

TRAFFORD COUNCIL

SPD6: Houses in Multiple Occupation

Consultation Statement

March 2018

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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:

- On the Council's website: <http://www.trafford.gov.uk>
- 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

| Date Received | Respondent | Summary of Rep | Proposed Council Response |
|---------------|------------------------|--|--|
| 7-01-18 | Environmental Services | Reference should be made to the need for adequate bin storage within the curtilage of the property. | <p>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.</p> <p>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.</p> |
| 18-01-18 | Historic England | No comments to make | N/A |
| 22-01-18 | Environment Agency | <p>It is requested that the following is added to Section 5 of the HMO SPD:</p> <p>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.</p> | <p>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.</p> <p>Section 7 of the Council's Validation Checklist includes the requirement for developers to provide flood risk assessments as necessary.</p> <p>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.</p> |
| 06-02-18 | Local resident | <p>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</p> | <p>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.</p> |

| Date Received | Respondent | Summary of Rep | Proposed Council Response |
|---------------|-----------------|--|--|
| | | influx of students. | |
| 12-0218 | Natural England | <p>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.</p> <p>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.</p> | <p>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.</p> <p>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.</p> |

Appendix 1 – List of Consultees

The following were contacted for consultation on the HMO SPD:

| | |
|--|---|
| Adactus Housing Group | E.ON UK c/o The Planning Department |
| AECOM | Edgar Wood Society (Middleton) |
| Agden Parish Meeting | Education and Skills Funding Agency |
| Altrincham BID | EE |
| Altrincham Neighbourhood Business Plan Forum | Electricity North West Ltd |
| Amec on Behalf National Grid | Emery Planning Partnership |
| Amey - Drainage | Energy UK |
| Arcus Consultancy Services Ltd | Environment Agency |
| Arqiva | Equity Housing |
| Arriva Bus | Ethnic Minority Outreach Project |
| Arriva Trains, Wales | Fields in Trust |
| Ashley Parish Council | First Group PLC |
| Bett Homes | Forestry Commission |
| Bidwells | Friends of Broadway Park |
| Bloor Homes North West | Friends of Cross Lane Park |
| BlueSCI | Friends of Dainewell Park |
| Bolton Council | Friends of Davyhulme And Goldenhill Park |
| Bowdon Conservation Group | Friends of Halecroft Park |
| Bowdon Downs Residents Assoc/Altrincham History Society | Friends of Longford Park |
| Breathe Clean Air Group | Friends of Lostock Park |
| Bridgewater Meeting Room Trust | Friends of Oak Road Park - Adele New |
| British Gas | Friends of Oak Road Park - Ruth Lancey |
| British Geological Survey | Friends of Old Trafford |
| British Telecom | Friends of Victoria Park |
| Bury Council | Friends of Walkden Gardens |
| Cadent Gas (formerly National Grid Gas Distribution) | Friends of Walton Park |
| Campaign for Better Transport | Friends of Worthington Park |
| Canal & River Trust | Frost Planning Ltd |
| Carrington Parish Council | Fusion Online |
| Carter Jonas | G E Middleton & Co Ltd |
| Centre for Ecology And Hydrology | Gerald Eve |
| Cheshire East Council | GGP - Old Trafford |
| Cheshire West and Chester Council | GL Hearn |
| Chief Executive - Salford & Trafford Health Authority | GM Chamber of Commerce |
| City Of Salford | GM Ecology Unit |
| Citybranch Ltd | GM Environment Team |
| Commission for Architecture & Built Environment | GM Local Enterprise Partnership |
| Community Cohesion Community Forum | GM Pedestrian Asssocation |
| Council for British Archaeology | GMCA |
| CWS Property Group | GMCA Planning And Housing |
| Deloitte LLP | Gorgeous Gorsehill |
| Denton Wilde SAPTE | Gorsehill Project Buzz |
| Department for Transport (Rail Group) | Greater Manchester Local Nature Partnership |
| Director of Planning - North West Regional Leaders Board | Greater Manchester Police |
| Donaldsons | Greater Manchester Waste Disposal Authority |
| DTZ | GVA Grimley |
| Dunham Massey Parish Council | Gypsy Council |
| | Hale Civic Society |
| | HCA |
| | Highways England |
| | Historic England |
| | Home Builders Federation |

Trafford Council

How Planning
How Planning / RLAM
Iain Macinnes
IBI Group
Indigo Planning Ltd
Irwell Valley Housing Association
Jones Homes
Kelloggs
Lafarge Aggregates
Little Bollington Parish Meeting
Local Residents
Love Old Trafford
Love Stretford
Lymm Parish Council
Manchester Airports Group
Manchester City Council
Manchester Meeting Room Trust
Manchester Ship Canal Company
Marine Management Organisation
Mayor of Greater Manchester
MBNL (EE and Three)
Meadows Tenants And Residents
Association
Ministry Of Defence (MOD)
Moor Nook Park
Mosaic Town Planning
National Grid
National Trust
Natural England
Network Rail
New Economy
NHS England North
NJL Consulting (on Behalf Of Peel Land And
Property)
North West Ambulance Service
Office of Rail And Road Regulation
Old Trafford & Stretford Partnership
Old Trafford Liaison Group
Oldham MBC
Partington & Carrington Partnership
Partington Parish Council c/o Library
Partnership Enabling Group
Paul & Company
Paul Butler Associates
Peacock & Smith
Peaks & Plains Housing Trust
Peel Holdings (Land and Property) Limited
Petros/CIS
Planinfo
Planning Potential
Planware Ltd
Positive Partington Partnership
Rapeys LLP
RG & P Ltd
Ringway Parish Council
Rixton With Glazebrook Parish Council
Rochdale MBC, Strategic Planning Service

Rostherne Parish Council
RPS
Sale Partnership
Sanderson Weatherall
Savills
Scottish Power (MANWEB) SP Energy
Networks
Shell (UK) Ltd
Sirus Planning
Smiths Gore
South Trafford Partnership
SP Energy Networks
SSA Planning Limited
St Vincent's Housing Association
Steven Abbott Associates LLP
Stewart Ross Associates
Stockport MBC
Story Homes Ltd
Strong Communities
Tameside Strategic Planning
Tatton Estate and The Trustees Of H R
Brooks (the Estate)
Tesco
Tesni Properties Limited
Tetlow King Planning
The Church of England Diocese of
Manchester
The Coal Authority
The Confederation of British Industry
The Emerson Group
The Order of Friars Minor Conventual
The Planning Bureau
The Strategic Land Group Ltd
Three
Trafford Access Group
Trafford Clinical Commissioning Group
Trafford Council - Director of Growth &
Regulatory Services
Trafford Council Commissioning - Specialist
Commissioner
Trafford Council Director of All Age
Commissioning
Trafford Council Public Health
Trafford Council Town Centres Manager
Trafford Cycle Forum
Trafford Disability Advisory Group
Trafford Housing Trust
Trafford Leisure
Trafford Local Highways Authority
Trafford Park Business Forum
Trees Residents Association
Tung Sing Housing Association
Turley Associates
United Utilities
Urban Splash
Urmston & Partington Partnership
Viridor Waste Management

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

Woodsend Community Association

Woolston Parish Council

Wyevale Garden Centres Ltd

WYG