TRAFFORD COUNCIL

SPD6: Houses in Multiple Occupation

Consultation Statement

March 2018
Trafford Council

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1. Introduction

1.1. In preparing Supplementary Planning Documents (SPDs), the Council is required to follow the procedures laid down in the Town and Country Planning (Local Planning) (England) Regulations 2012, and its adopted Statement of Community Involvement 2015 (SCI).

1.2. A new University campus and associated student accommodation is proposed at a number of locations within Stretford (known as ‘University Academy 92”) with an anticipated opening date of September 2019. These proposals are likely to be accompanied by a significant number of students moving into the borough and the Stretford area in particular. The projected number of students attending UA92 is predicted to be 650 at year one (September 2019) increasing to a roll of 6500 by 2028, which will be the maximum number. As a result of these proposals, an increase in the number of Houses in Multiple Occupation (HMOs) within Trafford is anticipated.

1.3. HMOs provide much-needed housing accommodation. However, a large number of HMOs in one area can change the physical character of that residential area and this can lead to conflict with the existing community.

1.4. The planning system can assist in achieving a mix of households within the borough’s neighbourhoods, meeting different housing needs whilst protecting the interest of other residents, landlords and businesses. These can best be delivered by preventing the development of excessive concentrations of HMOs and thus encouraging a more even distribution across the borough.

1.5. The making of an Article 4(1) direction to remove the permitted development rights to convert a single dwellinghouse (class C3) into an HMO was confirmed by Trafford’s Planning and Development Management Committee on 8th March 2018; it applies to the whole borough of Trafford. Planning permission is therefore now required to convert a dwellinghouse to a small/medium HMO as well as to convert a property into a large HMO for 7 or more occupants. The Direction is intended to enable the council to better manage impacts arising as a result of the anticipated influx of students into the borough.

1.6. An historic Supplementary Planning Guidance for HMOs was adopted in 1992. This historic document no longer provides appropriate or up to date guidance in terms of considering proposals for HMOs and therefore required revision. Following the adoption of the Revised HMO SPD, the 1992 version has been superseded.

1.7. This SPD will form part of the council’s overall planning policy framework. The document provides supplementary guidance for all parties involved in the planning
application process for both small/medium and large HMOs, explaining how the council will assess proposals to convert properties to HMOs.

1.8. This Consultation Statement contains a summary of which bodies and persons were invited to make representations and how they were invited to make representations.

2. **Public Consultation**

2.1. The Statement of Community Involvement (Adopted October 2015) sets out the process by which the Council will consult appropriate bodies in the course of drafting all documents that are part of the Local Plan.

2.2. A copy of the SPD6: Houses in Multiple Occupation was made available for a statutory 6 week public consultation from 15 January 2018 to 26 February 2018.

2.3. A wide range of stakeholders were consulted including landowners, residents, developers, key agencies, infrastructure service providers, Parish Councils, Registered Providers and other interested parties. A full list of the consultees that were formally invited to comment on the document is available in Appendix 1.

2.4. The SPD was available for inspection at the following locations:

- Trafford libraries
- Access Trafford / Customer contact centres (including Sale Waterside and Trafford Town Hall)

2.5. Comments were invited in writing, no later than 26 February 2018, either by post to: Planning and Development, Trafford Town Hall, Talbot Road, Stretford, M32 0TH or alternatively by email to: development.management@trafford.gov.uk.

2.6. Consultation responses and the identity of those making them are matters of public record and open to public scrutiny. Copies of the responses received to the consultation can be viewed on request to Development Management, Trafford Town Hall, Talbot Road, Stretford M32 0TH.
3. Consultation Responses and Main Issues

3.1. A total of 5 representations were received to the public consultation. A summary of these representations is available to view in table 4.1 below, together with the Council’s response to the points raised.

3.2. The key issues raised are as follows:
   - Reference should be made in the HMO SPD to the need for adequate bin storage;
   - Reference should be made in the HMO SPD to the need to submit flood risk assessments with planning applications; and
   - Existing family housing areas should be protected from an increase in students because the houses and infrastructure will not be able to cope.

4. Main Changes to the SPD

4.1. In light of the comments received, it was considered that only minor changes should be made to the HMO SPD in respect of the need to clarify the extent of existing council policy contained in the Trafford Core Strategy, in relation to matters of design. These have been reflected in the adopted HMO SPD.
## Table 4.1 Summary of representations and the Council’s response

<table>
<thead>
<tr>
<th>Date Received</th>
<th>Respondent</th>
<th>Summary of Rep</th>
<th>Proposed Council Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>7-01-18</td>
<td>Environmental Services</td>
<td>Reference should be made to the need for adequate bin storage within the curtilage of the property.</td>
<td>The HMO SPD makes reference to the fact that it supports the implementation of Policy L7 of the Trafford Core Strategy. Policy L7 of the Trafford Core Strategy requires development to provide appropriate provision of (and access to) waste recycling facilities, preferably on site. In light of this comment, it is proposed to make minor amendments to the HMO SPD, to refer more clearly to Core Strategy Policy L7, including reference to the “Functionality” section which deals with waste recycling.</td>
</tr>
<tr>
<td>18-01-18</td>
<td>Historic England</td>
<td>No comments to make</td>
<td>N/A</td>
</tr>
<tr>
<td>22-01-18</td>
<td>Environment Agency</td>
<td>It is requested that the following is added to Section 5 of the HMO SPD: Where a site is within a flood risk area the applicant will need to submit a Flood Risk Assessment detailing the risks associated with proposals within the floodplain areas.</td>
<td>Paragraph 5.1.2. of the HMO SPD states that, as part of an application for planning permission, applicants will be required to submit the necessary supporting information set out in the Council’s current adopted Validation Checklist. Section 7 of the Council’s Validation Checklist includes the requirement for developers to provide flood risk assessments as necessary. It is therefore considered that this matter is adequately addressed in the Council’s Validation Checklist and no change is required to the HMO SPD.</td>
</tr>
<tr>
<td>06-02-18</td>
<td>Local resident</td>
<td>A request is made to ensure that existing family housing areas, such as Gorse Hill, remain unchanged. Houses are not built to withstand the noise and car parking associated with students. Also, the existing infrastructure will not cope with an</td>
<td>Comments noted: No change to the HMO SPD is proposed. The HMO SPD will provide the Council with a policy framework within which to control the change of use to houses in multiple occupation, thereby helping to protect residential areas.</td>
</tr>
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| 12-0218       | Natural England          | The topic of the Supplementary Planning Document does not appear to relate to Natural England’s interests to any significant extent. Therefore it does not wish to comment.  

An SPD requires a Strategic Environmental Assessment only in exceptional circumstances as set out in the Planning Practice Guidance. While SPDs are unlikely to give rise to likely significant effects on European Sites, they should be considered as a plan under the Habitats Regulations in the same way as any other plan or project. If the SPD requires a Strategic Environmental Assessment or Habitats Regulation Assessment, the Council would be required to consult Natural England at certain stages as set out in the Planning Practice Guidance.  

Furthermore, the HMO SPD supports Policy L7 and other relevant policies in the Trafford Core Strategy which have been subject to Sustainability Appraisal as part of the Core Strategy adoption process. The Inspector appointed to consider the soundness of the Trafford Core Strategy concluded in her report (November 2011) that the Core Strategy was adequate in terms of its appraisal of the environmental, economic and social effects of its policies. Therefore it is considered that the impacts of the HMO SPD policies have been adequately covered in the appraisal of the parent DPD. |
|               |                          | inlet of students.                                                                                                                                                                                                                                  | It is not considered that the HMO SPD would have significant environmental effects. Therefore it is considered that a Strategic Environmental Assessment is not necessary in this particular instance. Neither is it considered necessary to carry out a Habitats’ Regulation Assessment.  

Furthermore, the HMO SPD supports Policy L7 and other relevant policies in the Trafford Core Strategy which have been subject to Sustainability Appraisal as part of the Core Strategy adoption process. The Inspector appointed to consider the soundness of the Trafford Core Strategy concluded in her report (November 2011) that the Core Strategy was adequate in terms of its appraisal of the environmental, economic and social effects of its policies. Therefore it is considered that the impacts of the HMO SPD policies have been adequately covered in the appraisal of the parent DPD. |
Appendix 1 – List of Consultees

The following were contacted for consultation on the HMO SPD:

Adactus Housing Group
AECOM
Agden Parish Meeting
Altrincham BID
Altrincham Neighbourhood Business Plan Forum
Amey on Behalf National Grid
Amey - Drainage
Arcus Consultancy Services Ltd
Arqiva
Arriva Bus
Arriva Trains, Wales
Ashley Parish Council
Bett Homes
Bidwells
Bloor Homes North West
BlueSCI
Bolton Council
Bowdon Conservation Group
Bowdon Downs Residents Assoc/Altrincham History Society
Breathe Clean Air Group
Bridgewater Meeting Room Trust
British Gas
British Geological Survey
British Telecom
Bury Council
Cadent Gas (formerly National Grid Gas Distribution)
Campaign for Better Transport
Canal & River Trust
Carrington Parish Council
Carter Jonas
Centre for Ecology And Hydrology
Cheshire East Council
Cheshire West and Chester Council
Chief Executive - Salford & Trafford Health Authority
City Of Salford
Citybranch Ltd
Commission for Architecture & Built Environment
Community Cohesion Community Forum
Council for British Archaeology
CWS Property Group
Deloitte LLP
Denton Wilde SAPTE
Department for Transport (Rail Group)
Director of Planning - North West Regional Leaders Board
Donaldsons
DTZ
Dunham Massey Parish Council

E.ON UK c/o The Planning Department
Edgar Wood Society (Middleton)
Education and Skills Funding Agency
EE
Electricity North West Ltd
Emery Planning Partnership
Energy UK
Environment Agency
Equity Housing
Ethnic Minority Outreach Project
Fields in Trust
First Group PLC
Forestry Commission
Friends of Broadway Park
Friends of Cross Lane Park
Friends of Dainewell Park
Friends of Davyhulme And Goldenhill Park
Friends of Halecroft Park
Friends of Longford Park
Friends of Lostock Park
Friends of Oak Road Park - Adele New
Friends of Oak Road Park - Ruth Lancye
Friends of Old Trafford
Friends of Victoria Park
Friends of Walkden Gardens
Friends of Walton Park
Friends of Worthington Park
Frost Planning Ltd
Fusion Online
G E Middleton & Co Ltd
Gerald Eve
GGP - Old Trafford
GL Hearn
GM Chamber of Commerce
GM Ecology Unit
GM Environment Team
GM Local Enterprise Partnership
GM Pedestrian Association
GMCA
GMCA Planning And Housing
Gorgeous Gorshhill
Gorshill Project Buzz
Greater Manchester Local Nature Partnership
Greater Manchester Police
Greater Manchester Waste Disposal Authority
GVA Grimley
Gypsy Council
Hale Civic Society
HCA
Highways England
Historic England
Home Builders Federation
Supplementary Planning Document 6: Houses in Multiple Occupation Consultation Statement (March 2018)
Trafford Council

Vodafone and O2
Voice of BME Trafford
Voluntary & Community Action Trafford
Warrington BC
We Are Sale Moor
Weatherall, Green and Smith
Wigan Council
Wodsend Community Association
Woolston Parish Council
Wyevale Garden Centres Ltd
WYG