

Peterborough Small Homes in Multiple Occupation Article 4 Direction Consultation Summary

Consultation Undertaken

Following the Cabinet resolution of 13th February 2023, a full public consultation was undertaken between 24th February and 19th May, which included:

Site notices placed at numerous locations in and around the pilot areas (the text of the site notice is at **Annex 1** to this document);

A newspaper advert was placed in the Peterborough Telegraph, which contained the same wording as the site notices;

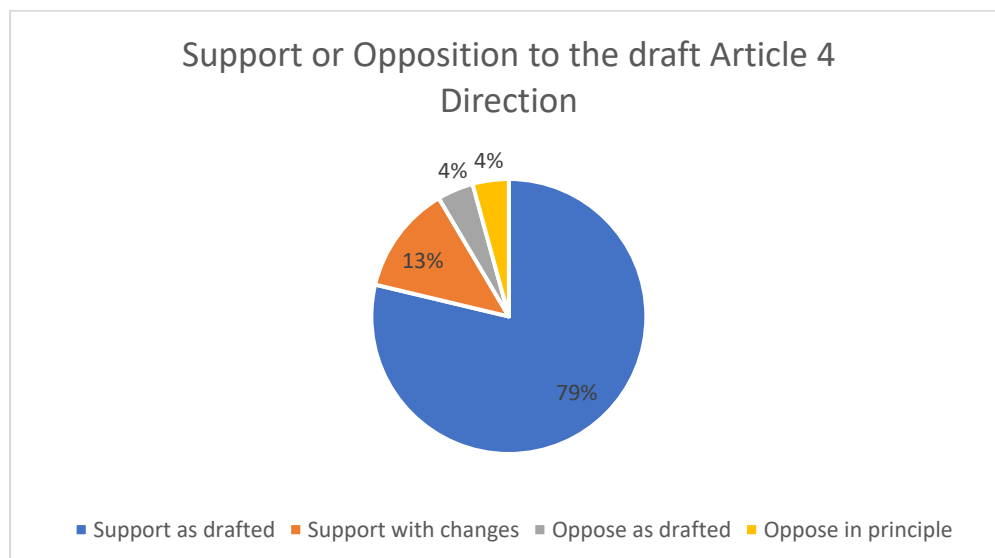
A number of social media posts;

A web page was added to the Peterborough City Council web site, including the draft Direction, maps, and a Questions and Answers document – together with details of how to respond to the consultation, and an online questionnaire; and

Meetings held with landlords and letting agents, on 24th May and 31st May, to explain the Direction and its potential implications, as well as how it will relate to Licensing and Housing legislation

Responses to the Consultation

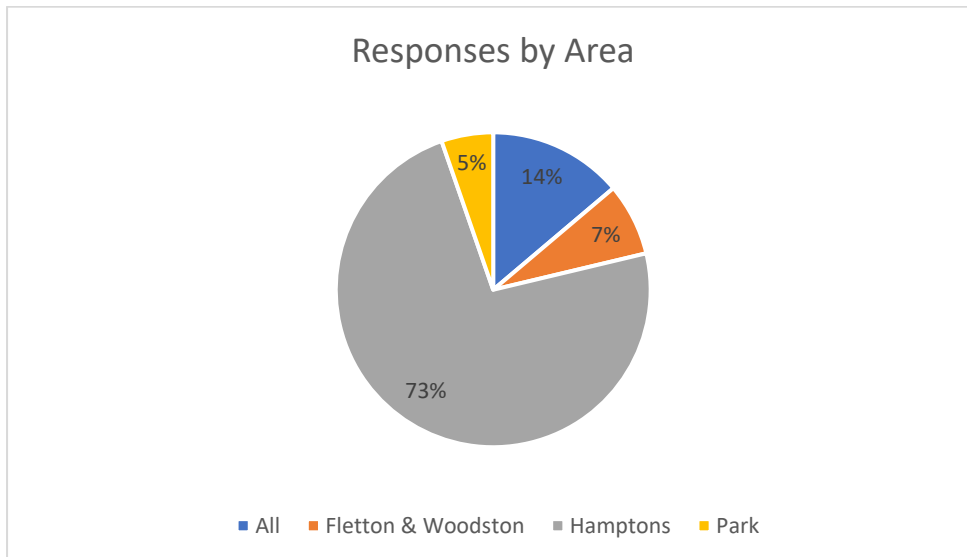
A total of 94 responses were received to the questionnaire, including detailed comments, suggestions and objections from 37 individuals. There was broad, but not unanimous, support for the proposed pilot areas. Some changes to the pilot areas were suggested, and the omission of two street names (which were clearly included within the Hampton pilot area as shown on the map) were highlighted. These two street names are now included in the final Direction.



Of those who opposed the draft Direction, only 4% opposed it in principle, and a further 4% opposed it because they wanted it to go further. The majority of people who responded (79%) supported the draft Direction in its present form, and a further 13% supported it but sought changes to be made. Overall, there is strong support from those who responded to the consultation. It should be noted

that 94 responses, while to a consultation about a relatively technical issue, is a reasonable response rate. However, in terms of the population of the pilot areas, and the number of other stakeholders who will be affected, it can be argued that the response does not indicate that small HiMOs is an issue that is widely seen as a very important issue. Having said this, those who did respond, appeared to hold strong views about the impact of small HiMOs in particular.

The majority of respondents were commenting on the Hamptons pilot area

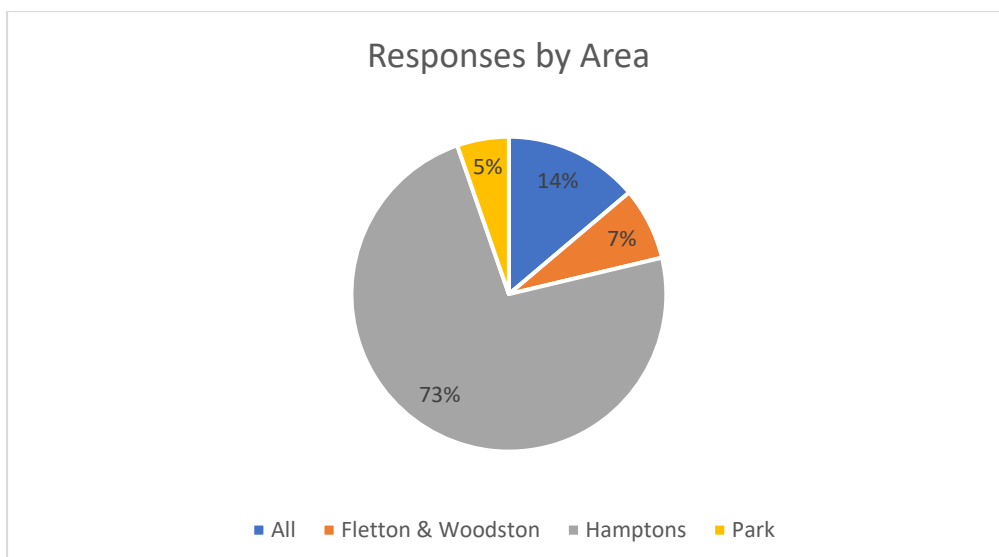


The questionnaire asked respondents to rank the issues, which a previous consultation had identified as being of concern to residents who were worried about HiMOs. The average rank score for each of those issues is tabulated below, and it is no surprise that parking was the issue of highest concern.

It is a surprise that, given how often it is raised by objectors to planning applications, viability of, and stress on, services such as doctors etc was the issue of least concern to those who responded to the questionnaire.

Issue	Average Ranking
Waste Management & Fly Tipping	4
On-street Car Parking	1
Overcrowding	3
Viability of, and stress on, services (such as GPs, schools)	8
Noise / anti-social behaviour	2
Community Cohesion	7
Drug Taking and Growing	6
Visual Amenity / maintenance of rented properties	5

It is interesting to note that parking was not the top concern in the Park area. Instead, Antisocial behaviour and noise was the issue of highest concern for those respondents. It is also worth noting that the response rate from Park was very low, and cannot be considered to be statistically significant.



Another observation that can be made from the responses is that, contrary to which area people are commenting on, different age groups had very similar priorities.

Age	Top Priority	Second Priority	Last Priority
26-35	Parking	Noise / ASB	Services
36-45	Parking	Noise / ASB	Services
46-55	Parking	Noise / ASB	Services
56-65	Parking	Noise / ASB	Visual / Maintenance
65+	Parking	Noise / ASB	Services

However, the strength of people’s views about those issues does vary between the age groups. The table below shows the percentage of people, in each age grouping, which stated each priority. For instance, 76% of 46-55 year olds said parking was their top priority, but only 36% of 26-35 year olds said the same. This suggests that, while parking is the top priority for all age groups, there is a substantial difference between how important it is to different age groups.

Age	Top Priority %	Second Priority %	Last Priority %
26-35	36%	64%	55%
36-45	62%	48%	57%
46-55	76%	41%	34%
56-65	73%	53%	33%
65+	65%	29%	29%

Summary and Conclusions

There is general support, among the responses to the consultation, to introduce the Article 4 Direction, but the number of responses was not large enough to be statistically significant.

On-street parking is the most important issue, with Noise/Anti-Social Behaviour second for all ages and locations of respondents (other than Park, which had Noise/Anti-Social Behaviour as top priority, and On-street Parking as second priority). Stress on supporting services was not seen as a priority by any group.

While each group supported the Direction, and almost all said On-street parking was the most important issue, there is considerable variance in the strength of feeling.

No issues were raised to suggest that we should not proceed to Submit the draft Article 4 Direction to the Secretary of State.

Annex 1

Peterborough City Council

Town and Country Planning (General Permitted Development) (England) Order 2015

Direction made under Article 4(1) to which Schedule 3 applies

THE HOUSES IN MULTIPLE OCCUPATION ARTICLE 4(1) DIRECTION 2023

Development comprising 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 (houses in multiple occupation) of that Schedule, being development comprised within Class L(b) of Part 3 (Changes of Use) of Schedule 2 of the Order and not being development comprised within any other Class.

The effect of the Direction shall be to require a planning application to be made to Peterborough City Council, for a change of use of a building from a use falling within Class C3 dwellinghouses to a use falling within Class C4 houses in multiple occupation, within the areas specified below:

Hampton area: all addresses in each of Abberton Mews; Adlington Close; Alba Road; Albert Crescent; Alder Road; Appleton Close; Applewood Drive; Aqua Drive; Archers Wood; Arrow Court; Ashville Road; Ashwell Close; Banbury Drive; Bank Avenue; Barnsdale Drive; Bayleaf Avenue; Beaumont Way; Beebys Way; Belmont Place; Berrington View; Bewick Place; Birchin Close; Black Swan Crescent; Blackwell Road; Blithfield; Boundary Lane; Braymere Road; Brecken Court; Brickberry Close; Brickburn Close; Brickstead Road; Brickton Road; Bridle Lane; Broadstone Drive; Brodie Place; Buckthorn Road; Bushy Court; Calcot Street; Capthorne Close; Carolside Grove; Chaffinch Lane; Chapelhouse Drive; Charlton Crescent; Chalice Close; Clayburn Road; Clovelly Drive; Commons Drive; Coppin Road; Coriander Drive; Cornflower Avenue; County Road; Croft Way; Daisy Drive; Dean Crescent; Delves Way; Dragonfly Close; Drummond Close; Dukes Way; Eagle Way; East Water Crescent; Edmund Drive; Elderflower Way; Emmetts Grove; Evergreen Drive; Fairhaven; Falcon Way; Farrow Avenue; Fenton Close; Fields End Close; Florence Road; Four Chimneys Crescent; Freshwater Road; Gavel Street; Greenfield Way; Greenwood Road; Guelder Road; Hampton Avenue; Hargate Way; Harmony Grove; Harn Road; Hartland Avenue; Hedda Drive; Hempsted Road; High Court Way; Highclere Road; Higney Road; Hollowside Road; Holly Walk; Hornbeam Road; Horseshoe Way; Ilex Close; Jury Road; Justice Way; Kempley Close; Kennedy Street; Kentwell Road; Kiln Street; Knighton Close; Lady Charlotte Road; Lake Field Road; Leaf Avenue; Lockwood Way; Lornas Field; Magistrates Road; Malus Close; Marius Crescent; Marketstede; Mid Water Crescent; Middlefield; Molyneux Square; Morborn Road; Morton Close; New Lakeside; Oak Avenue; Old Bailey Road; Oliver Road; Ormesby Place; Osier Avenue; Park Home Avenue; Pasture Drive; Pennys Close; Peregrine Street; Peterfield Road; Pintail Gardens; Puffin Lane; Redshank Way; Reed Close; Reedland Way; Ribes Close; Rosewood Way; Rothbart Way; Ruster Way; Rustic Avenue; Saffron Drive; Salix Road; Sandhurst Road; Sharnbrook Avenue; Shipley Mews; Shore View; Shrub Road; Silver Hill; Skylarks Close; Sorbus Close; Sparrow Road; Sprigs Road; Spring Avenue; St Edmunds Walk; St Katherines Mews; Stanton Square; Stewartby Avenue; Tabor Court; Tarold Drive; Tatton Grove; Teal Drive; Teasel Way; Tern Road; Thompsons Ground; Thorn Road; Tilgate Road; Tinns Avenue; Torridon Drive; Tudor Avenue; Vale Drive; Vale Road; Valehouse Close; Vars Road; Wakehurst Road; Walsham Road; Warren Court; Waterhouse Way; Watersend Road; Wayside Crescent; West Lake Avenue; West Water Crescent;

Westbury Drive; Westcroft; Wheatfen Close; Whitebeam Close; Wick Road; Willow Holt; Wilton Avenue; Winsor Crescent; and Winterburn Grove

Fletton and Woodston area: all addresses Albany Walk; all addresses Albion Close; all addresses Bakers Lane; all addresses Belsize Avenue; all addresses Brancepeth Place; all addresses Buttercream Drive; all addresses Celta Road; all addresses Coltsfoot Drive; all addresses Cumberleaf Close; all addresses Gordon Avenue; all addresses Honeysuckle Court; all addresses Huntly Road; all addresses Leyland Grove; 138-206 (evens) London Road; all addresses Mollis Close; 2-158 (evens) New Road; all addresses Orton Avenue; 204-336 (evens) Oundle Road; all addresses Peake Close; all addresses Prospero Close; all addresses Sungold Court; all addresses The Crescent; all addresses The Dell; all addresses Westbrook Park Avenue; all addresses Westbrook Park Close; and all addresses Westbrook Park Road

Park Area: 1-199 (odds) 2-114 (evens) Alexandra Road; all addresses All Saints Road; all addresses Alma Road; all addresses Bedford Street; 143-221 (odds) 118-226 (evens) Broadway; all addresses Broadway Gardens; all addresses Brownlow Road; all addresses Burrows Court; all addresses Cecil Road; all addresses Century Square; all addresses Chantry Close; all addresses Clare Road; all addresses College Park; all addresses Dogsthorpe Grove; 47-359 (odds) 32a-194a (evens) Dogsthorpe Road; 52-240 (evens) Eastfield Road; all addresses Exeter Road; 1-125 (odds) 2-94 (evens) Granville Street; all addresses Green Lane; all addresses Highbury Street; all addresses Huntly Grove; all addresses Lammass Road; all addresses Lawn Avenue; 193-441 (odds) Lincoln Road; all addresses Lynton Road; 1-83 (odds) Monument Street; all addresses Northfield Road; all addresses Norton Road; all addresses Oaklands; all addresses Old Court Mews; all addresses Oxford Road; 27-37 (odds) Park Crescent; all addresses Peveril Road; all addresses Princes Gardens; all addresses Princes Gate; all addresses Princes Street; all addresses Queens Drive West; all addresses St Martins Street; all addresses St Marys Close; 65-261 (odds) St Pauls Road; all addresses Stone Lane; all addresses Vere Road; all addresses Vergette Street; all addresses Victoria Street; all addresses Warbon Avenue; all addresses Waterloo Road; and 19-33 (odds) York Road

This Direction shall be described as the Houses in Multiple Occupation Article 4(1) Direction 2023 and will come into effect on or after 1st September 2023.

You can view a paper copy of the documentation during office hours (9am – 5pm, Monday to Friday) at **Sand Martin House, Bittern Way, Peterborough PE2 8TY**.

Comments can be submitted via the web site at www.peterborough.gov.uk/ Alternatively, you can email your comments to planningpolicy@peterborough.gov.uk

Please be sure to include “Small HiMO” in the email title, and if you are commenting on one of the pilot areas, the name of the pilot area. For instance, if you are concerned with the Park area, please title your email “Small HiMO Park”.

The consultation is running from Friday 24th February until Friday 19th May 2023. Late representations may not be accepted.