Yes
West Downs Student Village	655	Yes	209	446	No	Yes	Can be adapted as needed
Beech Glade and St Elizabeth's	83	No	No	Yes	No	No	Can be adapted as needed
University Managed Houses	130	No	Yes	Yes	No	No	Would discuss with Owner as needed
Beech Glade Flat	2	No	No	Yes	No	Yes	Can be adapted as needed
Burma Road Student Village	499	No	499	No	No	Yes	Yes
Self contained 'Family' Flats	10	No	No	No	No	Yes	Yes
<b>Totals (added)</b>	<b>1779</b>	<b>12</b>	<b>1084+</b>	<b>446+</b>	<b>No</b>	<b>Yes</b>	<b>Yes</b>

### University of Southampton Accommodation website 1 March 2023

Erasmus Park – 381 bedrooms owned and managed by University of Southampton

## APPENDIX 1b

### QUESTIONNAIRE RESPONSE FROM UNIVERSITY OF SOUTHAMPTON (May 2024)

#### Winchester Student Housing Questionnaire

Update May 2024

**Q1.** Paragraphs 7.71 to 7.76, and 7.86 of the 2020 [Strategic Housing Market Assessment](#) set out the growth plans for the Universities of Winchester and Southampton respectively, along with a view of how any future growth in students requiring accommodation will be met. Are those paragraphs still accurate, along with the overall picture of student accommodation set out in this section? If not, please provide an update. Are you able to provide any further detail regarding anticipated changes – i.e. within 5, 10 or 15 years?

#### University of Southampton (UoS) Response

*UoS 2023/4 strategic growth ambitions are c.5% per annum. With growth to 2031/32 at 40%. UoS student number plans do not currently extend further than 31/32. There is a current student preference to live in Southampton at about 60% of Winchester based students and this would result in an expected growth in Winchester accommodation requirement at 3.5% per annum.*

*The HE sector is experiencing a period of challenge and change in terms of student recruitment and these figures remain unconfirmed.*

**Q2.** What plans have the universities to expand their own purpose-built accommodation? What is the envisaged scale and timing of any future growth?

#### UoS Response

*Up to 500 beds by 2031/32 if UoS target growth is achieved.*

**Q3.** What is the status of any growth plans? Has consultation on these plans taken place or is there an intention to do so in the future. If so, when?

#### UoS Response

*Consultation for accommodation is planned within two to three years.*

**Q4.** Can you accommodate all of 1st year students in halls of residents now?

- *We can accommodate all students who apply to live in University halls in Winchester*

Are halls owned and operated by third parties required to achieve this?

- *No*

Is this anticipated to change in the foreseeable future – if so when is it anticipated that this change will happen?

- *If growth plans are met, more residences will be required c. 2029/30.*

**Q5.** An initial assessment of university owned accommodation is set out as Appendix 1 to this document. Please review and confirm if correct or advise what amendments or additions are required. Are all the schemes listed owned and managed by the universities, or are any third party schemes?

**See below**

**Q6.** The following table sets out details of student halls of residence owned and managed by third parties, taken from recent planning records. Please can the university housing office review, amend and provide further details as appropriate? Are any other schemes anticipated, and does the university envisage taking a role in ownership or management?

**See below**

Name	Number of bedrooms	Any comments
Sparkford House Sparkford Road	90	Self contained units, completed year ending 31 March 2022 under permission 17/01595/FUL
Super Uni Housing – Sparkford Rd; Greenhill Rd	308	Completed year ending 31 March 2022 under permission 16/00517/FUL
Balfour Hse/Walter Hse Winnall	45	
West Hill House Romsey Road	27	
The Cavendish Winnall Close	88	88 units completed under reference 19/01055/FUL
Cathedral Point	257	
Riverside Way	239	
<b>TOTAL</b>	<b>1054</b>	No other schemes anticipated. We do not envisage taking a role in ownership or management of any of the above.

**Q7.** Please can the university housing office provide details of the number of dwellings, including houses in multiple occupation (if possible, by number of bedrooms) which are typically available for students each year via an accreditation scheme or website associated with the university or related body (such as a Student Union).

**UoS Response**

*An average of 45 houses consisting of up to 200 study bedrooms – number of bedrooms will vary depending on size of houses, there is normally a lose a couple/gain a couple exchange each year.*

**Q8.** Are there any qualitative issues with the current accommodation? Does it require refurbishment or reconfiguration to meet changing needs?

## UoS Response

*UoS owned stock is aging and needs refurbishment. The timing of this is being considered in the context of the full UoS accommodation portfolio requirement review and phasing, and potential new stock in the market.*

## Appendix 1 – details of university accommodation taken from websites March 2023

### University of Winchester Guide to accommodation 2022-2023

Location	Total	Premium en suite	En-suite	Shared facilities	Twin Rooms	Disabled Access Rooms	Adapted for hearing impairments
Queens Road Student Village	400	12	376	Yes	No	Yes	Yes
West Downs Student Village	655	Yes	209	446	No	Yes	Can be adapted as needed
Beech Glade and St Elizabeth's	83	No	No	Yes	No	No	Can be adapted as needed
University Managed Houses	130	No	Yes	Yes	No	No	Would discuss with Owner as needed
Beech Glade Flat	2	No	No	Yes	No	Yes	Can be adapted as needed
Burma Road Student Village	499	No	499	No	No	Yes	Yes
Self contained 'Family' Flats	10	No	No	No	No	Yes	Yes
Totals (added)	1779	12	1084+	446+	No	Yes	Yes

### University of Southampton Accommodation website 1 March 2023

Erasmus Park – 381 bedrooms owned and managed by University of Southampton

## APPENDIX 2

### Correspondence with DHLUC regarding release of detailed information on student accommodation from 2021 census

**From:** Steve Opacic  
**Sent:** 13 July 2023 10:29  
**To:** [correspondence@levellingup.gov.uk](mailto:correspondence@levellingup.gov.uk)  
**Subject:** Technical Query regarding Housing Delivery Test

Dear Sir,

I am a local authority planner working on housing delivery and have a query about the inclusion of student accommodation within housing completions figures.

The Housing Delivery Test Measurement Rule Book (2018) gives national ratios for converting student and communal accommodation to dwelling equivalents (paragraphs 10-11). These are derived from 2011 Census information and it is stated that the information will be updated following each Census.

The 2021 Census results do not include the required information in its standard tables and I am writing to enquire whether DLUHC has commissioned a special table from ONS to provide updated information on student and communal accommodation occupancy?

If not, will any updated advice be given on the ratios to be used (either in the Housing Delivery Test publications or the Planning Practice Guidance)?

I suspect you may have received similar queries from other authorities, or may do shortly, so it may be worth publishing any guidance you are able to provide. Thank you in anticipation of your help.

Regards,

**Steve Opacic**

Strategic Planning Projects Officer

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Date: 21 November 2023

Dear Steve Opacic,

Thank you for your email of 13 July about the national ratios for converting student and communal accommodation to dwelling equivalents in the Housing Delivery Test. I have been asked to reply, as an official from the department responsible for the planning system.

At this time, no updates to these ratios in the HDT rule book have been made. However, we will be engaging with ONS on availability of Census 2021 outputs and will publish an update to the HDT guidance for the 2023 measurement if required.

Yours sincerely,

Matthew Spencer

Planning Policy Division

The Department for Levelling Up, Housing & Communities

## APPENDIX 3 – Email Update from University of Southampton 30.05.24

**From:** Pywell, Elisabeth @ Birmingham  
**Sent:** Thursday, May 30, 2024 2:31 PM  
**To:** Adrian Fox [AFox@winchester.gov.uk](mailto:AFox@winchester.gov.uk)  
**Cc:** Trudi Vout; Brown, Richard @ Birmingham  
**Subject:** University of Southampton - Winchester PBSA

Hi Adrian,

I met with Trudi earlier today to discuss your email relating to the Local Plan Student numbers paper which we understand is to be submitted tomorrow.

Please find our response on behalf of the University below.

The University of Southampton has identified in their internal Estates Strategy (2023) that over the next five to ten years they are seeking to grow their overall student numbers by approximately 7,000 students across their campuses. The Winchester School of Art (WSA) also expected to increase student numbers by a proportional amount. The Higher Education sector is however in a state of change with local, national and international challenges influencing the sector. It is anticipated the upcoming General Election in July 2024 could have a significant influence on the Sector. Student growth figures are therefore likely to change as a result, although growth is still anticipated. Due to this changing climate the University has not signed off any additional data since 2023 when the University last engaged with Winchester City Council.

Not all year 1 WSA students are accommodated in Winchester Halls of Residence. Currently around 80% (c.1,200) year 1 WSA students are overseas PGT students of which c.45% prefer to reside in private halls in Southampton. In 22/23 UoS accommodated c. 22% of all year 1 students at Erasmus Park, with a further c.32% living in Winchester PBSA. The current PBSA offer within Winchester at Erasmus Park accommodates only 381 students and will require refurbishment or expansion over the plan period.

The Higher Education sector is experiencing a state of flux, consequently the University of Southampton are not able to provide an exact PBSA requirement figure at this stage as this figure is likely to change. However, the University would seek to build flexibility in the emerging plan for up to an additional 500 PBSA bed-spaces across Winchester across the next 10-years to accommodate for anticipated growth of their own student numbers, achieved through PBSA and / or the enhancement of the University's offer at Erasmus Park. Consequently, the University would also seek for Policy to protect the ability to refurbish and/ or extend PBSA provision at Erasmus Park dependent on student numbers anticipated.

The University are willing to work with Winchester City Council in the drafting of the Local Plan and in reviewing relevant Policies ahead of their formal publication to ensure alignment of local planning policy and University aspirations and requirements. We would therefore encourage ongoing engagement with the University of Winchester as the other major employer and higher education provider in the City. As any additional information is made available within the University, we will share this to ensure Winchester City Council are apprised of the most up to date figures which are influencing the University's growth ambitions and how this may influence Policy drafting. Figures will also be subject to ongoing review during the Plan period, and we would therefore request that



adequate flexibility and support is afforded through the Local Plan (and Development Management process) to allow the University to meet future needs.

If you have any questions please don't hesitate to get in touch.

Kind regards,

Beth

**Elisabeth Pywell MRTPI (She/Her)**

Associate Director

CBRE | Planning and Development

55 Temple Row | Birmingham | B2 5LS