

**Appendix 2 – Summary of Consultation Responses to the Draft SPD6: Houses in Multiple Occupation (HMOs):  
Supplementary Planning Document**

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>

Date Received	Respondent	Summary of Rep	Proposed Council Response
06-02-18	Local resident	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 influx of students.	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.
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>	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.