

Non-immediate Article 4 Directions for Small Houses in Multiple Occupation in parts of Crewe

Consultation Statement

March 2021

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1. Introduction

- 1.1 The Town and Country Planning (General Permitted Development) Order 2015 (“GPDO”) provides permitted development rights for the change of use of a dwelling (Class C3) to a small HMO (Class C4) without the need to apply to the Council for planning permission. The change of use of a dwelling to a larger HMO (Sui Generis) requires the submission of a planning application.
- 1.2 Article 4 of the GPDO enables local planning authorities to withdraw specified permitted development rights in a defined area. Once an Article 4 Direction (“A4D”) comes into force, a planning application is then required for the specific permitted development withdrawn.
- 1.3 On the 3rd December 2019, Cheshire East Council (“the Council”) authorised the making of three non-immediate A4Ds for the Nantwich Road, Hungerford Road and West Street areas of Crewe.
- 1.4 This decision was based on evidence of high concentrations of HMOs within the three areas together with a coincidence of other environmental, economic and social issues. The Directions were justified on the grounds of amenity and well-being of those areas.

Procedure for non-immediate Article 4 Directions

- 1.5 Schedule 3 of the GPDO sets out the steps involved in making and confirming a non-immediate A4D.
- 1.6 As soon as reasonably practicable after a direction has been made, notice must be given by the local planning authority by:
 - Local advertisement;
 - By site display at no fewer than 2 locations within the area that the direction relates to;
 - By serving individual service on owner/occupiers within the area unless the number of owners/occupies makes service impracticable;
 - A copy of the directions and notice must also be sent to the Secretary of State.
- 1.7 The GPDO prescribes the information to be provided in a notice. This includes specifying where a copy of the direction and map defining the boundary can be seen. The notice must specify a period of at least 21 days within which representations can be made to the local authority and the notice must also specify when the direction will come into force.

2. Notice of the Directions

- 2.1 The three directions were made by the Council on the 6th October 2020. Due to the number of addresses in each direction area, individual service on owners/ occupiers was not considered practicable. Notice was given by local advertisement and site notice instead.

Local advertisement

- 2.2 A notice was placed in the Crewe Chronicle on the 21 October 2020. This specified that the directions (and maps) could be viewed online or at Crewe Library and representations were initially invited between 19 October and the 30 November 2020 (6 weeks).
- 2.3 Crewe Library was closed temporarily between the 5 November 2020 and 2 December 2020 and from 30 December 2020 onwards due to the Covid-19 pandemic restrictions.
- 2.4 The representations period was subsequently extended until the 11 January 2021 to provide additional time for interested parties to comment. Posted paper copies were made available on request in the event that any interested party had difficulties viewing documents.
- 2.5 An updated Notice was placed in the Crewe Chronicle on the 25th November 2020. Copies of the press notices can be found at Appendix 1.

Site Notices

- 2.6 The GPDO requires that at least 2 site notices are erected within each direction area.
- 2.7 On the 19 October 2020, around 200 site notices were erected across the three Direction areas with all streets in each Direction area having at least 1 notice erected.
- 2.8 When the period for making representations was extended until the 11 January 2021, additional text was stapled to the bottom of each erected notice and this posting took place between 20 November – 24 November 2020. Whilst not a requirement of the GPDO, where it was apparent that notices had been removed since they were originally posted on the 19 October 2020, replacement notices were erected.
- 2.9 Each site notice included the following text translated into Romanian, Polish, Slovakian and Portuguese languages:

Further details about the making of three non-immediate Article 4 Directions for houses in multiple occupation in parts of Crewe including a copy of each direction, maps of the areas affected and the timescales for making representations can be found on the Cheshire East Website at www.cheshireeast.gov.uk/A4D which can be accessed with a facility to read the information in an alternative language.

- 2.10 Copies of the site notices and a photograph of a posted notice can be found at Appendix 2.

Notification to the Secretary of State

- 2.11 The GPDO requires that a copy of the Directions and notice must be sent to the Secretary of State. Notification was sent on the 19 October 2020.

Other notifications

- 2.12 200 printed letters and 88 emails were sent on 19 October 2020 to a number of organisations in Crewe, including those who work alongside groups with protected characteristics, licenced landlords, letting/ estate agents and national landlord's associations.
- 2.13 A further 196 letters and 85 emails were sent on the 17th & 18th November 2020 when the A4D representations period was extended. In addition, emails were also sent to Crewe Town Council, the Crewe & Nantwich MP and Crewe elected members.
- 2.14 The A4Ds were also referred to in the notification letters and emails sent in relation to other planning policy consultations that were taking place at a similar time.
- 2.15 These included the Revised Publication Draft Site Allocations and Development Policies Document and the Draft Houses in Multiple Occupation Supplementary Planning Document. Notifications consisted of 282 printed letters and 2,651 emails sent on 23rd October 2020 to all active stakeholders on the Council's local plan consultation database. A further 278 letters and 2,545 emails were sent on the 17 November 2020 when the consultation was extended.
- 2.16 The stakeholders on the consultation database include residents of Cheshire East, landowners and developers, as well as planning consultants, businesses and organisations, including statutory consultees. Letters and emails were also sent to all town and parish councils in Cheshire East, elected members and MPs. The consultation included a number of organisations who work alongside groups with protected characteristics in the borough.
- 2.17 Examples of notification emails and letters are included in Appendix 3.

Other publicity

2.18 A number of pages on the Cheshire East Council website provided information and links to the consultation. These pages included:

- The homepage (in the 'have your say' section): www.cheshireeast.gov.uk
- The Article 4 Directions page for Houses in Multiple Occupation in parts of Crewe: www.cheshireeast.gov.uk/A4D
- The private sector housing/licencing webpage also included a link to the SPD consultation:

www.cheshireeast.gov.uk/housing/private_sector_housing/houses_in_multiple_occupation/houses_in_multiple_occupation.aspx

2.19 Screenshots of the various webpages can be found at Appendix 4.

2.20 Two media releases were issued informing people of the consultation. Copies of the media releases are included in Appendix 5.

3. Documents

3.1 Representations were invited on the 3 Directions between the 19 October 2020 and the 11 January 2021. The Council placed the following documents on its webpage: www.cheshireeast.gov.uk/A4D

- A copy of the Nantwich Road Article 4 Direction and a map showing the Direction area;
- A copy of the Hungerford Road Article 4 Direction and a map showing the Direction area;
- A copy of the West Street Article 4 Direction and a map showing the Direction area;
- A link to the Cabinet Report dated 3 December 2019 and the associated evidence paper;
- A set of Frequently Asked Questions.

3.2 Copies of the directions, notice, maps of the areas, notice, frequently asked questions and a copy of the online survey response form were also placed in Crewe Library.

4. Submitting representations

4.1 Comments could be submitted in a number of ways:

- By completing the online survey accessed from the Council's website;
- By email to planningpolicy@cheshireeast.gov.uk;
- By post to Strategic Planning (Westfields), C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ.

4.2 Printed copies of survey forms were available for people to take away from Crewe Library during opening hours. A copy of the response form is shown in Appendix 6.

5. Representations received

5.1 A total of 49 representations were received to the consultation. Of these 8 were submitted by email and 41 via the online survey.

5.2 The comments received covered a range of topics and issues. The key matters brought out during the consultation can be summarised as follows:

- Number of dwellings in HMO use in a street should be limited to no more than 5%
- Poor property standards in HMOs and issues of overcrowding
- Poor management of HMOs by landlords/tenants
- Adverse impact of HMOs upon car parking, waste, fly-tipping, noise, anti-social behaviour, families in the area
- Need for HMO accommodation - directions will impact supply and drive up rent levels
- The directions will not reverse the negative impacts upon the area
- Areas outside the boundaries will be at higher risk to increased levels of HMOs
- Other measures should be used instead of A4D such as waste management
- A sunset clause should be imposed on the directions so that they are reviewed
- The implementation date should be extended to allow landlords to complete works without needing planning permission, particularly given the current Covid-19 pandemic
- Need to provide landlords/ tenants of HMOs with information about waste collection
- Consideration should be given to residents parking scheme
- Adverse impact of HMOs upon property values
- Boundaries of direction areas should be amended to include additional streets/ all CW1 & CW2 postcodes/ Crewe/ Borough-wide
- Covid-19 pandemic has highlighted issues with overcrowding and HMOs
- The Equalities Impact Assessment is flawed. The decision has significant potential to adversely impact persons with protected

characteristics by virtue of bias against sexual orientation or gender

- Lack of facilities within Crewe for more HMOs
- Directions are too late as a number of dwellings are already in use as HMOs
- Directions do not take into account change of use to larger HMOs or flats
- Impact of the measures upon the ability of homeowners to extend their dwellings in the future
- Fear of walking in the area/ public safety concerns.

5.3 A summary of representations received by email and the Council's response can be found at Appendix 7 and a summary of the representations received via the online survey and the Council's response can be found at Appendix 8.

Appendix 1: Press Notice

Notice published in the Crewe Chronicle on the 21 October 2020

CHESHIRE EAST BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (as amended)

PUBLIC NOTICE

NOTICE OF MAKING DIRECTIONS WITHOUT IMMEDIATE EFFECT MADE UNDER ARTICLE 4 (1) RELATING TO AREAS OF CREWE

NOTICE is hereby given that Cheshire East Borough Council made three non-immediate Article 4 (1) Directions on the **6th October 2020**, under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The Directions relate to the change of use of a building from a use falling within Class C3 (dwellinghouses) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) to a use falling within Class C4 (house in multiple occupation) of that Schedule.

The Directions apply to areas of Crewe and specifically, the **streets around Nantwich Road, West Street and Hungerford Road**. These areas are shown edged red on the maps attached to the Directions. A copy of the Directions, including the maps defining the areas covered, can be viewed:

- **Online:** <https://www.cheshireeast.gov.uk/A4D>
- **Crewe Library, Crewe Lifestyle Centre, Moss Square, Crewe, CW1 2BB** during opening hours.

Once the Directions come into force, the change of use of a dwellinghouse (C3) to a house in multiple occupation (C4) shall not be carried out unless planning permission is first granted for this change of use.

Representations may be made in writing concerning the Article 4 Directions between the **19 October 2020** and **30 November 2020**. If you wish to make representations, you may do so by completing the online survey on the council's website or by email to planningpolicy@cheshireeast.gov.uk or by post to Strategic Planning, Cheshire East Borough Council, Westfields C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ. **Any representations must be received by 5pm on the 30th November 2020.**

We are not able to accept anonymous comments - you must provide us with your name and contact details. Please note that any representations received will be of public record and may be published. Any personal data will be processed in line with the Strategic Planning Privacy Notice, available on the council's website.

The Article 4 Direction(s) will come into force, subject to confirmation by the Council, on 1 November 2021.

Date of Notice: 19 October 2020

CHESHIRE EAST BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (as amended)

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The Article 4 Direction(s) will come into force, subject to confirmation by the Council, on **1 November 2021**.

Date of Notice: 19 October 2020 [cheshireeast.gov.uk](https://www.cheshireeast.gov.uk)

Example of press notice - extract from Crewe Chronicle 21 October 2020

Notice re-published on the 25 November 2020

PERIOD FOR REPRESENTATIONS EXTENDED TO 11 JANUARY 2021

CHESHIRE EAST BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER
2015 (as amended)

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The Directions apply to areas of Crewe and specifically, the **streets around Nantwich Road, West Street and Hungerford Road**. These areas are shown edged red on the maps attached to the Directions. A copy of the Directions, including the maps defining the areas covered, can be viewed:

Online: <https://www.cheshireeast.gov.uk/A4D>

Crewe Library, Crewe Lifestyle Centre, Moss Square, Crewe, CW1 2BB during opening hours.

In line with regulations to prevent the spread of Covid-19, Crewe Library will be closed from 5th November until 2nd December. Outside of these dates, opening hours may be restricted due to Covid-19 and you are advised to check the current libraries opening times on the council's website or telephone the 24 hour library information service on 0300 123 7739.

If you are unable to inspect copies of the documents during the representations period, email planningpolicy@cheshireeast.gov.uk or telephone 01270 685893 (leave a message) and paper copies can be requested.

Once the Directions come into force, the change of use of a dwellinghouse (C3) to a house in multiple occupation (C4) shall not be carried out unless planning permission is first granted for this change of use.

Representations may be made in writing concerning the Article 4 Directions between the **19 October 2020** and **11 January 2021**. If you wish to make representations, you may do so by completing the online survey on the council's website or by email to planningpolicy@cheshireeast.gov.uk or by post to Strategic Planning, Cheshire East Borough Council, Westfields C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ. **Any representations must be received by 5pm on the 11 January 2021.**

We are not able to accept anonymous comments - you must provide us with your name and contact details. Please note that any representations received will be of public record and may be published. Any personal data will be processed in line with the Strategic Planning Privacy Notice, available on the council's website.

The Article 4 Direction(s) will come into force, subject to confirmation by the Council, on 1 November 2021.

Date of Notice: 19 October 2020

Appendix 2 Site Notice

Site Notice(s) erected on the 19 October 2020

CHESHIRE EAST BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER
2015 (as amended)

PUBLIC NOTICE

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The Directions relate to the change of use of a building from a use falling within Class C3 (dwellinghouses) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) to a use falling within Class C4 (house in multiple occupation) of that Schedule.

The Directions apply to areas of Crewe and specifically, the **streets around Nantwich Road, West Street and Hungerford Road**. These areas are shown edged red on the maps attached to the Directions. A copy of the Directions, including the maps defining the areas covered, can be viewed:

- **Online:** <https://www.cheshireeast.gov.uk/A4D>
- **Crewe Library**, Crewe Lifestyle Centre, Moss Square, Crewe, CW1 2BB during opening hours

Once the Directions come into force, the change of use of a dwellinghouse (C3) to a house in multiple occupation (C4) shall not be carried out unless planning permission is first granted for this change of use.

Representations may be made in writing concerning the Article 4 Directions between the **19 October 2020** and **30 November 2020**. If you wish to make representations, you may do so by completing the online survey on the council's website or by email to planningpolicy@cheshireeast.gov.uk or by post to Strategic Planning, Cheshire East Borough Council, Westfields C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ. **Any representations must be received by 5pm on the 30th November 2020.**

We are not able to accept anonymous comments - you must provide us with your name and contact details. Please note that any representations received will be of public record and may be published. Any personal data will be processed in line with the Strategic Planning Privacy Notice, available on the council's website.

The Article 4 Direction(s) will come into force, subject to confirmation by the Council, on 1 November 2021.

Date of Notice: 19 October 2020

Romanian: Mai multe detalii despre realizarea a 3 instrucțiuni non-imediate, Articolul 4 vizand casele cu multipli ocupanți, în zone din Crewe, inclusiv o copie a fiecărei direcții, hărți ale zonelor afectate și termenele pentru a face reprezentări legale pot fi găsite pe site-ul Cheshire East la <https://www.cheshireeast.gov.uk/A4D> care pot fi accesate cu o facilitate de a citi informațiile într-o limbă alternativă.

Polish: Dalsze szczegóły dotyczące sporządzenia trzech niezwiązanych bezpośrednio z Artykułem 4 'Wskazówki' dla domów zamieszkałych przez wiele osób w częściach Crewe, w tym kopię każdego kierunku, mapy obszarów dotkniętych i harmonogram składania oświadczeń, można znaleźć na stronie internetowej Cheshire East pod adresem <https://www.cheshireeast.gov.uk/A4D>, do którego można uzyskać dostęp, dzięki funkcji czytania informacji w innym języku.

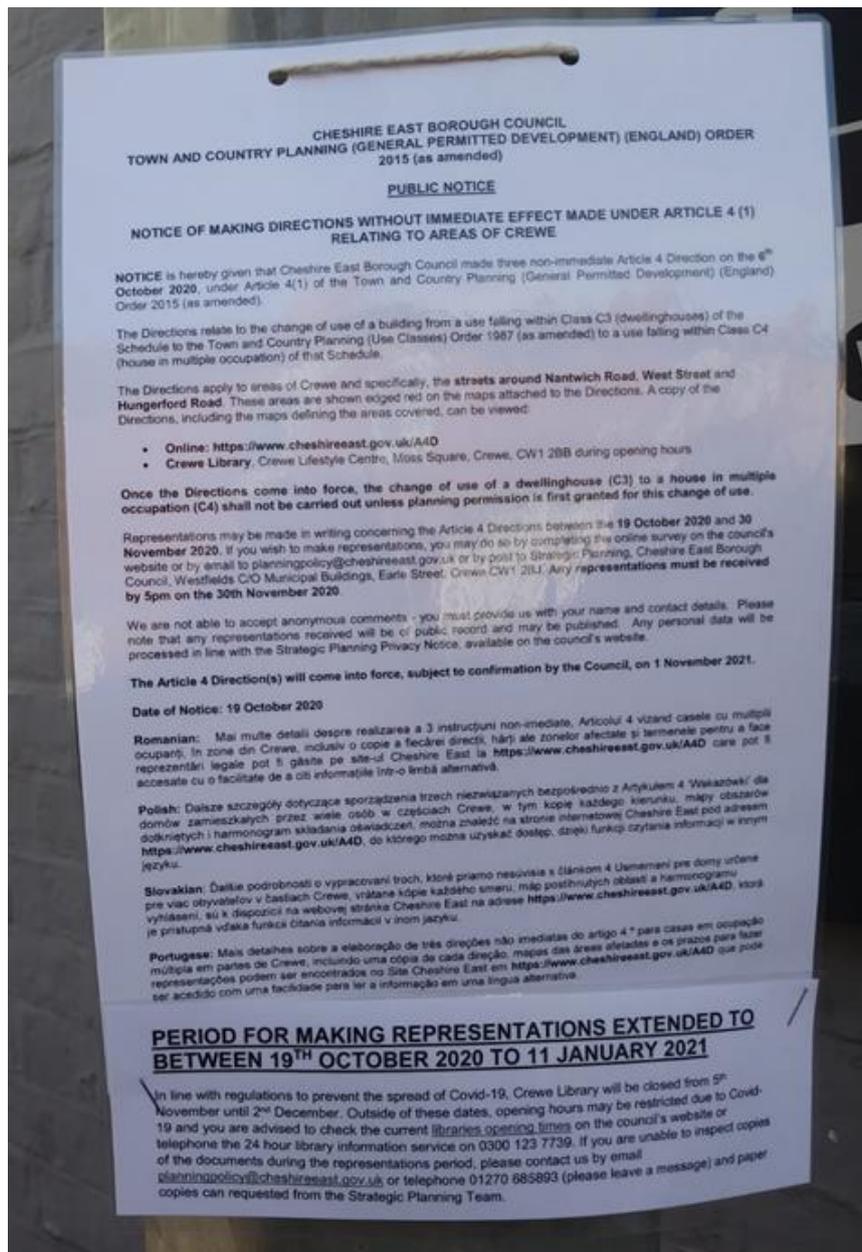
Slovakian: Ďalšie podrobnosti o vypracovaní troch, ktoré priamo nesúvisia s článkom 4 Usmernení pre domy určené pre viac obyvateľov v častiach Crewe, vrátane kópie každého smeru, máp postihnutých oblastí a harmonogramu vyhlásení, sú k dispozícii na webovej stránke Cheshire East na adrese <https://www.cheshireeast.gov.uk/A4D>, ktorá je prístupná vďaka funkcii čítania informácií v inom jazyku.

Portuguese: Mais detalhes sobre a elaboração de três direções não imediatas do artigo 4.º para casas em ocupação múltipla em partes de Crewe, incluindo uma cópia de cada direção, mapas das áreas afetadas e os prazos para fazer representações podem ser encontrados no Site Cheshire East em <https://www.cheshireeast.gov.uk/A4D> que pode ser acessado com uma facilidade para ler a informação em uma língua alternativa.

Additional text appended to site notices 20- 25 November 2020

PERIOD FOR MAKING REPRESENTATIONS EXTENDED TO BETWEEN 19TH OCTOBER 2020 TO 11 JANUARY 2021

In line with regulations to prevent the spread of Covid-19, Crewe Library will be closed from 5th November until 2nd December. Outside of these dates, opening hours may be restricted due to Covid-19 and you are advised to check the current [libraries opening times](#) on the council's website or telephone the 24 hour library information service on 0300 123 7739. If you are unable to inspect copies of the documents during the representations period, please contact us by email planningpolicy@cheshireeast.gov.uk or telephone 01270 685893 (please leave a message) and paper copies can requested from the Strategic Planning Team.



Appendix 3: Examples of Letters and Emails



Working for a brighter future together

«Name»
«Address_1»
«Address_2»
«Address_3»
«Postcode»

Strategic Planning
Westfields, c/o Municipal Buildings
Earle Street, Crewe
CW1 2BJ
01270 685893
planningpolicy@cheshireeast.gov.uk

DATE: 19/10/2020

Dear Sir/Madam,

THE MAKING OF THREE NON-IMMEDIATE ARTICLE 4(1) DIRECTIONS TO WITHDRAW PERMITTED DEVELOPMENT RIGHTS FOR THE CHANGE OF USE OF DWELLINGS TO SMALL HOUSES IN MULTIPLE OCCUPATION (HMOs) IN AREAS OF CREWE

CONSULTATION BETWEEN 19 OCTOBER 2020 AND 30 NOVEMBER 2020

SUMMARY: Currently, national planning regulations automatically give planning consent for the conversion of some properties to smaller houses in multiple occupation. However, Cheshire East Council is proposing to remove these 'permitted development' rights in three areas of Crewe using 'Article 4 Directions'. This email explains how you can give your views on this. Following the consideration of feedback, a final decision will then be made whether or not to bring Directions into force. If they do come into force, it would mean that anybody wanting to create a house in multiple occupation of any size within these areas would first need to apply for planning permission from the Council.

Cheshire East Council made three non-immediate Article 4 Directions on the 6 October 2020 under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015. The Directions cover the **Nantwich Road, West Street and Hungerford Road** areas of Crewe. These areas are shown edged red on the maps attached to the Directions.

The Directions relate to the change of use of a building from a use falling within Class C3 (dwellinghouses) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) to a use falling within Class C4 (house in multiple occupation) of that Schedule. A copy of the Directions, including the maps defining the areas covered, can be viewed at: <https://www.cheshireeast.gov.uk/A4D>

Between **19 October and 30 November 2020**, copies of the directions including maps of the areas can also be viewed at **Crewe Library**, Crewe Lifestyle Centre, Moss Square, Crewe, CW1 2BB during opening hours. For information about opening hours see: www.cheshireeast.gov.uk/libraries or telephone 0300 123 7739.

All other enquiries **0300 123 5500**

www.cheshireeast.gov.uk

Once the Directions come into force, the change of use of a dwellinghouse (C3) to a house in multiple occupation (C4) shall not be carried out unless planning permission is first granted for this change of use.

You can give your views about the Article 4 Directions between the **19 October 2020 and 30 November 2020**. If you wish to make representations, you may do so by completing the survey on the council's website: www.cheshireeast.gov.uk/A4D or by email to planningpolicy@cheshireeast.gov.uk or by post to Strategic Planning, Cheshire East Borough Council, Westfields C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ. **Any representations must be received by 5pm on the 30th November 2020.**

We are not able to accept anonymous comments - you must provide us with your name and contact details. Please note that any representations received will be of public record and may be published. Any personal data will be processed in line with the Strategic Planning Privacy Notice, available on the council's website.

The Article 4 Direction will come into force, subject to confirmation by the Council, on 1 November 2021.

Other planning policy documents

Alongside the Article 4 Directions, the following documents are also in production:

- **Cheshire East Site Allocations and Development Policies Document (SADPD)**. This is the second part of the Cheshire East Local Plan and includes draft policy HOU4: Houses in Multiple Occupation. The Revised Publication Draft SADPD is being published for representations between **26 October and 5pm on 7 December 2020** and you find out more about this at: www.cheshireeast.gov.uk/localplan
- **Draft Houses in Multiple Occupation Supplementary Planning Document (SPD)**. The SPD will provide further guidance to all parties involved in the planning application process for Houses in Multiple Occupation. This is being published for representations between **26 October and 5pm on 7 December 2020** and you can find out more about this at:

https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/supplementary_plan_documents.aspx

**The Strategic Planning Team
Cheshire East Council**

«Name» Strategic Planning
Westfields, c/o Municipal Buildings
Earle Street, Crewe
CW1 2BJ

«Address_1»
«Address_2» 01270 685893
«Address_3» planningpolicy@cheshireeast.gov.uk
«Postcode»

DATE: 17/11/2020

Dear Sir/Madam,

THE MAKING OF THREE NON-IMMEDIATE ARTICLE 4(1) DIRECTIONS TO WITHDRAW PERMITTED DEVELOPMENT RIGHTS FOR THE CHANGE OF USE OF DWELLINGS TO SMALL HOUSES IN MULTIPLE OCCUPATION (HMOs) IN AREAS OF CREWE

CONSULTATION EXTENDED BETWEEN 19 OCTOBER 2020 AND 11 JANUARY 2021

SUMMARY: Currently, national planning regulations automatically give planning consent for the conversion of some properties to smaller houses in multiple occupation. However, Cheshire East Council is proposing to remove these 'permitted development' rights in three areas of Crewe using 'Article 4 Directions'. This email explains how you can give your views on this. Following the consideration of feedback, a final decision will then be made whether or not to bring Directions into force. If they do come into force, it would mean that anybody wanting to create a house in multiple occupation of any size within these areas would first need to apply for planning permission from the Council.

Cheshire East Council made three non-immediate Article 4 Directions on the 6 October 2020 under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015. The Directions cover the **Nantwich Road, West Street** and **Hungerford Road** areas of Crewe. These areas are shown edged red on the maps attached to the Directions.

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You can give your views about the Article 4 Directions between the **19 October 2020 and 11 January 2021**. If you wish to make representations, you may do so by completing the survey on the council's website: www.cheshireeast.gov.uk/A4D or by email to planningpolicy@cheshireeast.gov.uk or by post to Strategic Planning, Cheshire East Borough Council, Westfields C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ. **Any representations must be received by 5pm on the 11 January 2021.**

We are not able to accept anonymous comments - you must provide us with your name and contact details. Please note that any representations received will be of public record and may be published. Any personal data will be processed in line with the Strategic Planning Privacy Notice, available on the council's website.

The Article 4 Direction will come into force, subject to confirmation by the Council, on 1 November 2021.

Other planning policy documents

Alongside the Article 4 Directions, the following documents are also in production:

- **Cheshire East Site Allocations and Development Policies Document (SADPD)**. This is the second part of the Cheshire East Local Plan and includes draft policy HOU4: Houses in Multiple Occupation. The Revised Publication Draft SADPD is being published for representations between **26 October and 5pm on 23 December 2020** and you find out more about this at: www.cheshireeast.gov.uk/localplan
- **Draft Houses in Multiple Occupation Supplementary Planning Document (SPD)**. The SPD will provide further guidance to all parties involved in the planning application process for Houses in Multiple Occupation. This is being published for representations between **26 October and 5pm on 23 December 2020** and you can find out more about this at:

https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/supplementary_plan_documents.aspx

**The Strategic Planning Team
Cheshire East Council**

From: PLANNING POLICY (East)
Sent: 19 October 2020 18:17
To:
Subject: Notification of the making of three non-immediate Article 4 Directions for small houses in multiple occupation in areas of Crewe

Dear Sir/Madam,

THE MAKING OF THREE NON-IMMEDIATE ARTICLE 4(1) DIRECTIONS TO WITHDRAW PERMITTED DEVELOPMENT RIGHTS FOR THE CHANGE OF USE OF DWELLINGS TO SMALL HOUSES IN MULTIPLE OCCUPATION (HMOs) IN AREAS OF CREWE

CONSULTATION BETWEEN 19 OCTOBER 2020 AND 30 NOVEMBER 2020

SUMMARY: Currently, national planning regulations automatically give planning consent for the conversion of some properties to smaller houses in multiple occupation. However, Cheshire East Council is proposing to remove these 'permitted development' rights in three areas of Crewe using 'Article 4 Directions'. This email explains how you can give your views on this. Following the consideration of feedback, a final decision will then be made whether or not to bring Directions into force. If they do come into force, it would mean that anybody wanting to create a house in multiple occupation of any size within these areas would first need to apply for planning permission from the Council.

Cheshire East Council made three non-immediate Article 4 Directions on the 6 October 2020 under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015. The Directions cover the **Nantwich Road, West Street** and **Hungerford Road** areas of Crewe. These areas are shown edged red on the maps attached to the Directions.

The Directions relate to the change of use of a building from a use falling within Class C3 (dwellinghouses) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) to a use falling within Class C4 (house in multiple occupation) of that Schedule. A copy of the Directions, including the maps defining the areas covered, can be viewed at: <https://www.cheshireeast.gov.uk/A4D>

Between 19 October and 30 November 2020, copies of the directions including maps of the areas can also be viewed at Crewe Library, Crewe Lifestyle Centre, Moss Square, Crewe, CW1 2BB during opening hours. For information about opening hours see: www.cheshireeast.gov.uk/libraries or telephone 0300 123 7739.

Once the Directions come into force, the change of use of a dwellinghouse (C3) to a house in multiple occupation (C4) shall not be carried out unless planning permission is first granted for this change of use.

You can give your views about the Article 4 Directions between the **19 October 2020 and 30 November 2020**. If you wish to make representations, you may do so by completing the survey on the council's website: www.cheshireeast.gov.uk/A4D or by email to planningpolicy@cheshireeast.gov.uk or by post to Strategic Planning, Cheshire East Borough Council, Westfields C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ. **Any representations must be received by 5pm on the 30th November 2020.**

We are not able to accept anonymous comments - you must provide us with your name and contact details. Please note that any representations received will be of public record and may be published. Any personal data will be processed in line with the Strategic Planning Privacy Notice, available on the council's website.

The Article 4 Direction will come into force, subject to confirmation by the Council, on 1 November 2021.

Other planning policy documents

Alongside the Article 4 Directions, the following documents are also in production:

Cheshire East Site Allocations and Development Policies Document (SADPD). This is the second part of the Cheshire East Local Plan and includes draft policy HOU4: Houses in Multiple Occupation. The Revised Publication Draft SADPD is being published for representations between 26 October and 5pm on 7 December 2020 and you find out more about this at: www.cheshireeast.gov.uk/localplan

Draft Houses in Multiple Occupation Supplementary Planning Document (SPD). The SPD will provide further guidance to all parties involved in the planning application process for Houses in Multiple Occupation. This is being published for representations between 26 October and 5pm on 7 December 2020 and you can find out more about this at: https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/supplementary_plan_documents.aspx

**Strategic Planning Team
Cheshire East Council**



Working for a brighter future  together

From: PLANNING POLICY (East)
Sent: 18 November 2020 09:23
To:
Subject: [OFFICIAL] Notification of the making of three non-immediate Article 4 Directions for small houses in multiple occupation in areas of Crewe: representations period extended until 11 January 2021

Dear Sir/ Madam

Due to the current Covid-19 restrictions, the representations period for the Article 4 Directions consultation has been extended to **5pm Monday 11 January 2021**. Updated details follow below.

THE MAKING OF THREE NON-IMMEDIATE ARTICLE 4(1) DIRECTIONS TO WITHDRAW PERMITTED DEVELOPMENT RIGHTS FOR THE CHANGE OF USE OF DWELLINGS TO SMALL HOUSES IN MULTIPLE OCCUPATION (HMOs) IN AREAS OF CREWE

CONSULTATION EXTENDED BETWEEN 19 OCTOBER 2020 AND 11 JANUARY 2021.

SUMMARY: Currently, national planning regulations automatically give planning consent for the conversion of some properties to smaller houses in multiple occupation. However, Cheshire East Council is proposing to remove these 'permitted development' rights in three areas of Crewe using 'Article 4 Directions'. This email explains how you can give your views on this. Following the consideration of feedback, a final decision will then be made whether or not to bring Directions into force. If they do come into force, it would mean that anybody wanting to create a house in multiple occupation of any size within these areas would first need to apply for planning permission from the Council.

Cheshire East Council made three non-immediate Article 4 Directions on the 6 October 2020 under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015. The Directions cover the **Nantwich Road, West Street and Hungerford Road** areas of Crewe. These areas are shown edged red on the maps attached to the Directions.

The Directions relate to the change of use of a building from a use falling within Class C3 (dwellinghouses) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) to a use falling within Class C4 (house in multiple occupation) of that Schedule. A copy of the Directions, including the maps defining the areas covered, can be viewed at: <https://www.cheshireeast.gov.uk/A4D>

Between 19 October and 11 January 2021, copies of the directions including maps of the areas can also be viewed at **Crewe Library**, Crewe Lifestyle Centre, Moss Square, Crewe, CW1 2BB during opening hours.

In line with regulations to prevent the spread of Covid-19, Crewe Library will be closed from 5th November until 2nd December. Outside of these dates, opening hours may be restricted due to Covid-19 and you are advised to check the current [libraries opening times](#) on the council's website or telephone the 24 hour library information service on 0300 123 7739.

If you are unable to inspect copies of the documents during the representations period, please email planningpolicy@cheshireeast.gov.uk or telephone 01270 685893 (leave a message) and paper copies can be requested.

Once the Directions come into force, the change of use of a dwellinghouse (C3) to a house in multiple occupation (C4) shall not be carried out unless planning permission is first granted for this change of use.

You can give your views about the Article 4 Directions between the **19 October 2020 and 11 January 2021**. If you wish to make representations, you may do so by completing the survey on the council's website: www.cheshireeast.gov.uk/A4D or by email to planningpolicy@cheshireeast.gov.uk or by post to Strategic Planning, Cheshire East Borough Council, Westfields C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ. **Any representations must be received by 5pm on the 11 January 2021.**

We are not able to accept anonymous comments - you must provide us with your name and contact details. Please note that any representations received will be of public record and may be published. Any personal data will be processed in line with the Strategic Planning Privacy Notice, available on the council's website.

The Article 4 Direction will come into force, subject to confirmation by the Council, on 1 November 2021.

Other planning policy documents

Alongside the Article 4 Directions, the following documents are also in production:

- **Cheshire East Site Allocations and Development Policies Document (SADPD)**. This is the second part of the Cheshire East Local Plan and includes draft policy HOU4: Houses in Multiple Occupation. The Revised Publication Draft SADPD is being published for representations between **26 October and 5pm on 23 December 2020** and you find out more about this at: www.cheshireeast.gov.uk/localplan

- **Draft Houses in Multiple Occupation Supplementary Planning Document (SPD)**. The SPD will provide further guidance to all parties involved in the planning application process for Houses in Multiple Occupation. This is being published for representations between **26 October and 5pm on 23 December 2020** and you can find out more about this at: https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/supplementary_plan_documents.aspx

**Strategic Planning Team
Cheshire East Council**



Working for a brighter future  together

To: Town and Parish Councils

Strategic Planning
Westfields, Middlewich Road
Sandbach
CW11 1HZ

Tel: 01270 685893 (please leave a message)
Email: localplan@cheshireeast.gov.uk

DATE: 23/10/2020 OUR REF: RPDSADPD

Dear Town or Parish Clerk,

Cheshire East planning policy documents consultation.

Cheshire East Council has published three planning policy-related documents for consultation.

Revised Publication Draft Site Allocations and Development Policies Document (SADPD):
The SADPD includes non-strategic planning policies and site allocations. It has been prepared to support the strategic policies of the Local Plan Strategy.

Following the previous consultation in 2019, the draft SADPD has been amended and the council has now published the Revised Publication Draft SADPD to invite further representations before it is submitted for examination by a planning inspector. The consultation will run from 26 October to 5:00pm on 7 December 2020. Full details of the consultation are set out in the formal 'Statement of the Representations Procedure' which is also attached to this email.

We would be very grateful if your council is able to assist us in publicising the consultation; for example by posting a link on your website; including a short note in any parish newsletter or similar; or displaying the attached poster on a parish noticeboard.

The consultation can be found on the council's consultation portal at: <https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/rpdsadpd> and all responses must reach us by 5:00pm on Monday 7th December 2020.

We are now able to arrange virtual meetings with officers from the Strategic Planning Team. Should your council wish to discuss any matters related to the SADPD, please do contact us to arrange a meeting.

Draft Houses in Multiple Occupation Supplementary Planning Document (HMO SPD): The Draft HMO SPD provides guidance around planning applications that involve the change of use (or extension) of buildings to HMOs across the borough. Further information is available on the council's consultation portal: <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/hmo>. The consultation on this document also ends at 5:00pm on Monday 7th December.

Article 4(1) Directions to withdraw permitted development rights for the change of use of dwellings to small houses in multiple occupation in parts of Crewe: Three non-immediate Article 4 Directions were made on 6 October 2020, meaning that planning permission will be required to use a dwelling (use class C3) as a small HMO (use class C4) within the areas of the Directions (subject to confirmation) once they come into force on 1 November 2021. The Directions relate to the Nantwich Road, West Street and Hungerford Road areas of Crewe. Further information is available on the council's website: www.cheshireeast.gov.uk/A4D. Consultation ends at 5pm on Monday 30th November.

Please do not hesitate to contact the Strategic Planning Team using the details at the top of this letter should you require further information on any of these consultations.

Yours sincerely,



Jeremy Owens
Development Planning Manager



Strategic Planning
Westfields, Middlewich Road
Sandbach
CW11 1HZ
Tel: 01270 685893 (please leave a message)
Email: localplan@cheshireeast.gov.uk

DATE: 17/11/2020 OUR REF: RPD/1182084

Dear,

Cheshire East planning policy and related documents consultation.

You have received this letter as you have previously responded to a local plan consultation or you have asked to be kept informed of future local plan consultations. The council is currently consulting on three planning policy-related documents and due to the current restrictions related to Covid-19, the deadlines for commenting on each of these documents have been extended.

The **Revised Publication Draft Site Allocations and Development Policies Document (SADPD)** includes non-strategic planning policies and site allocations. It has been prepared to support the strategic policies of the Local Plan Strategy. Following consultation in 2019, the draft SADPD has been amended and the council has now published this revised document to invite further representations before it is submitted for examination by a planning inspector. Full details of the consultation are set out in the updated 'Statement of Representations Procedure' on the reverse of this letter. The deadline for representations is now 5:00pm on Weds 23 December.

The **Draft Houses in Multiple Occupation Supplementary Planning Document (HMO SPD)**: provides guidance around planning applications that involve the change of use (or extension) of buildings to HMOs across the borough. Further information is available on the council's consultation portal: <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/hmo>. The deadline for making comments is now 5:00pm on Weds 23 December.

Article 4(1) Directions to withdraw permitted development rights for the change of use of dwellings to small houses in multiple occupation in parts of Crewe: Three non-immediate Article 4 Directions were made on 6/10/20, meaning that planning permission would be required to use a dwelling (class C3) as a small HMO (class C4) within the areas of the Directions once they come into force on 1/11/21. Further information is on the website: www.cheshireeast.gov.uk/A4D. The deadline for comments is now 5:00pm on Mon 11 January 2021.

Please contact the Strategic Planning Team using the details at the top of this letter should you require further information or assistance to access the consultation documents.

Yours sincerely,



Jeremy Owens
Development Planning Manager

Appendix 4: Screen shots from the Council website

The screenshot displays the Cheshire East Council website with the following sections:

- In Focus:** A banner for "NATIONAL COVID ALERT" with the text "STAY HOME" and "National Lockdown - 5 January". Below the banner is a link: "What you can and cannot do".
- News:** A list of news items with dates and titles, each followed by a right-pointing arrow:
 - 04/01/2021 - Holding advice for schools following the national lockdown announcement
 - 04/01/2021 - Have your say in council consultations on transport and parking
 - 31/12/2020 - Cheshire East Council helps plan return to school following government changes
 - 30/12/2020 - Cheshire East moved into Covid-19 alert tier 4 'Stay at Home'
 - 30/12/2020 - Festive funding boost for Crewe regeneration plansAt the bottom of the news section are links for "Public Notices" and "Media Hub >>".
- Have your say:** A section titled "Have your say" containing two sub-sections:
 - Consultations:** A list of consultation events:
 - Household Recycling Centre Review – ends 4 January 2021
 - Budget consultation – ends 8 January 2021
 - Article 4(1) Directions – ends Monday 11 January 2021
 - Customer Experience Strategy Consultation – ends Friday 15th January 2021
 - Car Parking Survey – ends 31 January 2021
 - Local Transport Delivery Plans – ends 31 January 2021
 - Cheshire East active travel – have a say on your town
 - Join the digital influence panel
 - Planning applications:** A list of planning applications:
 - Comment on a current planning applicationA link for "More consultations" is located below the planning applications section.
- Contact:** A section with three links:
 - Contact the council
 - Find your local councillor
 - Sign up for news updates from Cheshire East Council
- Social media:** A section with icons for Twitter, Facebook, YouTube, Messenger, and LinkedIn, followed by the text "Other social media channels".
- live well Cheshire East:** A logo for "live well Cheshire East" with a leaf icon. Below it is a text box: "Live Well Cheshire East offers a range of services so you can find support, care and social activities for yourself or a loved one."
- Cheshire East Family Information Service:** A logo featuring a family silhouette and the text "Cheshire East Family Information Service". Below it is a link: "Cheshire East Family Information Service".

Coronavirus - COVID-19

[Supporting you during the COVID-19 outbreak](#)

[Home](#) / [Council and Democracy](#) / [Council Information](#) / [Consultations in Cheshire East](#)

Cheshire East Council Consultations

Welcome to Cheshire East Council's Consultation portal - please browse our current consultations below.

- [Read about document accessibility](#)
- [View Equality Impact Assessments for the individual consultations](#)

Current consultations

Household Waste Recycling Centre Review

Cheshire East Council's approach to waste management is determined by its recently reviewed Municipal Waste Management Strategy. A component of waste management is the provision of household waste recycling centres and here the strategy states: 'That the Council continues to ensure the household waste recycling centre service remains fit for purpose and follows industry best practice. The current contract comes to an end within 3 years and therefore the Council will review the future service provision through Ansa.'

We have carried out the review and now want to hear your views on the options.

- [View the options and provide your feedback](#)

Please submit your views by **5pm on 4 January 2021**.

If you would like to submit your response in a different way or to request a paper version email: randc@cheshireeast.gov.uk or call 0300 123 5011.

Budget Engagement 2021 - 2025

The budget engagement 2021 - 2025 explains how Cheshire East Council sets its budget, and shows what its spending plans for the next few years look like.

- [Visit the Budget Engagement Hub for more information and to submit your views](#)

Please submit your views by **Friday 8 January 2021**.

Article 4(1) Directions to withdraw permitted development rights for the change of use of dwellings to small houses in multiple occupation in parts of Crewe

Three non-immediate Article 4 Directions were made on 6 October 2020, meaning that planning permission will be required to use a dwelling (use class C3) as a small HMO (use class C4) within the areas of the Directions (subject to confirmation) once they come into force on 1 November 2021. The Directions relate to the Nantwich Road, West Street and Hungerford Road areas of Crewe.

- [Visit the Article 4 Directions page to view the documents and submit your views](#)

Please submit your views by **5:00pm on Monday 11 January 2021**.

In this section

- [Budget Engagement 2021](#) ▶
- [Local Transport and Car Parking Engagement 2020](#) ▶
- [Consultation Into Faster Broadband Coverage](#) ▶
- [Consultations Results](#) ▶
- [Consultations in Cheshire East](#) ▶
- [Corporate Plan Consultation](#) ▶
- [Research and Consultation Team - privacy notice](#) ▶
- [The Digital Influence Panel](#) ▶

Rate this page

We value your feedback. How do you rate this information?



Article 4 Directions - Houses in Multiple Occupation

Consultation extended between 19 October 2020 and 11 January 2021

Translating from English language

For more details see our [language translation page](#).

Introduction

Planning permission is not normally required to convert a dwelling into a house in multiple occupation (HMO) provided that the property accommodates no more than six unrelated individuals. Such changes of use are normally permitted development.

Local Planning Authorities can withdraw 'permitted development rights' through Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The effect of such a Direction is that planning permission is then needed for the permitted development withdrawn once the Direction comes into force.

Article 4 Directions in areas of Crewe

On the 6 October 2020, three non-immediate Article 4 Directions were made covering areas of Crewe, and these cover the streets around Norwich Road, Hungerford Road and West Street. Copies of the Directions and maps of the areas affected can be viewed below:

- [Article 4 Direction: Norwich Road, Crewe \(PDF, 1.5MB\)](#)
 - [Map for Article 4 Direction: Norwich Road, Crewe \(PDF, 1.2MB\)](#)
- [Article 4 Direction: Hungerford Road, Crewe \(PDF, 1.4MB\)](#)
 - [Map for Article 4 Direction: Hungerford Road, Crewe \(PDF, 1.7MB\)](#)
- [Article 4 Direction: West Street, Crewe \(PDF, 1.5MB\)](#)
 - [Map for Article 4 Direction: West Street, Crewe \(PDF, 1.6MB\)](#)

Why are the directions being introduced?

The majority of the Borough's HMOs are located within Crewe and these are concentrated around the Norwich Road, Hungerford Road and West Street areas of the town.

The council's cabinet report and evidence paper (Appendix D) highlights a coincidence of environmental, economic and social issues within areas with high concentrations of HMOs - for example increased levels of fly-tipping. The Article 4 Directions will enable the council to better monitor and manage the growth of new HMOs within these areas via the planning application process.

An Article 4 Direction frequently asked questions document (PDF, 270KB) has been produced to answer common queries about the Article 4 Directions.

Consultation

Before the Directions can be confirmed and brought into force, interested parties can make representations in writing about the Article 4 Directions. The period for making representations is **Monday 19 October to 5pm on Monday 11 January 2021**.

During this period, copies of the directions can also be viewed at:

- **Crewe Library**, Crewe Lifestyle Centre, Moss Square, Crewe, CW1 2DD during opening hours.

In line with regulations to prevent the spread of Covid-19, Crewe Library will be closed from 5 November until 2 December. Outside of these dates, opening hours may be restricted due to Covid-19 and you are advised to check the current libraries opening times on the council's website or telephone the 24 hour library information service on 0300 123 7733.

If you are unable to inspect copies of the documents during the representations period please contact us by email planningpolicy@cheshireeast.gov.uk or telephone 01275 685893 (please leave a message) and paper copies can be requested from the Strategic Planning Team.

Subject to confirmation following consultation, the Directions will come into force on the 1 November 2021.

If you wish to submit representations during this period, you may do so by:

- completing the [online survey](#)
- **email** to: planningpolicy@cheshireeast.gov.uk
- **post** to: Strategic Planning, Cheshire East Borough Council, C/O Municipal Buildings, Carke Street, Crewe CW1 2BQ

Any representations must be received by 5pm on Monday 11 January 2021. We are not able to accept anonymous comments - you must provide us with your name and contact details. Please note that any representations received will be of public record. Any personal data will be processed in line with the [Strategic Planning Privacy Notice](#).

Next Steps

Once the period for making representations has ended, all comments/representations received will be considered before the council's Portfolio Holder for Planning decides whether to confirm the directions or not. In the event that the directions are confirmed, they will come into force on the **1 November 2021**.

Once the Directions come into force, the change of use of a dwellinghouse (C3) to a house in multiple occupation (C4) shall not be carried out in the Direction areas, unless planning permission is first granted for this change of use.

This page will be updated as the directions progress.

Other planning policy documents

Alongside the Article 4 Directions cited above, the following documents are also in production:

- **Cheshire East Site Allocations and Development Policies Document (SADPD)**. This is the second part of the Cheshire East Local Plan and includes draft policy HDU4: Houses in Multiple Occupation. The Revised Publication Draft SADPD is being published for representations between 26 October and 5pm on the 23 December 2020. You can find out more about this on our [Cheshire East Local Plan webpage](#).
- **Draft Houses in Multiple Occupation Supplementary Planning Document**. This SPD will provide further guidance to all parties involved in the planning application process for HMOs in Multiple Occupation. This is being published for representations between 26 October and 5pm on the 23 December 2020. You can find out more about this on our [supplementary planning documents webpage](#).

If you have any queries, you can contact the Strategic Planning Team at: planningpolicy@cheshireeast.gov.uk or by leaving a message on 01275 685893 and we will respond as soon as possible.

In this section

[Article 4 Directions - houses in multiple occupation](#)

[Growth Register](#)

[Local Plan Public Notices](#)

[Spatial planning update](#)

[Airport Planning](#)

[Local Development Orders \(LDO\)](#)

[Cheshire East Local Plan](#)

[Planning Policy Documents \(PPDs\) Index and Price List](#)

[Research and Evidence](#)

[Strategic Planning](#)

[Saved and Other Policies](#)

Rate this page

We value your feedback. How do you rate this information?



Houses in Multiple Occupation (HMO)

Houses in Multiple Occupation (HMOs) are an important part of our housing stock, providing flexible accommodation for many smaller households. Sharing accommodation can bring greater risks, so regulating the management and property standards is important.

In this section you can find out about the mandatory HMO licensing scheme and how to apply; check whether a HMO has a licence; find links to Planning and Council Tax information for HMO; and find information about the standards that are required in all HMO including those that do not need a licence.

- [Find out if a property is licensed as a HMO](#)

There are important consultations under way between 19 October and 11 January 2021 relating to HMO and Planning. View the Planning Requirements for HMO section below to find out more.

Keyboard navigation: use the spacebar to display further information.

Tell us about a HMO	view ▼
Apply for a HMO Licence	view ▼
HMO licence fees	view ▼
Management standards for HMOs	view ▼
Housing standards for HMOs	view ▼
Planning requirements for HMOs	close ▼

Planning requirements for HMOs

If you are intending to change your property into a HMO, or make alterations to an existing HMO, you should check whether you need planning permission for any changes you are proposing with the [Planning service](#).

Article 4 Direction for HMOs in Crewe

Planning permission is not normally required to convert a dwelling into a HMO provided that the property accommodates no more than six unrelated people. This is known as 'permitted development'.

Local Planning Authorities can withdraw 'permitted development rights' through an Article 4 Direction. The effect of an Article 4 Direction is that planning permission is then needed for the development once the Direction is in force.

Three Article 4 Directions have been made covering streets around Nantwich Road, Hungerford Road and West Street in Crewe and these have been published for consultation between 19 October 2020 and 11 January 2021. If the Directions are confirmed following public consultation, they will come into force on 1 November 2021, and will mean that any conversion of a dwelling into a HMO in these areas will require planning permission. For more information visit [Article 4 Directions](#).

Cheshire East Site Allocations and Development Policies Document

This is the second part of the Cheshire East Local Plan and includes draft policy HOU4: Houses in Multiple Occupation. The Revised Publication Draft Site Allocations and Development Policies Document has been published for public consultation between 26 October and 23 December 2020. For more information visit [Site Allocations and Development Policies](#).

Draft HMO Supplementary Planning Document

The Supplementary Planning Document will provide further guidance to all parties involved in the planning application process for HMO. This has been published for public consultation between 26 October and 23 December 2020. For more information visit [Supplementary Planning Documents](#).

Council Tax requirements for HMOs	view ▼
---	------------------------

In this section

[Houses in multiple Occupation](#)

[Licensed HMO register](#) ▶

Contact us

The Housing Standards & Adaptations Team deals with all types of HMOs. Please [contact us](#) if you need further information or guidance, or to request a property inspection.

Rate this page

We value your feedback. How do you rate this information?



Good



OK



Poor

Appendix 5: Press releases



New planning proposals to control standard and number of multi-occupation properties

3 November 2020

Cheshire East residents are being asked to give their views on proposals to control the number of houses in multiple occupation in parts of the borough and to raise their standards of accommodation.

Consultations have begun on proposed new planning rules concerning houses in multiple occupation, known as HMOs. Everyone, including residents, landlords and tenants, is invited to take part.

A new HMO supplementary planning document proposes tighter controls to make sure such housing meets a range of standards and to avoid over-concentration of HMOs in local neighbourhoods.

There is a second consultation, aimed specifically around proposals to control the number of HMOs in parts of Crewe - in the Nantwich Road, West Street and Hungerford Road.

If approved, it would mean that any new small HMO in these areas would no longer benefit from automatic planning permission under national regulations. Instead, planning permission would first need to be obtained from the council.

Councillor Toni Fox, Cheshire East Council cabinet member for planning, said: "We are aware that our residents would like to see more control exercised over the standard of HMOs and their numbers.

"We recognise that this type of housing has a very important role to play in providing accommodation for people. However, it is important that numbers are controlled and that the quality of accommodation is - in some instances - raised so that individuals or families can enjoy a reasonable and appropriate standard of housing.

"But we are also aware that in some parts of the borough - in Crewe for example - residents have become increasingly concerned about the high density of HMOs in their area and the affect this can have on the character of the neighbourhood.

"I would urge anyone who wishes to comment on these proposals to take part in the consultations."

The council's strategic planning team can be contacted via email at: localplan@cheshireeast.gov.uk or telephone 01270 685893.



Cheshire East Council extends deadline for feedback on key planning policies

20 November 2020

Residents and other stakeholders are being given more time to put forward their views about a number of key planning documents.

Cheshire East Council is currently seeking views on its Site Allocations and Development Policies Document (SADPD), draft supplementary planning document (SPD) for houses in multiple occupation (HMOs) and three Article 4 Directions in Crewe that would bring all HMOs in these areas under full planning control.

These documents are available online and were also being made available to view in libraries. However, due to national Covid-19 restrictions, libraries are currently closed. In order to ensure that people can have their say, the deadlines for commenting on these documents are being extended.

In the case of the SADPD and SPD, the new response deadline is 5pm on Wednesday 23 December.

In the case of the three Article 4 Directions, the new response deadline is 5pm on Monday 11 January.

More information about each of these documents, including how to put your views forward, is available [on the council's website](#)

Anyone who wishes to read and respond to the documents, but does not have access to the internet, is requested to contact the council's strategic planning team on 01270 685893. The team will assist everyone who gets in touch, taking into account their individual circumstances.

Councillor Toni Fox, Cheshire East Council cabinet member for planning, said: "The national Covid-19 restrictions have been put in place part way through the public engagement period for these documents, so it's right that we extend the deadlines. We want to give everyone the opportunity to feed back their views.

"The national measures are currently proposed to come to an end after Wednesday 2 December, but we may still need to consider the effect of any ongoing restrictions that may come into force after that date.

"Each of these documents serves an important purpose, so we will continue to make every effort to progress their preparation. Our objective is to do everything we reasonably can to enable everyone to respond as the situation changes."



Appendix 6: Survey response form

Article 4 Directions for Houses in Multiple Occupation in Crewe

Consultation between 19 October and 11 January 2021

Introduction

Purpose of this consultation

On the 6th October 2020, Cheshire East Borough Council made 3 non-immediate Article 4 Directions to withdraw permitted development rights for small Houses in Multiple Occupation. These Directions cover the streets around Hungerford Road, Nantwich Road and West Street in Crewe.

You can view copies of the Directions and maps of the areas affected at:

Online: www.cheshireeast.gov.uk/A4D

Crewe Library, Crewe Lifestyle Centre, Moss Square, Crewe, CW1 2BB during opening hours.

In line with regulations to prevent the spread of Covid-19, Crewe Library will be closed from 5th November until 2nd December. Outside of these dates, opening hours may be restricted due to Covid-19 and you are advised to check the current libraries opening times on the council's website or telephone the 24 hour library information service on 0300 123 7739.

If you are unable to inspect copies of the documents during the representations period, email planningpolicy@cheshireeast.gov.uk or telephone 01270 685893 (leave a message) and paper copies can be requested.

Subject to their confirmation following consultation, and once they come into effect on **1 November 2021**, planning permission will be required to change a dwelling into a small HMO (accommodating between 3 and 6 unrelated people), in these three areas. At present planning permission is not required for this sort of development.

The purpose of this consultation is to invite representations to be made about the Directions, including from people that may be directly affected, such as those who live, work and/or own property within any of the three areas.

All feedback received will be taken into account before the council decides whether to confirm each of the Directions and bring them into force.

Submitting representations

The council's online survey is our preferred method of submitting responses and you can find this at: www.cheshireeast.gov.uk/A4D but you can also submit responses in writing or return this form by email or post to:

By email: planningpolicy@cheshireeast.gov.uk.

By post to: Strategic Planning (Westfields), Cheshire East Council, C/O Municipal Buildings, Earle Street, Crewe, CW1 2BJ.

Please make sure your comments reach us by **5pm on 11 January 2021**. We are not able to accept anonymous comments - you must provide us with your name and contact details when submitting a response.

For any queries about this consultation e.g. if you would like to receive this survey in an alternative format or submit your response in a different way, please email planningpolicy@cheshireeast.gov.uk or call and leave a message on 02170 685 893 and we will respond as soon as possible.

Your confidentiality is assured

Any personal information you supply will remain strictly confidential and will be used in line with the Data Protection Act 2018. To find out more about how we use your information see our Research and Consultation privacy policy and Strategic Planning Policy Privacy Notice available on the council's website.

Your details

As this is a council planning consultation, the council has a duty to make sure all documents, and all comments received, are made available for public inspection under statutory provisions including the Local Government (Access to Information) Act 1985, the Freedom of Information Act 2000 and the Local Government Act 1972.

If you wish for your submission to be accepted, you must provide your name and address below: Please note that all submissions will be made public alongside the name of the person making them.

Please write in below

Name:	<input type="text"/>
Address:	<input type="text"/>
Postcode:	<input type="text"/>

If you wish to you can also supply your organisation name and email address below, though this is optional:

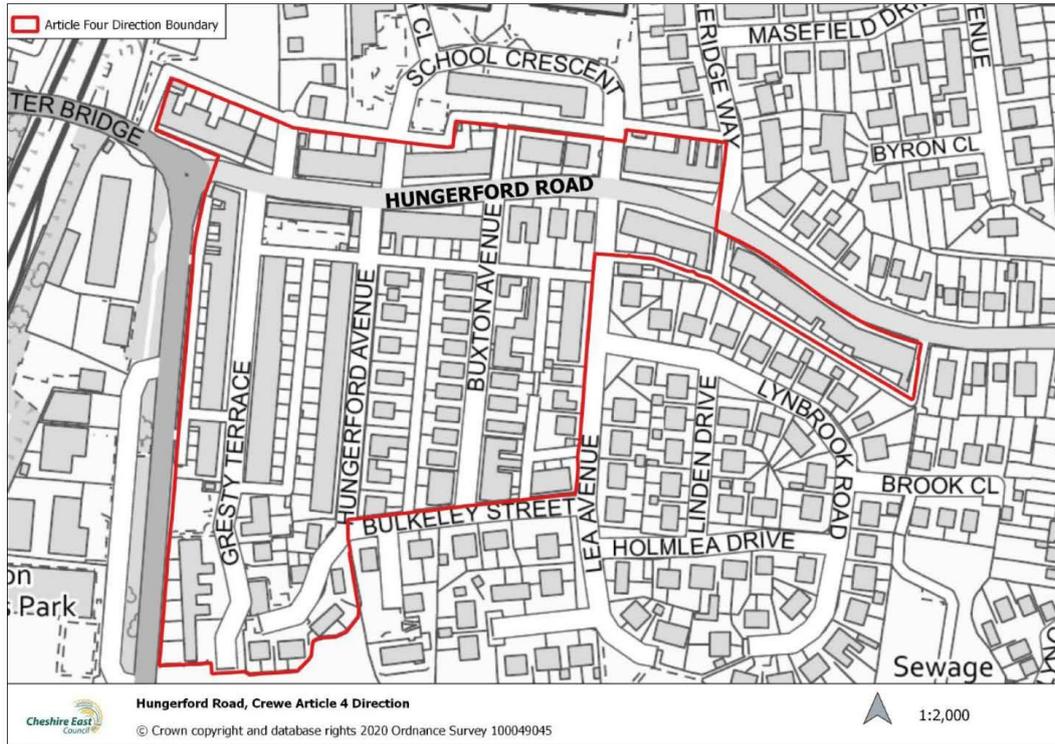
If you supply an organisation name, it will be published alongside your response. Your email address will not be published alongside your response, but we will use this to contact you about your submission if we need to.

Please write in below

Organisation name (optional):	<input type="text"/>
Email address (optional):	<input type="text"/>

Hungerford Road area

The following map shows the boundary of the Hungerford Road area in Crewe, where the Article 4 Direction will apply, once it comes into force:



Do you currently... Please tick all that apply

- Live in the Hungerford Road area
- Work in the Hungerford Road area
- Own property in the Hungerford Road area
- Other (please specify):

What interest(s) do you have in the Hungerford Road area? Please tick all that apply

- Landlord
- Letting or estate agent
- Tenant
- Homeowner
- Business owner
- Other (please specify):

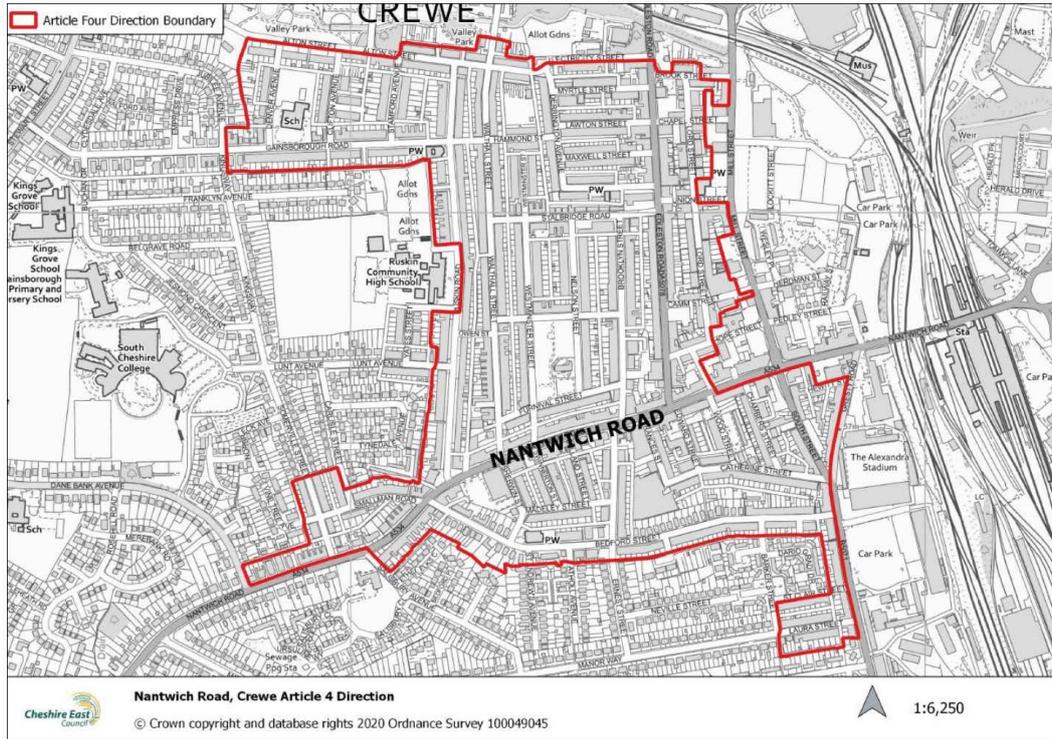
How strongly do you support or oppose the introduction of the Article 4 Direction in the Hungerford Road Area? *Please tick one box only*

- Strongly support
- Tend to support
- Neither support nor oppose
- Tend to oppose
- Strongly oppose
- Don't know / Not sure

If you wish to, please comment below on the proposed introduction of the Article 4 Direction in the Hungerford Road area. *Please write in below*

Nantwich Road area

The following map shows the boundary of the Nantwich Road area in Crewe, where the Article 4 Direction will apply, once it comes into force:



Do you currently... *Please tick all that apply*

- Live in the Nantwich Road area
- Work in the Nantwich Road area
- Own property in the Nantwich Road area
- Other (please specify):

What interest(s) do you have in the Nantwich Road area? *Please tick all that apply*

- Landlord
- Letting or estate agent
- Tenant
- Homeowner
- Business owner
- Other (please specify):

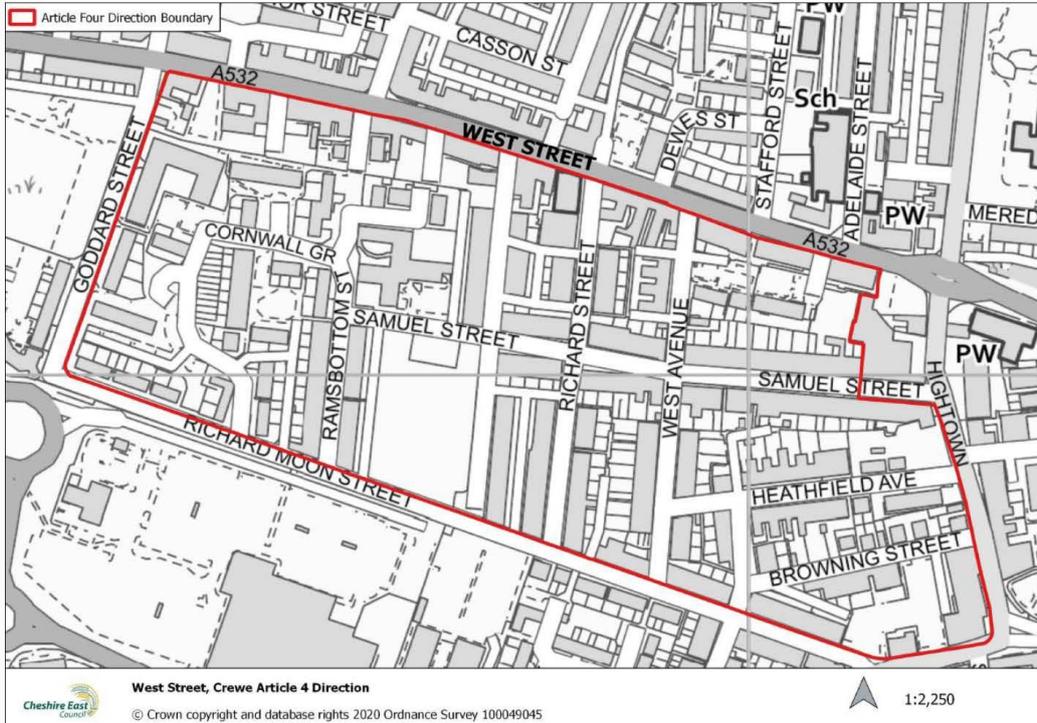
How strongly do you support or oppose the introduction of the Article 4 Direction in the Nantwich Road Area? *Please tick one box only*

- Strongly support
- Tend to support
- Neither support nor oppose
- Tend to oppose
- Strongly oppose
- Don't know / Not sure

If you wish to, please comment below on the proposed introduction of the Article 4 Direction in the Nantwich Road area. *Please write in below*

West Street area

The following map shows the boundary of the West Street area in Crewe, where the Article 4 Direction will apply, once it comes into force:



Do you currently... *Please tick all that apply*

- Live in the West Street area
- Work in the West Street area
- Own property in the West Street area
- Other (please specify):

What interest(s) do you have in the West Street area? *Please tick all that apply*

- Landlord
- Letting or estate agent
- Tenant
- Homeowner
- Business owner

Other (please specify):

How strongly do you support or oppose the introduction of the Article 4 Direction in the West Street Area? Please tick one box only

- Strongly support
- Tend to support
- Neither support nor oppose
- Tend to oppose
- Strongly oppose
- Don't know / Not sure

If you wish to, please comment below on the proposed introduction of the Article 4 Direction in the West Street area. Please write in below

About you

It would help us to check that we are providing services fairly if you would answer the questions below. Information you give will be used to see if there are any differences in views for different groups of people, and to check if services are being delivered in a fair and accessible way. You do not need to answer any of the following questions if you do not wish to.

What is your gender identity? *Please tick one box only*

- Male
- Female
- Prefer not to say
- Prefer to self-describe (please write in the box below):

What age group do you belong to? *Please tick one box only*

- 16-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65-74
- 75-84
- 85 and over
- Prefer not to say

Do you or anyone in your household identify as disabled? *Please tick one box only*

- Yes
- No
- Prefer not to say

What is your ethnic origin? *Please tick one box only*

- White British / English / Welsh / Scottish / Northern Irish / Irish
- Any other White background
- Mixed: White and Black Caribbean / African / Asian
- Asian / Asian British
- Black African / Caribbean / Black British
- Prefer not to say
- Prefer to self-describe (please write in the box below):

which of the following best describes your religious belief / faith? *Please tick one box only*

- Buddhist
- Christian
- Hindu
- Jewish
- Muslim
- Sikh
- None
- Prefer not to say
- Prefer to self-describe (please write in the box below):

Appendix 7: Responses received by email

Ref	Name	Organisation (if relevant)	Summary of issues raised	Response to issues raised
A4D1	D Evans		<p>HMO properties should be limited to the amount of houses in a street i.e. no more than 5%. My street has quite a few HMO's. Socially the area has been turned into a run down ghetto. Parking is a big issue and the more people unscrupulous landlords push into these badly converted old family homes the worse it gets. In the area HMO'S are being used as cannabis farms. Planning permission should apply to landlords wishing to do this to a family sized home. Landlords are not interested in the community they are destroying just profits.</p>	<p>The A4Ds are being introduced to bring the change of use of dwellings to HMOs under greater control in areas of Crewe. This will enable consideration to be given the impact of HMOs on the local area through the planning application process.</p> <p>Alongside the A4Ds, the Council is also preparing a Houses in Multiple Occupation Supplementary Planning Document (SPD) and the Revised Publication Draft Site Allocations Document (SADPD). The SPD and SADPD Policy HOU4: Houses in Multiple Occupation seeks to avoid concentrations of HMOs within a radius of the application site (i.e no more than 10% of all residential properties within 50m of the application site in HMO use).</p> <p>It is considered that a lower threshold of 5% would not amount to a concentration and that a 10% threshold is proportionate.</p>
A4D2	P Turner	Crewe Town Council	<p>Support for the proposed directions and their implementation. The negative impact of unaddressed proliferation of HMOs on neighbourhoods in Crewe is wide reaching, leading to fragmented communities, degeneration of communities; on street waste issues, anti social behaviour and concerns relating to the quality of accommodation being provided. These controls are urgently needed to support sustainable communities and to ensure proper consideration of neighbourhoods and</p>	<p>The support for the directions and the issues raised with regards to the impact that HMOs have upon the social, economic and environmental quality of the area are noted.</p> <p>The A4Ds are being introduced to bring the change of use of dwellings to HMOs under greater control in areas of Crewe. This will enable consideration to be given the impact of HMOs on the local area through the planning application process.</p>

Ref	Name	Organisation (if relevant)	Summary of issues raised	Response to issues raised
			communities in Crewe as well as ensuring quality accommodation for those living and working in the town.	
A4D3	J Salt	Natural England	No representations to make on the directions.	Noted.
A4D4	H Cumbers	Historic England	No representations to make on the directions.	Noted.
A4D5	D Hewitt	Environment Agency	No objections or comments to the directions.	Noted.
A4D6	N Elsworth	Homes England	No representations to make on the directions.	Noted.
A4D7	S Watkin	National Residential Landlords Association	<p>Individual sections of the community need HMO accommodation. Article 4 Directions will impact supply and if this is reduced, it will drive up rent levels.</p> <p>These restrictions do nothing to reverse the negative impact shared houses can have on an area. They put areas without an HMO Population at higher risk as new HMOs will be on the lookout for new locations.</p> <p>The Use Classes are based on the family concept but this concept is out of date. Families may have moved away from these areas and landlords have invested in them rather than them becoming derelict.</p> <p>If there are difficulties in areas with HMOs, local authorities already have powers to deal with them</p>	<p>The Cabinet Report and Evidence Paper (December 2019)¹ recognise that HMOs and the wider private rented sector play a key role in meeting housing needs in the borough. HMOs provide an important source of low cost, private sector housing for those on lower incomes, students and those seeking temporary accommodation.</p> <p>However, a concentration of HMOs in a particular area can change its character, increase demand on services and infrastructure, leading to conflicts with the existing community.</p> <p>Whilst it is accepted that there are a range of measures available to the Council to deal with noise or waste issues, no single intervention will address issues arising in areas with high concentrations of HMOs/ private rented dwellings.</p>

¹ <http://moderngov.cheshireeast.gov.uk/ecminutes/ieListDocuments.aspx?CId=241&MId=7462>

Ref	Name	Organisation (if relevant)	Summary of issues raised	Response to issues raised
			<p>such as anti-social behaviour and waste management. They can also work with private landlords to address concerns. These powers can have an immediate effect rather than waiting for longer planning processes to work, if at all.</p> <p>If the Council approve the directions, a sunset clause should be imposed to guarantee review and scrutiny on the effectiveness of introducing permitted development rights.</p> <p>Introducing the directions in November 2021 allows a short time for landlords to complete works without formal permission, particularly given the Covid-19 pandemic. The Council should consider pushing back the implementation date to allow the market to stabilise.</p>	<p>A4D is one tool that can be used to assist in monitoring and managing the number of new HMOs created within a particular area in order to protect local amenity and wellbeing and to support balanced communities.</p> <p>There is clear evidence of concentrations of HMOs within each of the Direction areas and a coincidence of other environmental, social and economic issues. The use of the Directions is justified based on the amenity and well-being of these areas.</p> <p>Although A4Ds of this nature may have some effect on the supply of HMOs, which are an important source of accommodation to those seeking temporary low cost accommodation, this is likely to be quite limited and localised in its extent given that the directions cover three defined and limited areas.</p> <p>The introduction of an HMO A4D does not apply any sort of moratorium preventing HMOs being created. It requires a planning application to be made to convert homes into small HMOs. It does not change the situation with regard to the creation of larger HMOs, which could not be created through permitted development rights even in the absence of an A4D.</p> <p>It is considered that the Council has given sufficient notice of the making of the Directions (in excess of 12 months) to allow for any landlord or property owner to complete any works.</p>

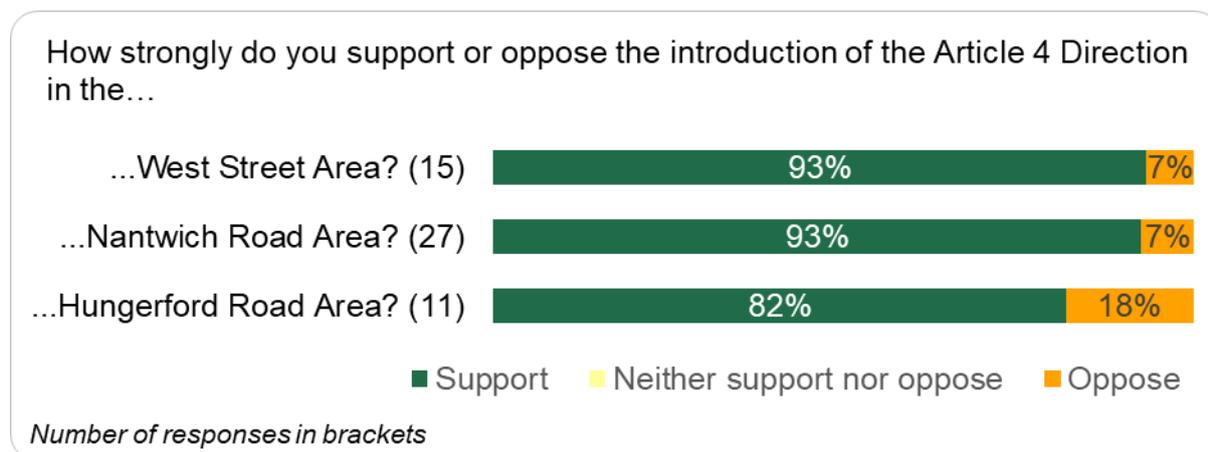
Ref	Name	Organisation (if relevant)	Summary of issues raised	Response to issues raised
				The effectiveness of the directions will be subject to monitoring/ review.
A4D8	D Barker	Ministry of Housing Communities and Local Government	Confirmation of receipt of the three directions. Advise that Secretary of State should be notified in the event that the directions are confirmed.	Noted. The Council will update the Secretary of State in the event that the Directions are confirmed (or not).

Table 1: Responses received by email

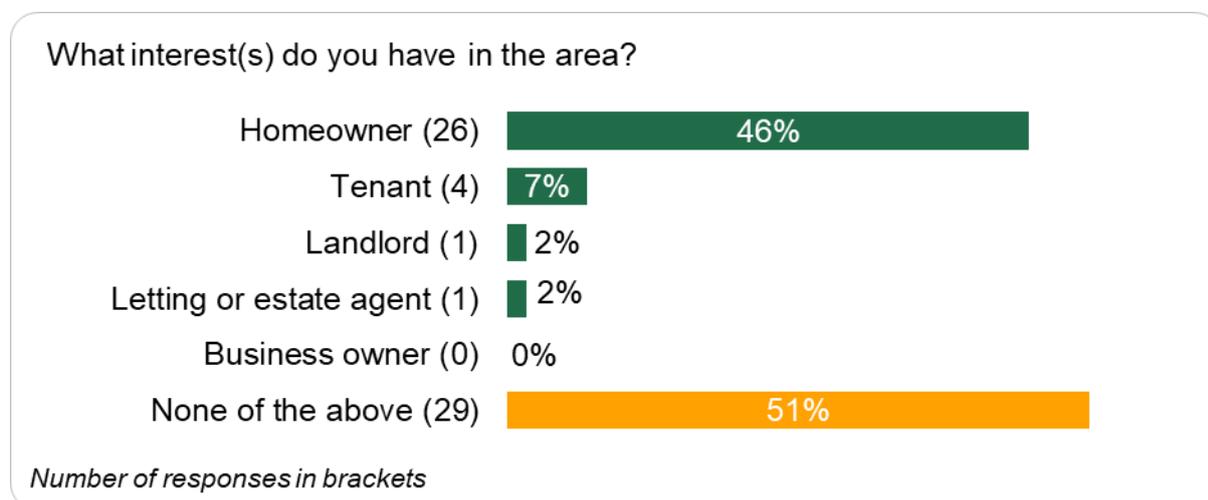
Appendix 8: Online Survey Responses

5.4 A total of 41 responses were received to the online survey which was hosted on the Council's website. Respondents included the Cheshire Police and the Alley Angels - a group that carries out cleaning in the areas of the Directions.

5.5 There was very strong support for the introduction of Article 4 Directions in each of the areas proposed:



5.6 Half of respondents, 49% lived in one of the 3 areas covered by the consultation. 30% owned property in one of the areas, whilst 47% neither lived, owned property nor worked in any of the 3 areas.



5.7 In terms of interest in the areas, almost half of respondents, 46%, were homeowners in one of the 3 areas covered by the consultation. 51% of respondents were neither a homeowner, tenant, landlord nor estate agent.

Nantwich Road Article 4 Direction

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Nantwich Road Article 4 Direction?	Summary of issues raised	Response to issues raised
150671408	J Coates	Alley Angels	Strongly support	Beneficial to the area.	Noted.
151915444	S Hogben	Borough Councillor for Crewe South ward	Strongly support	Long overdue in Crewe South, which has the greatest concentration of HMOs anywhere in the borough. It is hoped that this measure will at least ensure decent living conditions for future HMO tenants as well as helping to improve the local environment for existing residents.	Noted. The A4Ds are being introduced to bring the change of use of dwellings to HMOs under greater control in areas of Crewe. This will enable consideration to be given the impact of HMOs on the local area through the planning application process
150519398	M Cotton	Cheshire Constabulary	Strongly support		Noted.
150678571	A Bonehill		Strongly support	Support the regulation of HMOs. Adverse impact of HMOs from overcrowding, waste, fly tipping and environment of the area.	Noted.
150850187	A Hopwood		Tend to support		Noted.
150484775	C Edgar		Strongly support	The Direction cannot come into effect soon enough. HMOs have an adverse impact upon families in the area.	Noted.

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Nantwich Road Article 4 Direction?	Summary of issues raised	Response to issues raised
151022618	C Murphy		Strongly support	Poor environmental quality of the area, properties are neglected. Waste and litter issues. Poor management of HMOs by landlords. The Article 4 Direction, if implemented effectively should help alleviate some of the problems.	Noted.
152145571	C Thomasson		Strongly support		Noted.
150512204	C Winstanley		Strongly support	Impact of HMOs on residents of the area, issues of car parking and waste/ fly tipping. HMO residents should be provided with information about bin collections and landlords obliged to consider parking and the purchase of additional bins. Consideration should be given to a local residents parking scheme as the streets are also used by those working locally or traveling elsewhere by train.	Noted. Alongside the A4Ds, the Council is also preparing a Houses in Multiple Occupation Supplementary Planning Document (SPD) and the Revised Publication Draft Site Allocations Document (SADPD). The SPD and SADPD Policy HOU4: Houses in Multiple Occupation include criteria with regards to waste and parking. The introduction of residents parking schemes is a matter for the highways authority and the comments have been forwarded to the relevant team.
152972690	D Fisher		Strongly support		Noted.

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Nantwich Road Article 4 Direction?	Summary of issues raised	Response to issues raised
150501888	D Osborne		Strongly support	Moved away from area after 30 years due to fly tipping and anti social behaviour.	Noted.
150500098	F Smith		Strongly support	Concern about increased noise from HMOs and parking issues. Elderly residents are unable to park near their properties.	Noted.
152041881	J Lowndes		Strongly support	Adverse impact of HMOs upon the area which limits families buying and settling. The controls will benefit the area and alleviate parking issues.	Noted.
150483487	J Mccallion		Strongly support		Noted.
150689504	J Rhodes		Strongly support	Cannot come in soon enough. Residents are moving out because of the proliferation of HMOs and room to rent houses having an adverse impact upon the area. Adverse impact upon property values.	Noted.
151198241	K Jones		Tend to support	The boundaries should be extended to all Crewe postcodes as the Directions will force HMOs outside of the boundary areas.	As set out in the Cabinet Report (Dec 2019), National Planning Practice Guidance does not encourage the use of blanket directions covering large areas (for example the whole of a town) unless there is convincing

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Nantwich Road Article 4 Direction?	Summary of issues raised	Response to issues raised
					<p>evidence to justify such a direction.</p> <p>The Cabinet Report and Evidence Paper explains how the boundaries were chosen, based on evidence of concentrations.</p> <p>Any changes to the boundaries would require revised directions to be made and this would serve to delay the implementation of the directions.</p> <p>It is recommended that the directions are confirmed as made and that the effectiveness of the directions and their boundaries will be subject to monitoring/ review.</p>
150478407	K Jones		Tend to support	The boundaries should be extended to all CW1 and CW2 postcodes as the Directions will force HMOs outside of the boundary areas.	As set out in the Cabinet Report (Dec 2019), National Planning Practice Guidance does not encourage the use of blanket directions covering large areas (for example the whole of a town) unless there is convincing evidence to justify such a direction.

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Nantwich Road Article 4 Direction?	Summary of issues raised	Response to issues raised
					<p>The Cabinet Report and Evidence Paper explains how the boundaries were chosen, based on evidence of concentrations.</p> <p>Any changes to the boundaries would require revised directions to be made and this would serve to delay the implementation of the directions.</p> <p>It is recommended that the directions are confirmed as made and that the effectiveness of the directions and their boundaries will be subject to monitoring/ review.</p>
153454901	M Butterworth		Strongly support	<p>The boundaries should be extended over a wider area/ Borough wide. Concerns raised about standards of HMO's, litter, fly-tipping, noise, parking and unsocial behaviour. The Covid-19 pandemic has highlighted issues with their shared facilities. The housing stock in Crewe would be improved by converting HMO's into self-contained flats or apartments, while stopping planning permission for any new HMO's. This</p>	<p>As set out in the Cabinet Report (Dec 2019), National Planning Practice Guidance does not encourage the use of blanket directions covering large areas (for example the whole of a town) unless there is convincing evidence to justify such a direction.</p> <p>The Cabinet Report and Evidence Paper explains how the</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Nantwich Road Article 4 Direction?	Summary of issues raised	Response to issues raised
				<p>would improve the area, while giving work to local tradespeople.</p>	<p>boundaries were chosen, based on evidence of concentrations.</p> <p>Any changes to the boundaries would require revised directions to be made and this would serve to delay the implementation of the directions.</p> <p>It is recommended that the directions are confirmed as made and that the effectiveness of the directions and their boundaries will be subject to monitoring/ review.</p> <p>Issues of overcrowding and the pandemic are noted. Alongside the Article 4 Directions, the Council is also preparing a Houses in Multiple Occupation Supplementary Planning Document (SPD) which once adopted, will be a material consideration in the assessment of planning applications. The SPD includes information about minimum room sizes.</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Nantwich Road Article 4 Direction?	Summary of issues raised	Response to issues raised
150483766	M Harrison		Strongly support	Needs control	Noted.
150489201	N Green		Strongly support		Noted.
155908894	P Mason		Strongly oppose	<p>The Equality Assessment for the decision is flawed. The creation of houses in multiple occupation (HMO) increases the capacity to get people off the streets, and out of abusive homes. Particularly people forced out of homes due to gender, sexual orientation and other vulnerabilities.</p> <p>The EIA states: <i>An Equality Impact Assessment has been prepared. It has highlighted that the consultation stage of the Article 4 Direction process could potentially affect protected characteristics in terms of race, age and disability. This will be addressed through the method of consultation and the format of any materials</i></p> <p><i>The Equality Impact Assessment will be updated and finalised in light of any representations received.</i></p> <p>The very nature of this decision has significant potential to adversely</p>	<p>The Cabinet Report and Evidence Paper (December 2019) recognise that HMOs and the wider private rented sector play a key role in meeting housing needs in the borough. HMOs provide an important source of low cost, private sector housing for those on lower incomes, students and those seeking temporary accommodation.</p> <p>However, a concentration of HMOs in a particular area can change its character, increase demand on services and infrastructure, leading to conflicts with the existing community.</p> <p>The Equality Impact Assessment prepared and published ahead of the public consultation highlighted that consideration would need to be given to any equality issues raised in feedback.</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Nantwich Road Article 4 Direction?	Summary of issues raised	Response to issues raised
				<p>impact persons with protected characteristics, by virtue of bias against sexual orientation or gender.</p>	<p>This representation raises concern that there is significant potential for the A4Ds to adversely affect persons with Protected Characteristics by virtue of bias against sexual orientation or gender. It is stated that the creation of HMOs provides accommodation for homeless people and out of abusive homes due to gender, sexual orientation, and other vulnerabilities.</p> <p>Careful thought has been given to concerns expressed in this representation, however it is not considered that the A4Ds would have any significant overall adverse impact on people who share these Protected Characteristics, or any other Protected Characteristic. Although A4Ds of this nature may have some effect on the supply of HMOs, this likely to be quite limited and localised in its extent. The Directions cover three defined and limited areas. The introduction</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Nantwich Road Article 4 Direction?	Summary of issues raised	Response to issues raised
					<p>of a HMO A4D does not apply any sort of moratorium preventing HMOs being created. It requires a planning application to be made to covert homes into small HMOs. It does not change the situation with regard to the creation of larger HMOs, which could not be created through permitted development rights even in the absence of an A4D. The A4Ds also have no effect upon the supply of existing HMOs.</p> <p>So although the Council recognises the point about the supply of HMOs inferred in this representation, it is not considered that this will materially change as a result of the A4Ds.</p> <p>The key aims of the A4Ds are to manage the concentration and quality of new HMOs in specific locations. It is also important to bear in mind too that bringing all HMOs in the A4D areas under planning control provides an</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Nantwich Road Article 4 Direction?	Summary of issues raised	Response to issues raised
					<p>opportunity to improve their standards and consider the need to protect the amenity of the neighbourhoods in which they would be situated. It is considered that this could have a positive effect on the people who occupy new HMOs including those people who share Protected Characteristics.</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Nantwich Road Article 4 Direction?	Summary of issues raised	Response to issues raised
151168328	R Edwards		Strongly support	Positive move to bring some control to the issues. Decline in property standards and surrounding areas where HMO's exist.	Noted.
150524920	R Stephenson		Strongly support		Noted.
150489018	S Capewell		Strongly support	Due to the lack of facilities within Crewe it is inappropriate for more dwellings to be converted.	Noted.
150479834	S Dyer		Strongly support		Noted.
150483063	S Mccallion		Strongly oppose		Noted.
150495080	S Roberts		Tend to support		Noted.

Table 2: Online survey responses: Nantwich Road Article 4 Direction area

Hungerford Road Article 4 Direction

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Hungerford Road Article 4 Direction?	Summary of issues raised	Response to issues raised
150671408	J Coates	Alley Angels	Strongly support	A positive move.	Noted.
150519398	M Cotton	Cheshire Constabulary	Strongly support		Noted.

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Hungerford Road Article 4 Direction?	Summary of issues raised	Response to issues raised
150474231	C Maddocks		Strongly oppose	The area is congested and parking is difficult without additional HMOs. Concern over pot holes, litter and maintenance of rented properties. Adverse impact upon house prices.	Noted.
152972690	D Fisher		Strongly support		Noted.
150501888	D Osborne		Strongly support	Hungerford road has declined over the last two years with an increasing number of HMO'S and fly tipping.	Noted.
153454901	M Butterworth		Strongly support	The boundaries should be extended over a wider area/ Borough wide. Concerns raised about standards of HMO's, litter, fly-tipping, noise, parking and unsocial behaviour. The Covid-19 pandemic has highlighted issues with their shared facilities. The housing stock in Crewe would be improved by converting HMO's into self-contained flats or apartments, while stopping planning permission for any new HMO's. This would improve the area, while giving work to local tradespeople.	As set out in the Cabinet Report (Dec 2019), National Planning Practice Guidance does not encourage the use of blanket directions covering large areas (for example the whole of a town) unless there is convincing evidence to justify such a direction. The Cabinet Report and Evidence Paper explains how the boundaries were chosen, based on evidence of concentrations. Any changes to the boundaries would require revised directions to be made and this would serve to delay the implementation of the directions.

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Hungerford Road Article 4 Direction?	Summary of issues raised	Response to issues raised
					<p>It is recommended that the directions are confirmed as made and that the effectiveness of the directions and their boundaries will be subject to monitoring/ review.</p> <p>Issues of overcrowding and the pandemic are noted. Alongside the Article 4 Directions, the Council is also preparing a Houses in Multiple Occupation Supplementary Planning Document (SPD) which once adopted, will be a material consideration in the assessment of planning applications. The SPD includes information about minimum room sizes.</p>

156194128	M Gibbs-Steel		Tend to support	<p>The introduction of the Directions is too late as a number of dwellings are already use as HMOs.</p> <p>The boundary should be extended over a wider area to include larger semi detached and detached properties on Hungerford Road which could be converted into far larger HMO's These are predominantly on the southern side of the road up to Hungerford Terrace, Woodland Avenue and opposite the junction of Laureston Avenue. There are a number of properties which could be turned into HMO's with occupancy rates in excess of 6 tenants.</p> <p>Concern on how the Direction will be enforced and if there are the resources to support it.</p> <p>Impact upon car parking from HMOs. The Direction does not take into account the change of use of properties into flats along Hungerford Road. This will create parking and waste management issues. While it results in increased revenue to the Council, it will have an impact on the quality of life for residents and surrounding area.</p> <p>Concerned that the Directions may affect the ability of homeowners to extend or improve their properties and possible future uses.</p>	<p>Noted. As set out in the Cabinet Report (Dec 2019), National Planning Practice Guidance does not encourage the use of blanket directions covering large areas (for example the whole of a town) unless there is convincing evidence to justify such a direction.</p> <p>The Cabinet Report and Evidence Paper explains how the boundaries were chosen, based on evidence of concentrations.</p> <p>Any changes to the boundaries would require revised directions to be made and this would serve to delay the implementation of the directions.</p> <p>It is recommended that the directions are confirmed as made and that the effectiveness of the directions and their boundaries will be subject to monitoring/ review.</p> <p>Any larger HMO (accommodating 7 or more unrelated individuals) always requires planning permission as would the subdivision of a dwelling to flats. As such these matters cannot be covered by the directions.</p>
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Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Hungerford Road Article 4 Direction?	Summary of issues raised	Response to issues raised
					Planning applications for householder extensions will be considered on their own merits taking account of adopted planning policies.
150483766	M Harrison		Tend to support	Needs more control	Noted.
155908894	P Mason		Strongly oppose	<p>The Equality assessment for the decision is flawed. The creation of houses in multiple occupation (HMO) increases the capacity to get people off the streets, and out of abusive homes. Particularly people forced out of homes due to gender, sexual orientation and other vulnerabilities.</p> <p>The EIA states:</p> <p>An Equality Impact Assessment has been prepared. It has highlighted that the consultation stage of the Article 4 Direction process could potentially affect protected characteristics in terms of race, age and disability. This will be addressed through the method of consultation and the format of any materials</p>	<p>The Cabinet Report and Evidence Paper (December 2019) recognise that HMOs and the wider private rented sector play a key role in meeting housing needs in the borough. HMOs provide an important source of low cost, private sector housing for those on lower incomes, students and those seeking temporary accommodation.</p> <p>However, a concentration of HMOs in a particular area can change its character, increase demand on services and infrastructure, leading to conflicts with the existing community.</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Hungerford Road Article 4 Direction?	Summary of issues raised	Response to issues raised
				<p>The Equality Impact Assessment will be updated and finalised in light of any representations received.</p> <p>The very nature of this decision has significant potential to adversely impact persons with protected characteristics, by virtue of bias against sexual orientation or gender.</p>	<p>The Equality Impact Assessment prepared and published ahead of the public consultation highlighted that consideration would need to be given to any equality issues raised in feedback.</p> <p>This representation raises concern that there is significant potential for the A4Ds to adversely affect persons with Protected Characteristics by virtue of bias against sexual orientation or gender.</p> <p>It is stated that the creation of HMOs provides accommodation for homeless people and out of abusive homes due to gender, sexual orientation and other vulnerabilities.</p> <p>Careful thought has been given to concerns expressed in this representation, however it is not considered that the A4Ds would have any significant overall adverse impact on people who</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Hungerford Road Article 4 Direction?	Summary of issues raised	Response to issues raised
					<p>share these Protected Characteristics, or any other Protected Characteristic.</p> <p>Although A4Ds of this nature may have some effect on the supply of HMOs, this likely to be quite limited and localised in its extent. The Directions cover three defined and limited areas.</p> <p>The introduction of a HMO A4D does not apply any sort of moratorium preventing HMOs being created. It requires a planning application to be made to convert homes into small HMOs. It does not change the situation with regard to the creation of larger HMOs, which could not be created through permitted development rights even in the absence of an A4D. The A4Ds also have no effect upon the supply of existing HMOs. So although the Council recognises the point about the supply of HMOs inferred in this</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Hungerford Road Article 4 Direction?	Summary of issues raised	Response to issues raised
					<p>representation, it is not considered that this will materially change as a result of the A4Ds. The key aims of the A4Ds are to manage the concentration and quality of new HMOs in specific locations. It is also important to bear in mind too that bringing all HMOs in the A4D areas under planning control provides an opportunity to improve their standards and consider the need to protect the amenity of the neighbourhoods in which they would be situated. It is considered that this could have a positive effect on the people who occupy new HMOs including those people who share Protected Characteristics.</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Hungerford Road Article 4 Direction?	Summary of issues raised	Response to issues raised
150867712	S Bratt		Tend to support	<p>Too late as demand seems to have peaked and some HMOs are already being properly converted into flats or have acquired "Change of Use" to hostels for children in care. The Direction area excludes stretches of Hungerford Rd where HMOs exist or have existed and where parking has become an issue. It also excludes Hungerford Terrace and Woodland Avenue with similar property with HMO potential and previous parking issues. If there is renewed demand in the area, developers could just move around the corner.</p>	<p>As set out in the Cabinet Report (Dec 2019), National Planning Practice Guidance does not encourage the use of blanket directions covering large areas (for example the whole of a town) unless there is convincing evidence to justify such a direction.</p> <p>The Cabinet Report and Evidence Paper explains how the boundaries were chosen, based on evidence of concentrations. Any changes to the boundaries would require revised directions to be made and this would serve to delay the implementation of the directions.</p> <p>It is recommended that the directions are confirmed as made and that the effectiveness of the directions and their boundaries will be subject to monitoring/ review.</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Hungerford Road Article 4 Direction?	Summary of issues raised	Response to issues raised
150489018	S Capewell		Strongly support	Due to the lack of facilities within Crewe it is inappropriate for more dwellings to be converted.	Noted.

Table 3: Online survey responses: Hungerford Road Article 4 Direction area

West Street Article 4 Direction

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the West Street Article 4 Direction?	Summary of issues raised	Response to issues raised
150671408	J Coates	Alley Angels	Strongly support	This will help the area.	Noted.
150519398	M Cotton	Cheshire Constabulary	Strongly support		Noted
150678571	A Bonehill		Strongly support	The boundary should be amended to include Cassin St , Rigg St & Elizabeth St	As set out in the Cabinet Report (Dec 2019), National Planning Practice Guidance does not encourage the use of blanket directions covering large areas (for example the whole of a town) unless there is convincing evidence to justify such a direction.

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the West Street Article 4 Direction?	Summary of issues raised	Response to issues raised
					<p>The Cabinet Report and Evidence Paper explains how the boundaries were chosen, based on evidence of concentrations.</p> <p>Any changes to the boundaries would require revised directions to be made and this would serve to delay the implementation of the directions.</p> <p>It is recommended that the directions are confirmed as made and that the effectiveness of the directions and their boundaries will be subject to monitoring/ review.</p>
152047923	A Smith		Strongly support	The boundary should be amended to cover Broad Street and roads off it. HMOs on Alban Street result in car parking issues and waste from overflowing bins.	<p>As set out in the Cabinet Report (Dec 2019), National Planning Practice Guidance does not encourage the use of blanket directions covering large areas (for example the whole of a town) unless there is convincing evidence to justify such a direction.</p> <p>The Cabinet Report and Evidence Paper explains how the boundaries</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the West Street Article 4 Direction?	Summary of issues raised	Response to issues raised
					<p>were chosen, based on evidence of concentrations.</p> <p>Any changes to the boundaries would require revised directions to be made and this would serve to delay the implementation of the directions.</p> <p>It is recommended that the directions are confirmed as made and that the effectiveness of the directions and their boundaries will be subject to monitoring/ review.</p>
151022618	C Murphy		Strongly support	The Directions may help restore values, prevent vandalism and alleviate problems. Landlords need to accept responsibility for problems arising from HMOs.	Noted.
152972690	D Fisher		Strongly support		Noted.
153321876	J Hannon		Strongly support	There are a number of houses in Badger Avenue in HMO use and it has an adverse impact upon parking. There should be more control over changes to dwellings that have more than one tenant.	As set out in the Cabinet Report (Dec 2019), National Planning Practice Guidance does not encourage the use of blanket directions covering large areas (for example the whole of a town) unless there is convincing evidence to justify such a direction.

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the West Street Article 4 Direction?	Summary of issues raised	Response to issues raised
					<p>The Cabinet Report and Evidence Paper explains how the boundaries were chosen, based on evidence of concentrations.</p> <p>Any changes to the boundaries would require revised directions to be made and this would serve to delay the implementation of the directions.</p> <p>It is recommended that the directions are confirmed as made and that the effectiveness of the directions and their boundaries will be subject to monitoring/ review.</p>
152305491	J Woolley		Strongly support	Control should have been introduced sooner. The area has a high number of bedsits , HMO and townhouse properties and this has an adverse impact upon parking, waste, fly tipping and noise.	Noted.

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the West Street Article 4 Direction?	Summary of issues raised	Response to issues raised
153454901	M Butterworth		Strongly support	<p>The boundaries should be extended over a wider area/ Borough wide. Concerns raised about standards of HMO's, litter, fly-tipping, noise, parking and unsocial behaviour. The Covid-19 pandemic has highlighted issues with their shared facilities. The housing stock in Crewe would be improved by converting HMO's into self-contained flats or apartments, while stopping planning permission for any new HMO's. This would improve the area, while giving work to local tradespeople.</p>	<p>As set out in the Cabinet Report (Dec 2019), National Planning Practice Guidance does not encourage the use of blanket directions covering large areas (for example the whole of a town) unless there is convincing evidence to justify such a direction.</p> <p>The Cabinet Report and Evidence Paper explains how the boundaries were chosen, based on evidence of concentrations.</p> <p>Any changes to the boundaries would require revised directions to be made and this would serve to delay the implementation of the directions.</p> <p>It is recommended that the directions are confirmed as made and that the effectiveness of the directions and their boundaries will be subject to monitoring/ review.</p> <p>Issues of overcrowding and the pandemic are noted. Alongside the</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the West Street Article 4 Direction?	Summary of issues raised	Response to issues raised
					Article 4 Directions, the Council is also preparing a Houses in Multiple Occupation Supplementary Planning Document (SPD) which once adopted, will be a material consideration in the assessment of planning applications. The SPD includes information about minimum room sizes.
150483766	M Harrison		Strongly support	This part of Crewe needs a lot of support so more control is required	Noted.
152143312	M Roberts		Strongly support		Noted.
155908894	P Mason		Strongly oppose	<p>The Equality assessment for the decision is flawed. The creation of houses in multiple occupation (HMO) increases the capacity to get people off the streets, and out of abusive homes. Particularly people forced out of homes due to gender, sexual orientation and other vulnerabilities.</p> <p>The EIA states:</p> <p>An Equality Impact Assessment has</p>	<p>The Cabinet Report and Evidence Paper (December 2019) recognise that HMOs and the wider private rented sector play a key role in meeting housing needs in the borough. HMOs provide an important source of low cost, private sector housing for those on lower incomes, students and those seeking temporary accommodation.</p> <p>However, a concentration of HMOs in a particular area can change its</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the West Street Article 4 Direction?	Summary of issues raised	Response to issues raised
				<p>been prepared. It has highlighted that the consultation stage of the Article 4 Direction process could potentially affect protected characteristics in terms of race, age and disability. This will be addressed through the method of consultation and the format of any materials</p> <p>The Equality Impact Assessment will be updated and finalised in light of any representations received.</p> <p>The very nature of this decision has significant potential to adversely impact persons with protected characteristics, by virtue of bias against sexual orientation or gender.</p>	<p>character, increase demand on services and infrastructure, leading to conflicts with the existing community.</p> <p>The Equality Impact Assessment prepared and published ahead of the public consultation highlighted that consideration would need to be given to any equality issues raised in feedback.</p> <p>This representation raises concern that there is significant potential for the A4Ds to adversely affect persons with Protected Characteristics by virtue of bias against sexual orientation or gender.</p> <p>It is stated that the creation of HMOs provides accommodation for homeless people and out of abusive homes due to gender, sexual orientation and other vulnerabilities.</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the West Street Article 4 Direction?	Summary of issues raised	Response to issues raised
					<p>Careful thought has been given to concerns expressed in this representation, however it is not considered that the A4Ds would have any significant overall adverse impact on people who share these Protected Characteristics, or any other Protected Characteristic.</p> <p>Although A4Ds of this nature may have some effect on the supply of HMOs, this likely to be quite limited and localised in its extent. The Directions cover three defined and limited areas. The introduction of a HMO A4D does not apply any sort of moratorium preventing HMOs being created. It requires a planning application to be made to covert homes into small HMOs. It does not change the situation with regard to the creation of larger HMOs, which could not be created through permitted development rights even in the absence of an A4D. The A4Ds also have no effect upon the supply of existing HMOs.</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the West Street Article 4 Direction?	Summary of issues raised	Response to issues raised
					<p>So although the Council recognises the point about the supply of HMOs inferred in this representation, it is not considered that this will materially change as a result of the A4Ds.</p> <p>The key aims of the A4Ds are to manage the concentration and quality of new HMOs in specific locations. It is also important to bear in mind too that bringing all HMOs in the A4D areas under planning control provides an opportunity to improve their standards and consider the need to protect the amenity of the neighbourhoods in which they would be situated. It is considered that this could have a positive effect on the people who occupy new HMOs including those people who share Protected Characteristics.</p>
152102570	R Cassidy		Strongly support	Increase in HMOs in this area over the last 10 years. Issues raised regarding waste, fly-tipping and property conditions/standards and	Noted.

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the West Street Article 4 Direction?	Summary of issues raised	Response to issues raised
				car parking. It does not feel safe to walk in the streets.	
150489545	R Healey		Strongly support	As numbers of HMOs have increased so has parking, litter, rubbish and noise at night and early in the morning.	Noted.
150489018	S Capewell		Strongly support	Due to the lack of facilities within Crewe it is inappropriate for more dwellings to be converted.	Noted.

Table 4: Online survey responses: West Street Article 4 Direction