

## Carbon Impact Assessment Report

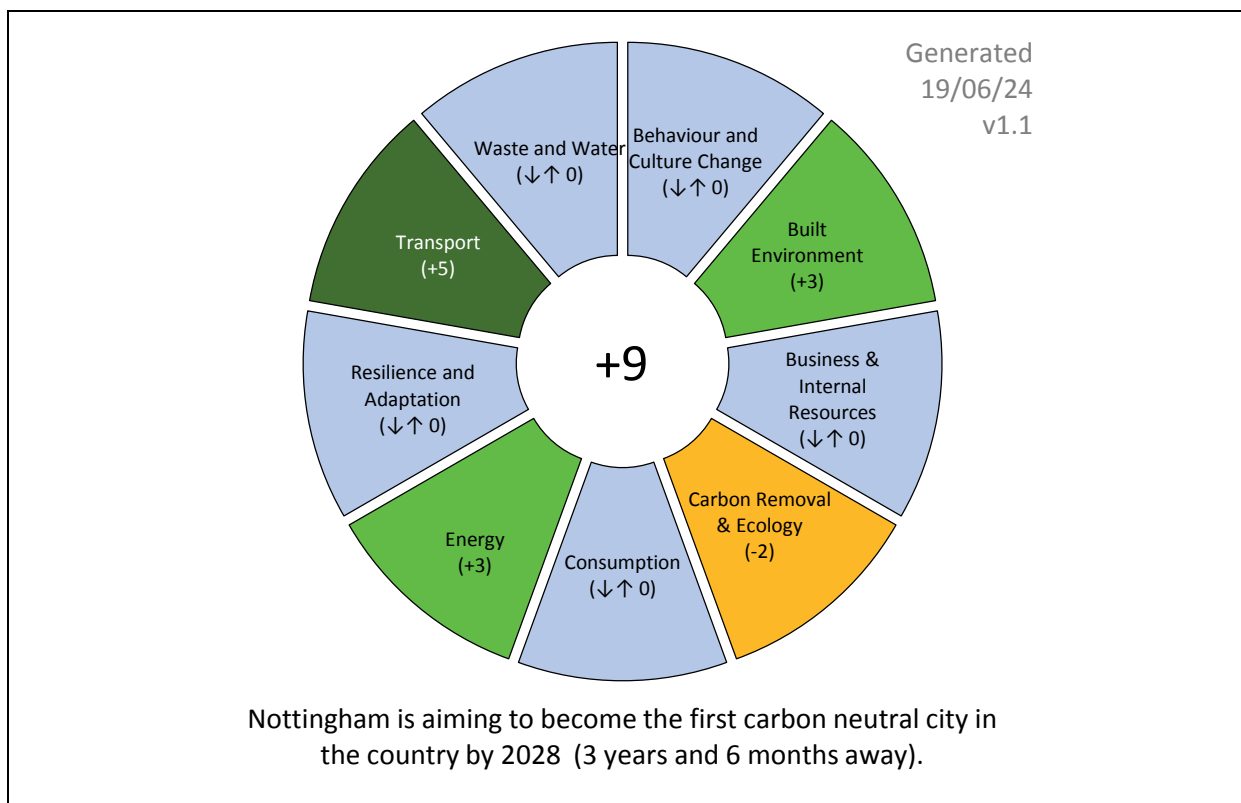
### Purpose Built Student Accommodation (PBSA) Supplementary Planning Document (SPD)

#### Report Details

- **Report Date:** 13th June 2024
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#### Project Notes

The PBSA SPD provides guidance on the requirements for new PBSA schemes to ensure that developments meet the evolving needs of students. Specifically, it provides guidance on 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) (Part 2 Local Plan).



## Categories and Impact Analysis

### Carbon Impact Assessment (higher priority impacts shown in green)

#### Behaviour and Culture Change

1. **Communication & Engagement:** The Council encourages developers to consider wider benefits that could be offered voluntarily to local communities likely to be affected by a PBSA development. For instance, shared facilities may be opened up to wider community use, allowing students and residents to mix. **Score: 0**
2. **Wider Influence:** The Council is collaborating with the Universities and other parties. **Score: 0**
3. **Working with Communities:** The SPD has been prepared with assistance from universities and will undergo public consultation, with all comments assessed to help shape the final document. **Score: 0**
4. **Working with Partners:** The Council is collaborating with universities and other parties around PBSA. **Score: 0**

#### Built Environment

1. **Building Construction:** Newer PBSA developments are designed to be more environmentally friendly, contributing to lower CO2 emissions. The SPD encourages the delivery of PBSA in appropriate locations in line with Local Plan policies. Although these policies do not promote more student accommodation than already envisaged, they must comply with Sustainability policies and provide a Sustainability Assessment due to the Interim Planning Statement on Carbon. **Score: +2**
2. **Building Use:** New PBSA will encourage bicycle storage, recycling bins, automatic lighting, water fountains, or passive cooling, located in sustainable areas to encourage active travel and public transport usage. **Score: +2**
3. **Switching Away from Fossil Fuels:** Despite being environmentally friendly, these developments will result in carbon impact due to embodied carbon. Compliance with Local Plan policies, including a Sustainability Assessment, is required. **Score: -1**

#### Business & Internal Resources

1. **Developing Green Businesses:** Not applicable. **Score: 0**
2. **Marketable Skills & Training:** Not applicable. **Score: 0**
3. **Sustainability in Business:** Not applicable. **Score: 0**
4. **Material / Infrastructure Requirement:** The SPD encourages that appropriate steps are taken to ensure minimal resource use and high environmental standards. **Score: 0**

#### Carbon Removal & Ecology

1. **Carbon Storage:** The SPD does not include direct proposals to improve local low-carbon energy storage but would support such proposals in principle. **Score: -1**
2. **Biodiversity & Ecology:** New PBSA developments need to enhance biodiversity in line with local and national planning policies, though some loss could occur, even on brownfield sites. **Score: -1**
3. **Bee-Friendly City:** The guidance does not hinder having a bee-friendly city. **Score: 0**
4. **Carbon Offsets:** PBSA developments should strive for high environmental sustainability, aligning with the council's goal of achieving carbon neutrality by 2028. This includes a Carbon Reduction Energy Statement for new large-scale developments. **Score: 0**

### Consumption

1. **Food & Drink:** Not applicable. **Score: 0**
2. **Products:** Not applicable. **Score: 0**
3. **Services:** Not applicable. **Score: 0**
4. **Local and Low-Carbon Production:** Building designs should reduce energy costs and incorporate renewable and low-carbon technologies, supported by a Carbon Reduction Energy Statement. **Score: 0**

### Energy

1. **Local Renewable Generation Capacity:** The Council promotes designs that reduce energy costs and incorporate renewable and low-carbon technologies, requiring a Carbon Reduction Energy Statement for significant new developments. **Score: +1**
2. **Reducing Energy Demand:** PBSA developments must integrate sustainable principles, promoting walking or cycling, and incorporating energy efficiency and sustainable construction features. **Score: +2**
3. **Improved Energy Storage:** Not applicable. **Score: 0**

### Resilience and Adaptation

1. **Green / Blue Infrastructure:** Local Plan policies encourage habitat creation, but the SPD itself is silent on this issue, resulting in a neutral score.
2. **Natural Flood Management:** While there are examples of PBSA reducing flood risk, the SPD itself is silent on this issue. **Score: 0**
3. **Drought Vulnerability:** Not applicable. **Score: 0**
4. **Flooding Vulnerability:** Potential flood risk mitigation through sustainable drainage is not addressed by the SPD. **Score: 0**
5. **Heatwave Vulnerability:** New buildings will mitigate solar gain, but the SPD is silent on this issue. **Score: 0**

### Transport

1. **Staff Travel Requirement:** Not applicable. **Score: 0**
2. **Decarbonising Vehicles:** Not applicable. **Score: 0**

3. **Improving Infrastructure:** PBSA will include provisions for footpaths, cycle storage, and repair facilities. **Score: +1**
4. **Supporting People to Use Active Travel:** The SPD encourages minimizing car ownership and promotes sustainable active travel options in accessible locations. **Score: +2**
5. **Reduced Need to Travel:** PBSA is often located in accessible locations, reducing the need to travel and discouraging car use among students. **Score: +2**

### **Waste and Water**

1. **Single-Use Plastic:** Not applicable. **Score: 0**
2. **End of Life Disposal / Recycling:** The SPD mandates adequate waste and recycling storage facilities and arrangements, with developers advised to consult the council's Planning and Waste Departments. **Score: 0**
3. **Waste Volume:** New PBSA will likely generate more waste than existing buildings/sites. **Score: -1**
4. **Water Use:** The SPD should result in water efficiencies being incorporated in new developments. **Score: +1**

### **Summary**

The Carbon Impact Assessment of the Purpose Built Student Accommodation (PBSA) SPD shows a generally positive impact on reducing carbon emissions and promoting sustainability. Key areas of improvement include enhancing energy efficiency, encouraging active travel, and ensuring sustainable building practices. However, there are areas that require further attention, such as carbon storage, biodiversity, and addressing embodied carbon in new constructions. The overall score from the assessment is indicative of a positive contribution towards the city's goal of achieving carbon neutrality by 2028.