

EXETER CITY COUNCIL

PLANNING MEMBER WORKING GROUP 7 JANUARY 2014

EXECUTIVE 21 JANUARY 2014

RESULTS OF PUBLIC CONSULTATION AND PROPOSED ADOPTION OF SUPPLEMENTARY PLANNING DOCUMENT: 'HOUSES IN MULTIPLE OCCUPATION (INCLUDING CLASS C4 USES)'

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to consider the results of the recent public consultation and whether to adopt the proposed Houses in Multiple Occupation Supplementary Planning Document (SPD) with or without amendment. The SPD contributes to meeting the Council purpose 'Deliver Good Development'.

2 BACKGROUND

- 2.1 In July 2011, Executive adopted an SPD that clarifies the implementation of Policy H5 (b) of the Exeter Local Plan with regard to over concentrations of houses in multiple occupation changing the character of neighbourhoods or creating imbalance in local communities.
- 2.2 The adopted SPD identified that proposals for HMOs would be resisted where the proportion of properties exempt from Council Tax due to entire occupation by full time students exceeded 20% in a ward or part of ward covered by an Article 4 Direction that removed 'Permitted Development' rights for changes of use from Class C3 (family homes) to Class C4 (small HMOs for 3-6 persons).
- 2.3 Planning Member Working Group on 11 June 2013 and Executive on 17 September 2013, resolved to undertake public consultation on amending the adopted SPD to extend the area covered by restrictions on further HMOs to the entire area covered by the Article 4 Direction. This involved extending the area to part of Duryard and Pennsylvania wards and two areas of Newtown ward where the proportion of Council Tax exemptions at the end of May 2013 was between 10% and 20%.
- 2.4 The justification for the change in approach was concern by communities that imbalance is created at lower proportions than 20%, a desire to encourage provision of purpose built student accommodation and concern that the University has significant further expansion plans to 2018/9 that may place pressure on local communities.

3 THE PUBLIC CONSULTATION

- 3.1 Executive was informed that the public consultation would focus on the four areas of the City that are directly affected by the proposed changes using laminated public notices on lamp posts and other street furniture. The following number of notices were displayed in the areas:

Duryard	4
Pennsylvania	10
Newtown (Athelstan/Archibald Road)	7
Newtown (Blackboy to Gladstone Road)	<u>16</u>
Total	37

- 3.2 Consultation letters were also sent to 18 stakeholders such as residents associations, student interests and 67 estate agents.
- 3.3 The public consultation was from 30 September, when notices were erected, until 15 November. The 31 remaining public notices were removed in the first week of December, only 6 had gone missing.

4 RESPONSE TO PUBLIC CONSULTATION

- 4.1 142 responses were received to the general consultation. They are summarised in Appendix 1. Addresses of some of the email responses cannot be determined.
- 4.2 The one specific objection was from a resident of Newtown concerned that HMOs provide a valuable source of housing because the benefits system requires single people to be in bedsits or single bedrooms.
- 4.3 Many of those in support cited problems created by large numbers of students. One respondent proposes an extension of the area in Sylvan Road. This is outside the Article 4 Direction area and is not considered appropriate.

- 4.4 Summary of responses:

<u>Area</u>	<u>Support</u>	<u>Object</u>
Duryard	0	0
Pennsylvania	127	0
Newtown	8	1
Other/Unclear address	6	0

- 4.5 The result of the consultation, where there is a response, is clearly in favour of the proposed amended SPD. A copy of the proposed amended SPD including consequential changes to reflect its adopted status is at Appendix 2. This report and appendices will form the formal Consultation Statement accompanying the SPD.
- 4.6 The University of Exeter Students' Guild raised five points:
- (i) Increased possibility of rent increases for accommodation in affected areas. Rental levels are already higher in Exeter than many places in the UK.
 - (ii) Addressing transport infrastructure would be a simpler solution to encouraging students to live further from the Campus.
 - (iii) Disappointed that the Council is not taking the opportunity to explore mandatory accreditation to a national scheme.
 - (iv) Concerned about impact on other groups occupying HMOs such as young professionals.
 - (v) How was the threshold of 20% as a desirable maximum decided?
- 4.7 The additional restriction will only apply to a further 1,500 of 52,000 homes in the City. HMOs remain unrestricted elsewhere. The issue of HMOs in Exeter is primarily a student issue. Over 70% of known HMOs are entirely occupied by students. The reasons for a 20% threshold are explained in documentation on the Council's website. The Council continues to work with the University on public transport improvements. The Housing Team for private properties advise that the University has so far been unsuccessful in introducing an accreditation scheme.

5 ADVICE SOUGHT/RECOMMENDATION

- 5.1 That Planning Member Working Group supports adoption of the amended Houses in Multiple Occupation SPD extending restrictions on HMOs to the entire area where the Article 4 Direction applies.
- 5.2 That Executive adopts the amended Houses in Multiple Occupation SPD at Appendix 2 and the Portfolio Holder City Development and Assistant Director City Development be given delegated authority to agree any minor editorial changes that may prove necessary.

RICHARD SHORT
ASSISTANT DIRECTOR CITY DEVELOPMENT

Local Government (Access to Information) Act 1985 (as amended)
Background papers used in compiling this report:
Material on Houses in Multiple Occupation on the Council's website

**HOUSES IN MULTIPLE OCCUPATION CONSULTATION
SEPTEMBER 2013**

CONSULTATION RESPONSES

No	Object/ Support	Ward	COMMENT
1.	Obj	N	I have seen that Newtown is to have a ban on further HMOs. I would like to state my opposition to such an order, as the benefits system requires single people to be in bedsits or single bedrooms. I feel we need more HMOs not less. The Council's justification is that many students occupy HMOs. I understand that more student flats are being built in co-operation with the University and the Council should as a policy encourage purpose built student accommodation to prevent HMOs being occupied by students. I feel this is the way to go.
2.	S	P	Pre-printed slips submitted saying: I would like to support the Council's proposal to refuse further applications to convert ordinary houses to HMOs in Pennsylvania and other wards. Like many other residents I am concerned by the increasing problem of noise, litter, refuse and the general untidy appearance which HMOs bring to this and neighbouring areas. Clevedon Close
3.	S	P	Clevedon Close
4.	S	P	Elmdon Close
5.	S	P	Elmdon Close
6.	S	P	Elmdon Close
7.	S	P	Elmdon Close
8.	S	P	Hill Close
9.	S	P	Hill Close
10.	S	P	Higher Kings Avenue
11.	S	P	Higher Kings Avenue
12.	S	P	Higher Kings Avenue
13.	S	P	Higher Kings Avenue
14.	S	P	Higher Kings Avenue
15.	S	P	Higher Kings Avenue
16.	S	P	Lower Kings Avenue
17.	S	P	Lower Kings Avenue
18.	S	P	Lower Kings Avenue
19.	S	P	Lower Kings Avenue
20.	S	P	Lower Kings Avenue
21.	S	P	Pennsylvania Road
22.	S	P	Pennsylvania Road
23.	S	P	Union Road
24.	S	P	Union Road
25.	S	P	Union Road
26.	S	P	Union Road
27.	S	P	Union Road

No	Object/Support	Ward	COMMENT
28.	S	P	Union Road “ “ “
29.	S	P	Union Road “ “ “
30.	S	N	I fully support the proposal to amend planning guidance to introduce a restriction on further houses in multiple occupation in this part of the Newtown ward.
31.	S	N	As a resident of Clifton Hill I would like to express my support for the proposal to limit the spread of HMOs in the Newtown area. The growth in student housing has had a detrimental effect on the locality and on the quality of life experienced by many residents. Anti social behaviour is now rife with large groups of noisy students shouting and swearing on their way to the city centre in the evening and on their return, drunk, in the early hours. It is not unusual to see students urinating in the street and in our gardens. We have had our garden gate stolen in the past and recently students tried to steal some large plant pots in our front garden. Overflowing rubbish bins are now common with many houses having an unsightly collection of bins at the front. Bottles and cans are left on benches and walls throughout the locality. Many properties in the area are scruffy and uncared for and are left empty over the summer, completely changing the nature of what was once a decent place to live. There has been a loss of community spirit due to the increasingly transient nature of the population. Fewer local families are now able to live in the area and many people I speak to would not want to live in what they perceive as a student ghetto. Allowing further HMOs would just exacerbate an already unpleasant situation.
32.	S	N	I apologise for my late communication, however the note that was put through the door in our area didn't arrive in much time given the deadline of the consultation. As such I hope that my comments can still be taken into consideration despite having passed the deadline. If I have understood the proposal correctly; to include Newtown in the list of areas that cannot have further student developments despite being under the 20% bracket, then I whole heartedly support this idea. Those areas of Newtown that are highly populated with multiple tenancy properties are a constant source of noise and rubbish pollution and at times of the year relegate parts of the community either to slums or ghost towns. Therefore I support any initiative that seeks to cap the number of multiple occupancy houses in Newtown.
33.	S	N	We have read with interest the information on the above subject posted locally, and wish to voice our support for the proposal to restrict HMOs in Newtown. We consider the percentage to be high enough already. It is our experience that this area is already, unfortunately, affected by a fair amount of antisocial behaviour by students. We would not want a worsening of that situation.
34.	S	N	I recall receiving a letter about this some years ago. I heard nothing more, and had assumed the proposal had been quietly implemented. I was somewhat astonished to discover that the Council was still thinking about it. I will repeat what I said in response to the letter, namely that the sooner you stop the proliferation of HMOs in Newtown the better. It can't come soon enough. I have no issues with the students who live in my neighbourhood, in that they don't make noise or cause a nuisance. But they are transient. They have no stake or interest in the community. They don't mix, they only talk to each other. There's a lot of community spirit in Newtown and the more HMOs you allow, the more that community spirit will be eroded. The result will be social breakdown, with the inevitable increase in crime, vandalism, graffiti and all the other problems that occur in rootless, transient areas. We mostly have student houses in my neighbourhood so I write from my experience of them, but I feel exactly the same about HMOs with people other than students. They are a blight, whoever lives in them.
35.	S	N	I am writing to express my support for the proposal to restrict Houses in Multiple Occupation in the Newtown Ward. Communities of mixed housing use are good but it important to avoid imbalance. Newtown has an increasing number of rented properties and this proposal is timely.
36.	S	N	In response to the notices currently posted, I would like to express support for the City Council's proposed limitation on houses in multi-occupancy in the Newtown area. Whilst welcoming a mix in the community, a disproportionate element of multi-occupancy tends towards excessive noise, disorganized refuse and undue pressure on parking spaces, as well as barring single households from the housing market. Moreover, absent landlords appear less likely to maintain their properties to an attractive standard, leading to a generally run down appearance for the area. The development of dedicated student residences in the central area of the city (particularly north of Western Way) is to be welcomed. These offer every facility for students, as well as maintaining a people presence in an area which might otherwise

No	Object/ Support	Ward	COMMENT
			become run down and barren.
37.	S	N	For many years we have lived in a small supportive, community with good local amenities. However, in more recent years the dynamic of our neighbourhood has changed. The houses at No.1 and No.1A Hampton Buildings have been let to students as HMOs. The students aren't interested in our community. Not all of them are noisy, inconsiderate and uninterested in refuse collection days, but most are. The landlords of these HMOs take no responsibility for the impact their tenants have on the neighbourhood. Our terrace of houses are ideal family homes with safe gardens away from the traffic. It seems a shame that so many houses in the Mount Pleasant area are HMOs when there is such a shortage of reasonably priced family housing. I appreciate that Exeter University provides many positive opportunities for the city but I believe there should be a more balanced approach to housing if we are to enjoy sustainable communities.
38.	S	P	We are writing to support ECC's plan to restrict further granting of permission for HMOs in the designated area to the east of the University of Exeter's Streatham campus. My partner and I feel that already there are far too many properties in the area that are used for student accommodation. Our local streets have become messy with litter, gardens become unkempt, parking restrictions are disregarded and students can be heard shouting and screaming late at night when they return drunk from nightclubs. We therefore support the proposed restriction.
39.	S	P	Thank you for the initiative the Council is taking to stop further HMOs in this area. For some time I have been concerned about the number of HMOs in our area for we are close to the University and therefore it is more than likely that further applications for HMOs may be considered in the future. I am and Neighbourhood Watch Co-ordinator for a couple of Closes (Clevedon Close and the top half of Hill Close) and I have been active in building up the community for those in permanent residency in our area. Already in Clevedon Close we have 3 houses out of 12 with students in them who clearly have no permanent residency here and it is difficult to make sure about the safety of our permanent residents as we try to get people looking after each other. I urge you to stop further HMOs being allowed in this area and support what the Council is seeking to do.
40.		p	I would like to support the Council's proposal to refuse further applications to convert ordinary houses to HMOs in Pennsylvania and other wards. Like many other residents, I am concerned by the increasing problems of noise, litter, refuse and the general untidy appearance which HMOs bring to this and neighbouring areas.
41.	S	P	I would like to support the Council's proposal to refuse applicants to convert ordinary houses to HMOs in Pennsylvania and other wards. Like many other residents I am concerned by the increasing problems of noise, litter, refuse and the general appearance of gardens etc which HMOs bring to this and neighbouring areas.
42.	S	P	I strongly support the proposal to stop further HMO conversions in our area of lower Pennsylvania and the adjacent area. I have felt for a long time that the character of our neighbourhood has been under threat from the huge number of non permanent, mainly student, residents. We have sadly been engulfed by noise, very poor property maintenance and the erosion of our community. This was and should be a quiet residential suburb. There are plenty of designated developments around the City already to cater for the housing needs of students. Please do not ruin the lives of the citizens and ratepayers of Exeter. We all rely on your support.
43.	S	P	I support the Council's proposal to refuse further application to convert ordinary houses to HMOs in Pennsylvania and neighbouring wards. HMOs lead to increased problems with refuse, noise and anti-social behaviour. Children, the sick and the elderly are particularly affected by noise and anti-social behaviour.
44.	S	P	I refer to the notice that you have displayed in Hill Close. I was very disappointed when you recommended to your committee that bungalows in Clevedon Close should be allowed for HMO because in the past this Close has been an ideal area for young children of the families here to grow up and play. I am therefore in support of the action that is being proposal to stop further conversions in our area and am pleased that it is now being considered.

No	Object/ Support	Ward	COMMENT
45.	S	P	We fully support the Council's proposals in this matter. HMOs are changing and will further change or destroy the character of our neighbourhood. Ordinary houses in the area should not be subject to further conversion for multiple occupancy.
46.	S	P	Although my road is quiet now we did experience rowdy drunken students using it as a through road in the early hours of the morning for some years. I feel very strongly about HMOs degrading neighbourhoods. I know people who long for the University vacations so that they can have a good nights sleep – no loud music, parties and drunken behaviour making their lives a misery, Park Road is an example of what was once a decent area. The last time I walked there I saw overflowing rubbish bins tossed across gardens with rubbish everywhere. Posters stuck on windows, bedraggled curtains partially drawn with lights on in the daytime. In my opinion Exeter is being ruined by so many students who do not behave properly and there should be a reduction in HMOs in the City to help this.
47.	S	P	I would like to lend my support to ECCs proposal to refuse any further applications to convert ordinary family houses to HMOs. I am concerned at the 'ghettoisation' which results in areas with a preponderance of student houses with problems arising of noise, litter, refuse bins and unkempt appearance. Where there is a right mix, students appear to take more trouble over the way they behave alongside their neighbours. If the balance trips in favour of HMOs then whole of the area changes for the worse. There are a number of HMOs in Sylvan Road already and I feel any more would be highly detrimental to a popular residential area. With the ever increasing construction of student accommodation by the University I understand from local letting agents that private letting accommodation is far more difficult to fill than used to be the case and there is therefore no justification from a planning policy point of view to increase this type of accommodation in inappropriate areas.
48.	S	P	My husband and I have been resident in Pennsylvania since 1969. At that time it came only second to St Leonards as the most attractive areas in which to reside. It was also convenient to Stoke Hill School, the town (bus and walk) and my husband could cycle to work in the St Davids area. In those years one can expect the area to change in some way. Unswept footpaths which are also very uneven and weeds galore since last year. But our main concern has been the arrival of multiple student accommodation in houses north of Union Road. Really nice family house in Union Road and also semis in LKA and even bungalows above HKA. Gardens are neglected, grass like hay fields and empty properties out of term time. We are greatly relieved that action is being considered to stop any further properties being used for this purpose.
49.	S	P	I would like to register our support for the proposal to refuse further applications to convert private houses to HMOs in Pennsylvania and other wards. We are not alone among residents in being concerned about the changes in the local area that an increase in HMOs would bring. The additional problems of noise and litter pollution, the unkempt and untidy aspects of HMO housing has a direct impact on the character of the area and upsets the balance of the community. Additional student specific housing has been provided in the city and it unnecessary to permit ordinary houses to be changed to HMOs. We strongly support the Council's perspective that further applications should be refused.
50.	S	P	I am delighted that you are proposing to stop further HMO conversions in this area. You have only to be in Union Road any morning when the students are on their way to lectures to realise what a great number of them live in this area. We need a mixture of ages here and not a large majority of 18+ students.
51.	S	P	I should like to support the proposal to stop further HMO conversions. We pay high council taxes and multiple occupancy, especially by students, inevitably results in more noise, neglected gardens and general untidiness. I am an old student of the University and am not ill-disposed towards students but so many houses have been converted in recent years that it really is time to stop.
52.	S	P	We would like to support the Councils proposal to refuse further applications to convert ordinary houses to HMOs. Like many other residents we are concerned by the increasing problems of noise, litter, refuse and the general untidy appearance which HMOs bring. I hope the consultation will apply to bungalows as the government would like older people to have the opportunity to move from larger properties to bungalows, so releasing larger properties for families.

No	Object/ Support	Ward	COMMENT
53.	S	P	We would like to support the Council's proposal. We live very near several blocks of terraced houses which are tenanted by students and find that they tend to be very shabby and only appear to be fixed up when absolutely necessary by their landlords. Some appear to be dangerous to those living there. These houses have several bins kept on the pavement and sometimes we have had to cross the road when the bins and overflowing rubbish have blocked the pavement. Several houses have signs saying there are rooms to let and it would seem likely that the university's construction of new student accommodation in town is lessening the demand for such properties. Even when the houses have some tenants, they tend to stay for only a short time and leave in the Summer holidays when the neighbourhood develops a ghost town feel. We find it sad to see the transformation of the area as it now has a feeling of dereliction. We are therefore against any further houses being converted to HMOs as it has a negative impact on the appearance, ease of movement within and community cohesion of our neighbourhood.
54.	S	P	Union Road used to be an area occupied by families and has gradually been taken over by students. It has been sad to see the houses on the north side of Union Road occupied by non permanent students as these houses are ideal for families. Unless this proposal is passed, the student take-over will creep northwards. The area is like a ghost town for some months rather than a thriving mixed community. It is depressing to see the lack of maintenance in the gardens especially – not a planning matter but it all adds to the changing character of the neighbourhood for the worse.
55.	S	P	We understand that the Council is proposing to stop further HMO conversions. We are pleased at this proposal and sincerely hope that it will happen. Already the character of the neighbourhood is under threat from the number of non permanent, mainly student residents in Pennsylvania.
56.	S	P	I would like to support the Council's proposal to refuse further applications to convert ordinary houses to HMOs in Pennsylvania and other wards. I fear the loss of community as HMOs are empty for long periods and large areas near here are already bleak and deserted in the summer months; families are no longer interested in living in such places. Like many other residents I am also concerned by the increasing problems of noise, litter, refuse and the general untidy appearance which HMOs bring to this and neighbouring areas during the rest of the year.
57.	S	P	I write in support of the proposed restriction on any further such development. The character of the neighbourhood changes and the local community becomes unbalanced. This is apparent in Pennsylvania Road south of Union Road and in Union Road itself. Front gardens have become repositories for rubbish and dustbins, and the streets are noisy at night. I welcome the Council's proposal.
58.	S	P	I am a local resident in the Pennsylvania ward, and I am writing in support of this proposal to stop further HMO conversions in this area. I think this is a sensible decision, and hope that it will be carried. There is a risk of great imbalance in this neighbourhood and adjoining wards between non-permanent, mainly student, rentals, and family residences, the balance of student rentals being much higher than that of other households. It doesn't lead to a balanced community which is a pity as it this does adversely affect a community.
59.	S	P	I am responding to the councils proposals to prevent further HMOs in the Pennsylvania area. I am very pleased that this action is now being considered as I believe the expansion of HMOs, which will be mostly non-permanent, into what is currently a very pleasant mature residential area will threaten the character of this neighbourhood and bringing with it the instability of non-permanent residences namely noise, rubbish and anti social behaviour.
60.	S	P	I would like to register the voices of myself and my partner who both reside at the address below to support the Councils suggestion to refuse and further restrict applications to create more HMO's from family residences. Although we love the life that the student population brings to the area we would hate to see the wasteful lose of beautiful family homes which would sit empty for a large portion of the year and we would also be concerned about the additional noise and untidiness that is unfortunately inevitable with HMO's.
61.	S	P	I would like to say that my wife and I strongly support the campaign which has been fought to halt further HMO development in Pennsylvania. We are very pleased that the City Council has agreed to stop additional HMO activity. We live in Clevedon Close.

No	Object/ Support	Ward	COMMENT
62.	S	P	We would like to support the Council's proposal to refuse further applications to convert ordinary houses to HMOs in Pennsylvania and other wards. Like many other residents, we are very concerned by the increasing problems of noise, litter, refuse and the general untidy appearance which HMOs bring to this and neighbouring areas.
63.	S	P	I am contacting you to support the proposal to stop further HMO conversions in Pennsylvania and I am pleased that finally this action is now being considered. I feel that the character and dynamics of Pennsylvania is under threat from the number of non-permanent residents, mainly students in Pennsylvania and the adjoining wards.
64.	S	P	I would like to support the Council's proposal to refuse further application's to convert ordinary houses to HMO's in Pennsylvania and other wards. Like many other residents I am concerned by the increasing problems of noise, litter, refuse and the general untidy appearance which HMO's bring to this and neighbouring areas.
65.	S	P	I write to register my support for the proposed amendments to the SPD relating to HMOs in the Pennsylvania area. I often walk through the Culverland Road/Springfield Road area, and am saddened by the loss of so many family homes and the complete lack of community ethos. It's too late to save those streets, but it would be a great relief to know that it may not happen to our remaining neighbourhoods.
66.	S	P	We have resided in this area for nearly forty years where we have brought up our family of three children. When our children were young the area was mainly occupied by families and it was a vibrant yet peaceful location. I appreciate that there have been many changes in the way we live our lives since, and of course we have changed ourselves, but when I see what has happened to the areas around us I do feel that we are slowly destroying the community of Lower Pennsylvania. I challenge anyone to visit the streets below Union Road heading into the City Centre when the University is down. These streets are like a ghost town at such times. There is hardly anyone living there when the students are on holiday. That area and Lower Pennsylvania are wonderful places for families to be raised. The nature of the "close living" encourages a community feeling. There are good schools, easy access to the city centre and excellent recreation facilities close at hand. Most of this has been achieved by the excellent work the Council has done over the years, but this is now becoming more difficult for the people of Exeter to enjoy. The commercial landlords can afford to pay the inflated prices for these houses as the return on their investment through student lets is assured. The families who like to live in such a wonderful area cannot compete with this willingness to pay the inflated values. I find it very difficult to understand why we are in this position and the residents asking the Council to put a stop on further multiple occupations. We have seen many planning approvals for new buildings and conversions of existing buildings [old schools, commercial properties etc.] for new student accommodation, yet we are still allowing domestic houses to also be turned into commercial units. Student accommodation is no different to a hotel. Guest come, stay and then leave. I would suggest that if the University had been any other business that wanted to take over the area as part of its growth plans then we would have seen many more objections to the way the area is being adapted. I feel very strongly that this area should be a residential area and not an extension of the University Campus. I urge you to support the proposal and agree to stop the spread of House of Multiple Occupancy.
67.	S	P	I would like to support the Councils proposal to refuse further applications to convert ordinary houses to HMOs in Pennsylvania & other wards. Like many other residents I am concerned by the increasing problems of noise, litter, refuse and the general untidy appearance which HMOs bring to this and neighbouring areas.
68.	S	P	I would like to support the Council's proposal to refuse further applications to convert ordinary houses to HMOs in Pennsylvania and other wards. Like many other residents I am concerned by the increasing problems of noise, litter, refuse and the general untidy appearance which HMOs bring to this and neighbouring areas.
69.	S	P	I would like to register my support for the Council's proposal to refuse any further applications to convert ordinary houses into HMO in Pennsylvania and other wards. I feel strongly that the character of many residential areas of the city have already been altered because of the large number of properties being converted into student accommodation. I realise students need to be housed, but our city is not all about the university. We need to retain quality in all our neighbourhoods. Many areas are already affected by noise, litter and the general

No	Object/ Support	Ward	COMMENT
			untidiness that accompanies student accommodation. Exeter is a fine city in which to live and work and it would not serve us well if more areas were turned over to student housing thus adversely changing our streets.
70.	S	P	Regarding the notice recently posted giving details of a proposal to limit any further extension of multiple occupancy within an area marked in pink on the map: we fully support the aims of the proposal but ask the council to consider extending the designated area to include the whole of Sylvan Road. The current proposal is very likely to lead to applications for multiple occupancy in properties further up Sylvan Road, continuing the trend already evident in the lower part of Sylvan Road (which does lie within the proposed area of restriction). We hope you will support this small extension of the restricted area, thus treating equally all residents of the whole of Sylvan Road.
71.	S	P	I would like to support the Council's proposal to refuse further applications to convert ordinary houses to HMOs in Pennsylvania and other wards. Like many other residents I am concerned by the increasing problems of noise, litter, refuse and the general untidy appearance which HMOs bring to this and neighbouring areas.
72.	S	P	I support the proposed action to limit the number of HMOs in the Pennsylvania area of Exeter. It is important to encourage families to move here and so preserve its friendly and diverse character.
73.	S	P	I would like to support the Council's proposal to refuse further applications to convert ordinary houses to HMO's in Pennsylvania and other wards. I am worried about the increase in noise and especially the litter and untidiness of the properties which HMO brings to our area.
74.	S	P	I wish to support the Council's proposal to refuse any further applications to convert ordinary residential houses to HMOs in Pennsylvania and other wards. Like many of my fellow residents I am concerned by the increasing problems of noise, litter, refuse, parking and the general untidy appearance which HMOs have brought, and will inevitably bring, to this and neighbouring areas. One has only to see the state of Victoria Street and surrounding roads to confirm these legitimate concerns.
75.	S	P	I am writing to express my support for the Council's proposal to limit the number of HMOs in Pennsylvania and other wards. I have been living in Pennsylvania for over a year and have grown very fond of the neighbourhood. Frequently my husband and I go for walks and we appreciate the area's special character. If the number of HMOs increase, it could have a detrimental effect on the neighbourhood and the community.
76.	S	P	As a householder within the area where a strict limit on the number of multiple occupancies is proposed I wish my support to such a measure. The number is already too high, to the detriment of residents, and it should be the aim of the Council to progressively reduce that number.
77.	S	P	As a householder within the area where a strict limit on the number of multiple occupancies is proposed I fully support such a measure. It should be the aim of the Council to progressively reduce the number of student lets in residential areas. The number is already too high, to the detriment of residents in terms of unacceptable noise and rubbish/rubbish bins continuously left on the street. As a health risk I would be grateful if you would pass this aspect to the relevant Council department. Thank you.
78.	S	P	With regard to the proposed limits to multi occupancy housing in Lower Pennsylvania my wife and I fully support the proposals now being discussed and are pleased that action is being taken. We feel that it is important that Lower Pennsylvania remains predominantly residential. If the current levels of multi occupancy are allowed to increase it will be to the detriment of the character of the area.
79.	S	P	I am writing to say that I am giving you my support in the campaign to stop multiple occupancy. I live in a Sylvan Road not far from Union Road and I have seen a deterioration in the road since the students moved in. The landlords do not care what the outside of their properties look like as long as they get their monthly rent. Parking is definitely still a problem but much better since residents parking came in. The outlook of the houses are very bad – including dirty windows. Flags and washing hanging in the windows. Poor front doors which all contribute to letting the street down. I do hope you can try and stop these lovely houses being taken over by students. Exeter will not be able to cope with another 3000 students in the future.

No	Object/Support	Ward	COMMENT
80.	S	P	I would like to support the Council's proposal to refuse further applications to convert ordinary house houses to HMOs in Pennsylvania & other wards. Like many other residents I am concerned by the increasing problems of noise, litter, refuse and general untidy appearance which HMOs bring to this and neighbouring areas.
81.	S	P	I would like to support the Council's proposal to refuse further applications to convert ordinary houses to HMOs in Pennsylvania and other wards. Like many other residents I am concerned by the increasing problems of noise, litter, refuse and the general untidy appearance which HMOs bring to this and neighbouring areas.
82.	S	P	I would like to add my voice to support the Campaign to prevent further HMOs in Pennsylvania as I do feel that our area is being overtaken by too many non-permanent residents. I am supporting this even though, in the future, it will probably affect the sale of my own house as, already, only people wishing to let to students, seem to want to buy in Union Road. In particular, though I don't object to the students, per se, I think there are already too many cars here, given the type of student who is attracted to Exeter University.
83.	S	P	Further to your consultation on the restriction of further HMOs in the Pennsylvania, Newtown & Duryard areas, we write in support of this proposal. The University plans to expand its student numbers to around 22,000 in the coming years and this will put further pressure on the availability of larger housing units in Exeter. That expansion will take student numbers beyond 20% of the population, which is a highly unusual situation for any area. It is important for the balanced growth of the city that areas of good quality family housing such as those in this neighbourhood are retained in order that we can continue to attract new investment and jobs to the area.
84.	S	P	I would like to support the Council's proposal to refuse further applications to convert ordinary houses to HMOs in Pennsylvania & other wards. Like many other residents I am concerned by the increasing problems of noise, litter, refuse & the general untidy appearance which HMOs bring to this and neighbouring areas.
85.	S	P	I'd like to support the Council's proposal to refuse further applications to convert ordinary houses to HMOs in Pennsylvania and other wards. Like many other residents I'm concerned by increasing problems of noise, litter, refuse and the general untidy appearance that HMOs bring to this and neighbouring areas.
86.	S	P	I just wanted to write to confirm that I support the proposal to stop further HMO conversions in our area and am very pleased that this is being considered. Having lived here for 3 years, I was surprised at the sheer number of lovely family homes that are being used by students and other young professionals. It is very important to have an appropriate balance in a neighbourhood, to ensure that there is a sense of community and that we are living among other households who live a similar life style. There is plenty of rented accommodation in this area and limiting the number of HMO's will help to control this to some degree.
87.	S	P	I am writing to express my support for the City Council's proposed amendment which will allow no further HMOs to be created in the four areas of the city where the proportion of HMOs is currently below 20%. Any increase in existing levels will significantly change the character of these areas, and create further problems that are already associated with student households, e.g. parking, litter, noise. I live in Lower Kings Avenue, where there are very few houses in the category of HMO. I would not welcome seeing further houses converted for this use.
88.	S	P	I would like to support the Council's proposal to refuse further applications to convert ordinary houses to HMO's [Houses in Multiple occupation] in Pennsylvania and other Wards .Like many other residents, I am concerned by the increasing problems of noise, litter, refuse, parking, and the general untidy appearance which HMO's bring to this and neighbouring areas.
89.	S	P	As a resident of Maryfield Avenue, Pennsylvania I fully support the move to prevent further conversions of ordinary houses to HMOs, in this area. I have noticed over the last few years a rapid increase in conversions of such housing, with a decline in the character of our neighbourhood and the lack of upkeep of gardens.
90.	S	P	We support what is being proposed and are pleased that this action is now being considered. Apart from feeling outnumbered by students at times; it gets extremely noisy late into the night on some nights in our area. The houses and gardens seem to suffer neglect where there is no interest from the occupants.

No	Object/ Support	Ward	COMMENT
91.	S	P	I am writing to comment on the proposed revision to the SPD to place a restriction on further HMOs across the whole of the Article 4 Direction area. I support the proposal, and would like to thank the council for considering this action. Although I enjoy the vibrant nature of living near the University, during the 10 years that I have lived here the increase in HMOs has resulted in a marked change in character of the area, with increased levels of noise, and a great deal more refuse left in the street - especially at the end of each university term. The seasonal occupancy of an increasing number of homes has also had an impact on the local businesses in Union Road, which now focus their opening hours very much on the student population - hence I feel that the area has now reached the limit of HMOs that can reasonably be accommodated
92.	S	P	We were drawn to this neighbourhood by the location, the cross section of age groups and the sense of community. Our route into the centre of town takes us across Union Road and through part of St James, this part of which is densely occupied by students. The change in character from one side of Union Road to the other is immediately distinct and exaggerated at different times in the year. During term time the streets are full of students, often littered with beer cans, fast food containers or simply overfull rubbish bins. Outside of term time the streets are devoid of occupants but full of large vans belonging to the workforce employed by distant property owners to refurbish HMOs. To be surrounded by this type of property would, I anticipate, be a constant nightmare (distant owners, disinterested occupants, etc.). In order to retain the character of the area in which we have chosen to live and to stop the further erosion of this active community, we support the proposal to prevent further HMOs in Pennsylvania and adjacent wards.
93.	S	P	I would like to add my support to the proposed action regarding properties in Pennsylvania and adjacent wards to not allow any further conversions of properties to multiple occupancy. There are many downsides to this type of non permanent resident. From having no interest in the houses or the gardens that they occupy, to the loss from a residents point in having no long term neighbours and families nearby. Since moving here over twenty five years ago I have seen how Exeter City Council has allowed the whole area to be damaged beyond recovery. So this late and limited attempt to repair some of the damage already inflicted on this area is most welcome.
94.	S	P	I am emailing in support of the council's proposal to refuse further applications to convert ordinary houses to HMOs in Pennsylvania and other wards. My wife and I used to own and live in a house in May street. From our experience there we are well aware of how an area can deteriorate as more and more properties become multiple occupancy. If the same were to happen in Pennsylvania I foresee an increase in noise, litter, refuse not being prepared for collection correctly (leading to mess by seagulls and foxes), and a general untidiness to the area. Add to this that often (but not always) multiple occupancy tends to mean students (esp. given the proximity to the university) which leads to empty houses in the long summer breaks, transient residents and therefore a general breakdown of the community as people do not get to know each other properly over a period of years.
95.	S	P	I understand that you are proposing to put a stop to the creation of further HMOs in my part of Pennsylvania, 2 parts of Newtown and one street in Duryard. Please can I say that I wholeheartedly support this.
96.	S	P	Living in Lower Kings Avenue I'm very pleased to see that action is being considered and support the proposal presented on the website. While we have been reasonably happy with our student neighbours it is fair to say the latest batch do not really fit into the quiet nature of the area and are causing friction. We really love this area and our neighbours so we are most concerned about the negative effect of more short term residency and attend problems caused by HMOs.
97.	S	P	I am writing in support of the proposal to restrict future HMOs in the Pennsylvania area of Exeter. At present the area is beginning to look run down and uncared for as the result of landlords not looking after their properties and students not being full time residents and also therefore leaving rubbish uncollected in the streets. There is also the problem of parking in certain key areas, noticeably the junction between Maryfield Avenue and Union Road.
98.	S	P	We would like to support the Council's proposal to refuse further applications to convert ordinary houses to HMOs in Pennsylvania & other wards. Like many other residents we are concerned by the increasing problems of noise, litter, refuse and the general untidy appearance

No	Object/ Support	Ward	COMMENT
			which HMOs bring to this and neighbouring areas.
99.	S	P	I would like to support the council's proposal to refuse further applications to convert ordinary houses to HMO's in Pennsylvania & other wards. Like many other residents I am concerned by the increasing problems of noise, litter, refuse and the general untidy appearance which HMO's bring to this and neighbouring areas.
100.	S	P	I would like to support the Council's proposal to refuse further applications to convert ordinary houses to HMO's in Pennsylvania and other wards. Like many other residents, I am very concerned by the increasing problems of noise, litter, refuse and the general untidy appearance which HMO's bring to this and neighbouring areas. I believe that the lifestyle of students is not compatible with that of the normal working family, and believe that there is already enough HMO's in this area.
101.	S	P	I would like to support the Council's proposal to refuse any further applications to convert ordinary houses to HMO's in Pennsylvania and other wards. Like many other residents I am concerned by the increasing problems of noise, litter, refuse and the general untidy appearance which HMO's bring to this and neighbouring areas, as well as increasing vehicle activity and parking issues which already cause congestion in the area.
102.	S	P	I write concerning the proposed control zone for HMOs in Pennsylvania and to express my strong support for the proposal. I know my neighbours are concerned about noise, litter and refuse but I have a greater concern about the effect on community life. The streets near me (Victoria Street, Culverland Road, Prospect Park etc) simply die during the vacations. There is almost nobody there for weeks on end. There can be no sense of community in such circumstances - not to mention the dreadful waste of housing resources. Since presumably and sadly nothing can be done about those streets, the very least that should be done is to limit this 'dead' zone to St James. I do urge the Council to proceed with the order.
103.	S	P	<p>I fully support the proposed amendment, though if anything, I think the suggested upper limit of 20% is too high. I've lived in Exeter since 1993, adjacent to the university and area shown on diagram on the public notice. During this time I've seen unmistakable decline in quality of living environment in roads where students comprise a significant proportion of the total, for instance, Union Road, and Pennsylvania Road, below the intersection with Union Road. I don't want the rot to spread further.</p> <ol style="list-style-type: none"> 1. Ready availability of houses for rent acts as a disincentive to the university to purpose build on the campus. 2. Exeter residents who are prospective buyers - first time home owners, young families and older people who want cheaper housing - are squeezed out by the explosion of rental homes for students. This is wrong. Put Exeter residents first. 3. Consequently, the nature of the community suffers from imbalance. Priorities differ. Students priorities appear to revolve around access to cheap food and alcohol - the campus provides library, bars and clubs, health centre, counselling, sports and leisure.. On the other hand, young couples, families and older people want access to medical facilities, community and leisure centres, play areas for children, clean green spaces, safe roads etc. Home owners, and those who have chosen to make the city their home, are much more likely than students to care for their immediate environment. 4. Students en-masse are shockingly dirty, chucking food and drink packaging around without regard. (After Saturday night add pools of vomit and broken bottles). Numbers of student rental houses have a front garden full of such litter, which can, and does, spill onto the streets. Landlords don't appear to be concerned either. Students on the whole appear to be very poor recyclers. For example, at the end of the summer term Pennsylvania Road becomes utterly squalid with all manner of rubbish dumped in front gardens. <p>During the summer months the network of street heavily populated by students during term time becomes a ghost town – cleaner certainly, but without vibrancy.</p>
104.	S	P	I would like to support the Council's proposal to refuse further HMO conversions in Pennsylvania and other wards. I know students need to live somewhere close to the University, but feel there are already enough streets which are now completely occupied by students, eg parts

No	Object/ Support	Ward	COMMENT
			of St James' ward. When ordinary houses are converted to HMOs, many house owners remove or concrete over the gardens, creating an ugly and lifeless environment. Also, rubbish tends to pile up in the streets. Noise at night is sometimes a problem. I feel it's important to have a more mixed residential environment with families and young children as well as students. This morning I happened to be at the University Forum building where various stalls are set up to give advice & information to students. One stall was providing housing advice for students and when I approached them, the students running it confirmed that at present there is a large over-supply of student housing. This may eventually be filled as the university expands, but it certainly seems clear there is no need for more houses to be converted. Hoping that these points may be taken into consideration.
105.	S	P	We would like to support the Council's proposal to refuse further applications to convert ordinary houses into HMOs in Pennsylvania and other wards. Like many other residents we are concerned by the increasing problems of noise, litter, refuse and the general untidy appearance which HMOs bring to this and neighbouring areas.
106.	S	P	I am writing to express my support for the Council's proposal to limit the number of HMOs in Pennsylvania and other wards. I have been living in Pennsylvania for over a year and have grown very fond of the neighbourhood. Frequently my wife and I go for walks and we appreciate the area's special character. If the number of HMOs increase, it could have a detrimental effect on the neighbourhood and the community.
107.	S	P	We would like to support the proposals the Council has made to prevent further HMO conversions in Pennsylvania and other wards. Everyone recognises that some City wards, especially St James, have been greatly affected by the high level of student occupation. Despite the efforts of the Council there are still serious problems of noise, litter, dustbin waste and poor maintenance of houses. Our area, which is adjacent to the most seriously affected part of St James, is also beginning to suffer the same problems. There is a lot of concern amongst residents as we found when we and neighbours organised a survey of the area and petition to the Council in 2012. In the last 12 months we have met a number of Council officers and councillors to discuss our concerns. We have been treated courteously and given a fair hearing. We would urge the Council to approve and implement speedily its proposals.
108.	S	P	I support the reduction in HMOs in this area, in any case from what letting agents say there is now an over supply of student accommodation in this area, so why would anyone want to convert more private houses!
109.	S	P	I am responding to the public consultation re houses in multiple occupancy which ends on Nov 15th as I am concerned that there are at the moment too many students living in family houses at the moment in this area, I certainly support what is being considered and I have been aware that the character of many roads in Pennsylvania are changing in character. I think with the extra building of special accommodation for students there are some parts of this which will not change e.g. noise at night and bottles and broken glass found in the day. But non-permanent residents in an area also change the character of a place as they do not care for their homes and area as much as permanent residents. Certainly there are still permanent residents who do pick up litter outside their houses on a daily basis and still have a pride in the area.....it would be a shame if this changed.
110.	S	P	I am getting in touch to let you know that I support the proposal to stop further HMO conversion in the area of Pennsylvania. We live on Sylvan Road and have seen a significant change over the last 13 years in the balance of the neighbourhood. The students are pleasant but there is no longer a feeling of proper community here, which is a great shame. I do hope the campaign is successful.
111.	S	P	I fully support the proposal to stop further HMO occupations in the areas under consideration. The sheer density of student accommodation that already exists in the Union Road area has made unwelcome inroads into the quality of life we residents have a reasonable expectation of. Particularly excessive late night noise and the wanton discarding of rubbish.
112.	S	P	I would like to support the Council's proposal to refuse further applications to convert ordinary houses to HMOs in Pennsylvania and other wards. Like many other residents I am concerned by the increasing problem of noise, litter, refuse and the general untidy appearance which HMOs brings to this and neighbouring areas.

No	Object/ Support	Ward	COMMENT
113.	S	P	I have read the Supplementary Planning Document, the Consultation Paper and the notice placed on lamp posts etc. in the street, and am very pleased with the action the council is taking. Thank you. I wholeheartedly share the concerns that have given rise to this, applaud those who have actively pursued these serious issues, and support what is being proposed. There is no doubt that the character of the neighbourhood has already changed for the worse as a result of excessive numbers of properties being converted by owners to profit from multiple occupancy, mainly but not exclusively by students, and will continue to change for the worse as numbers of students and other non permanent residents increase. The growing fear is that normal and socially healthy day to day living as a family, in a family home, in a residential neighbourhood is going to become impossible. Please register my support of the proposal
114.	S	P	I write in support of the Council's proposal to stop further HMOs, especially in the Pennsylvania area, as described on your website with its proposal to amend the Supplementary Planning Document. There are already a significant number of HMOs, with large numbers of people and attendant noise and mess. Further expansion of HMOs would exacerbate these problems and gravely alter the character of the area with its current balance of residential properties in family occupation.
115.	S	P	I would like to support the Council's proposal to refuse further applications to convert ordinary houses to HMOs in Pennsylvania & other wards. Like many other residents I am concerned by the increasing problems of noise, litter, refuse and the general untidy appearance which HMOs bring to this and neighbouring areas.
116.	S	P	I am writing to show my support for the proposed restriction on further HMO conversions in southern Pennsylvania. I believe that the restriction will ensure that the area can retain its residential feel, to the benefit of all residents.
117.	S	P	We live in Higher King's Avenue and we are very happy with and would support what is being considered by the Council in preventing the further conversion of ordinary houses to HMO's in our area because we strongly wish to retain the remaining character of our local area which is under threat from the sheer numbers of non-permanent, mainly student, residents in Pennsylvania, and adjacent wards. We therefore strongly support the Council in this matter and would urge that this proposal is carried.
118.	S	P	I support what is being proposed because the character of Pennsylvania is under severe change by the influx of many non-permanent students in recent years.
119.	S	P	As a concerned resident of Lower Kings Avenue I would just like to say that I support the Council's proposals to limit the creation of any new HMO's in the area of Pennsylvania. I feel that there is a real threat to the balance of the whole area near to the university if more HMO's are allowed to be created. I see every day the negative effects of HMOs in places like Victoria street, Pennsylvania Road, Prospect Park and Powderham Crescent. I am very glad that the Council is now going to act.
120.	S	P	In regard to the letter dated 7th October from your Mr Richard Short, I support the Council's draft amendment.
121.	S	P	I would like to support the Council's proposal to refuse further applications to convert ordinary houses to HMOs in Pennsylvania and other wards. Like many residents I am concerned by the increasing problems of noise, litter, refuse and the general untidy appearance which HMOs bring to this and neighbouring areas.
122.	S	P	We wish very much to support the Council in its effort to restrict any further increase in HMOs in the Pennsylvania area. Already we have noticed the change taking place over the last ten years as Exeter University has doubled in size. At the moment the area can still (just) be described as a mixed neighbourhood with retired people, families with children, single people and students co-existing more or less happily. Any further change in use of the local housing stock will, I am sure, tip the balance away from this happy medium towards a situation with increasing noise late at night, increasing litter and an increasing number of empty properties for half the year (not to mention the loss of council tax for properties entirely occupied by students). The designation of Exeter as a Russell Group university and its consequent plans for huge future investment are obviously to be welcomed but they will equally obviously put ever greater pressure on all local facilities. The council must keep a very careful watch on the expansion plans, remembering that the city of Exeter is not a huge metropolis that can absorb unlimited growth in one direction.

No	Object/ Support	Ward	COMMENT
123.	S	P	I am very concerned about the increasing problems in Pennsylvania and other areas as a result of HMOs; especially litter, refuse and refuse bins, unkempt houses, overgrown gardens and noise. I support the Council's proposal to refuse further applications to convert existing houses to HMOs in this and other local wards.
124.	S	P	I am very concerned about the increasing problems in Pennsylvania and other areas as a result of HMOs; especially litter, refuse and refuse bins, unkempt houses, overgrown gardens and noise. I support the Council's proposal to refuse further applications to convert existing houses to HMOs in this and other local wards.
125.	S	P	I would like to support the Council's proposal to refuse further applications to convert ordinary houses to HMOs in Pennsylvania & other wards. Like many residents I am concerned by the increasing problems of noise, litter, refuse and the general untidy appearance which HMOs bring to this and neighbouring areas.
126.	S	P	I am a resident in the Pennsylvania area of the city, and I've recently read the Council's proposal to stop further conversion of ordinary houses into HMOs in this area and parts of Newtown and Duryard. I fully support this proposal, and I'm very pleased that the Council is making it. As is well known, these areas have been fundamentally altered by the high number of HMOs they have attracted. The character of the areas has been strongly affected by the imbalance caused by the dominant presence of populations which are seasonal and transitory. I very much hope that the proposal will be accepted and acted upon.
127.	S	P	We are writing as residents of Lower Kings Avenue, where we have happily lived for 6 years, to express our support on the limitation by the Council for any more conversions of homes to multiple occupancy. This is an area which currently has a good mix of people of different ages and quite a community feel. If more homes became available for students than it would affect the whole area and change the atmosphere. We would not object to a home being changed for say supported living as this would be a permanent home but it is the short term nature of the students plus the potential noise and potential lack of care for the house and garden that we would object to if more houses were altered. Furthermore, in the short time that we have lived in Exeter we have seen a huge increase in the number of places made available for students both on the campus and in the town, so we feel that surely there is no need to change perfectly good family homes into ones for multiple occupancy.
128.	S	P	I am writing to express support for the Council's proposal to refuse further applications to convert ordinary houses to HMOs in Pennsylvania and other Wards. Like my neighbours, I am concerned by the increasing noise, particularly of parties when I am trying to get to sleep, refuse left on the streets and the general untidy appearance they seem to bring to the area. Parking can also be a problem. An example of this is that although I have lived in the street for over 20 years I was recently asked by a student who has been there since September not to park opposite their house. This also brings me to another point regarding the sense of community these houses seem to destroy. Thankfully we still have some of this in our street, but if you walk through the St James area in the summer it almost feels like a ghost town.
129.	S	P	I am delighted with the proposal to stop further HMO conversions in Pennsylvania, amongst other areas. I live in Clevedon Close where, already, 3 out of the 12 properties are HMOs. Any more would further threaten to damage the character of the neighbourhood. I do hope the proposal will be carried.
130.	S	P	I write in support of the plans outlined on the draft amended guidance issued by the City Council. It is anomalous that whilst one side of Union Road has been afforded a degree of respite from the creeping number of houses in multiple occupancy, the other side, and the roads included on the draft outline have been subject to a constant growth of (mainly student) multiple occupancy houses, and indeed the most recent figures supplied by the City Council for numbers seem to be retrospective and inaccurate. This issue has been one which has caused the City planners concern over a number of years. In August 2007 they issued the document "Student accommodation development in residential areas", and the figures contained therein gave concern to residents in the three areas considered. Since then with the growth of the University, and the increase in fees, demand for accommodation within walking distance of the main campus has grown inordinately. This has affected the whole of the lower Pennsylvania area, and has not just been confined to any given ward boundaries. As a long term resident of Union Road I moved to the area knowing that it was an area in which student households and City residents co-existed, but there

No	Object/ Support	Ward	COMMENT
			<p>has been a marked increase in numbers and an unfortunate decline in the quality of life available to non-student households in the intervening periods. This has manifested itself in many ways such as constant bin presence, increased noise levels (especially at night), low level vandalism, increased traffic volume and increased street litter. Not all of this is directly attributable to students, but the respite afforded to us during vacation periods, suggests that they are a significant factor. I sincerely hope that if this restriction of Class 4 usage is extended that the Planning department will undertake a review which encompasses a city wide approach, rather than piece-meal expansion as is the intention of this proposal.</p>
131.	S	P	<p>We would like to register our support for the current planning proposals. We wish to make it clear that we feel it is imperative that this change is implemented as soon as possible to ensure that further student development does not take place in Clevedon Close and the surrounding area. Clevedon Close is a small residential street of 12 houses. Currently we have 3 of these being let to students, which constitutes 25% of the total, a figure we feel is far too high in this street and is at risk of changing the character of the area. Of particular concern are the following points:</p> <p>Parking. The carriageway in Clevedon Close is particularly narrow. Despite being exempt from paying Council Tax, we were surprised to discover that students are entitled to residents' parking permits. Although most other residents strive to park their cars whenever possible on their driveways or in their garages, once students have obtained permits they consistently leave their cars parked on the road, making little or no attempt to use the driveways (or garages) attached to any of the 3 bungalows. While the students may claim that this is because the drives are 'too steep', owners and tradesmen servicing the properties during vacations do seem able to manage this. In addition cars are often parked awkwardly, at an angle and without any consideration for other residents. This makes access for any delivery or service vehicles very difficult and these cars often obstruct entry to the driveways of those living opposite them. Many residents are elderly and should not be put in the position of having to negotiate this obstacle course, nor should their visitors be consistently prevented from parking near to their houses. Each bungalow has at least 2 cars belonging to students and on occasion there are 3; in this instance the third car uses a visitor's permit each day to allow it to be parked during restricted hours – again, rather than making use of the driveway. We are surprised that in an already heavily congested city where on street parking does present challenges, a policy operates which, rather than deterring students from bringing their cars into the city, appears to encourage this. Students have no real need to bring vehicles with them; they cannot take their cars onto the university campus and therefore these vehicles spend most of the time parked in the street, causing a nuisance to those of us who do pay Council Tax. While we appreciate that the presence of the university brings economic benefits to the city, we do not feel that this should be at the expense of permanent residents.</p> <p>Noise/increased traffic movement. The student bungalows in question have very small gardens which back directly onto bungalows in Elmdon Close which are occupied by elderly residents. Those residents are therefore unduly affected by the noise of parties and their privacy is a real issue. In addition, despite their cars the students regularly use taxi firms to pick them up in the evening and return them early in the mornings – usually between 1 and 3am. This means yet again more traffic is brought into the street, usually accompanied by the noise of car horns used by taxis to announce their arrival. On their return these young people again show little consideration for their neighbours, talking loudly, using mobile phones etc while still in the street. Although a number of residents are retired, there are also a number of us who do work and need to get up early to do so. We would all I am sure appreciate and expect a residential area to be free from such regular disturbances. In addition, there is a regular trail of pizza delivery vehicles etc and even supermarket deliveries taking place, which again begs the question as to why these young people need cars at all.</p> <p>Litter. Inevitably, because these properties have multiple occupancy they produce far more litter than most normal residential households. This means that bins are often overflowing and split bin bags left outside the houses for several days. Often the students either forget to put their bins out on the correct day, or if they do, they then cannot be bothered to take them back in. When they have parties there are piles of empty bottles and cans outside the houses. Not only is this unpleasant visually, and certainly detracts from the character of this area, we do have concerns that in the long term this may attract vermin. We have already noticed an increase in seagulls in the area, a sure</p>

No	Object/ Support	Ward	COMMENT
			<p>sign that there are ready pickings for them. Having observed the change in the roads around the football ground just after term started – from fairly pristine, pleasant streets to ones covered in rubbish, bottles and debris, we are very concerned to ensure that this situation will not be replicated in Lower Pennsylvania. Again, the fact that neither the students nor the owners of these properties - who are surely only letting them for profit and in some cases running as businesses with many properties across the city – make any contribution to Council Tax, yet must cost taxpayers a significant amount in cleansing alone, is beyond belief.</p> <p>Value of properties. As owner occupiers in difficult economic times, it is perhaps unsurprising that we are also concerned that any further increase in the number of student houses in our area will have a detrimental effect on the value of our property. Many of the houses in Clevedon Close itself are probably unsuitable to convert to student lets; however if the bungalows in Hill Close and Elmdon Close continue to be purchased by developers for student letting, buyers are unlikely to be attracted to purchase in the same area, for the reasons outlined above. We moved to Exeter 6 years ago and had we been aware of this increasing problem at that time, we doubt that we would have bought in this area, which at the time we felt was one of the true leafy, attractive residential suburbs of the city. We would be astounded if the Council permitted this area to be further affected by the influx of students. Given the university's expansion plans, it is vital that action is taken now to prevent this happening. If the overwhelming presence of students drives more permanent residents to the outskirts and villages, this will compound the traffic difficulties already facing the city at peak hours, and potentially have a knock on effect on businesses. I am sure that many of us living in this area do so because we like to walk into and use the city centre not only during the day but in the evenings too, attending many of the excellent events which take place - something which is unlikely to happen if living further out and faced with battling through traffic and the cost of parking. While students bring certain economic benefits to the city, they are not here during the long university vacations, when the city is dependent on its resident population and tourism. There must be a place for preserving prime residential areas in the heart of the city if the city still wants professionals to come and live, work and pay taxes here.</p> <p>Community. We are fortunate in having a very active Neighbourhood Watch Co-ordinator in Clevedon Close who works extremely hard to ensure that a sense of community is retained in our area in these disparate times. Students by their nature are transient and have little or no interest in the local community. We appreciate that the university has tried to address this to some extent through the introduction of the 'Streetwise' warden scheme; however there is little evidence that this has had any significant impact. If more and more houses become occupied by students, how will this sense of community be maintained, and who will be looking out for the elderly and vulnerable people remaining, as these are the people least likely to be either able or willing to move as the area changes? Surely this is not what Councillors want for this city?</p> <p>I do hope that these points will help those charged with making decisions to make the only sensible decision in this case, i.e. to implement this proposal to ensure that the areas in question remain vibrant communities which make a positive contribution to the life of the city, rather than becoming student ghettos.</p>
132.	S	P	<p>I write to express our (my wife and I) position on whether or not there should be additional HMOs in Lower Kings Avenue area. We are firmly against additional HMOs in the Lower Kings Avenue area (Lower Pennsylvania). Therefore we strongly support the Council's current proposals. There continue to be problems associated with multiple occupancy - student - housing in our neighbourhood, the perennial ones being uncollected and messy rubbish and parking cars on pavements. Noise is sometimes a further concern. This poses a threat to the character of the neighbourhood.</p>
133.	S	P	<p>We support the inclusion of the part of Pennsylvania as proposed. We are very pleased such action is being considered. The increase in the numbers of HMOs is a threat to the character of the area due to the number of non permanent mainly student residents. We would argue against the creation of imbalanced communities as a result of proposals for houses in multiple occupation, in particular, shared student houses. There has been a noticeable increase in shared student houses as a result of expansion by the University of Exeter. The proposed amendment of the SPD would address this problem.</p>

No	Object/ Support	Ward	COMMENT
134.	S	P	I would like to support the Council's proposal to refuse further application to convert ordinary houses to HMOs in Pennsylvania and other wards. Like many residents I am concerned by the increasing problems of noise, litter, refuse and the general untidy appearance which HMOs bring to this and neighbouring areas.
135.	S	P	As residents of the Pennsylvania area, we thoroughly support the proposal to stop further HMO conversions in our area and congratulate the Council in taking notice of the resident's concerns.
136.	S	P	I write to support the Council's intention to resist any further changes of use to 'house in multiple occupation' in this part of the City. I live in the part of Pennsylvania to which the Council intends to extend the restriction.
137.	S	P	I am pleased to see and fully support the proposals being considered. For many years the character of our neighbourhood has been under threat by the increase in student accommodation in and around our ward. Having lived in the ward for 20 years it is important that it retains its stable, rather than a transient, residential character which I believe enhances the University.
138.	S	Pols	I would like to strongly support the proposal to refuse further applications to convert ordinary houses to HMO's in the various wards discussed in your document. In particular the Pennsylvania and Newtown areas. Like many other residents I am concerned by the increasing problems of noise, litter, refuse, and general untidy appearance which HMO's bring to the neighbourhood. They also restrict the amount of property for first time buyers and families needing this type of property. I would request to the Council that this proposal is accepted and that future applications are refused.
139.	S	St D	With regard to the one notice I have seen about student occupation in this area, I live in Barnfield Road and I think limiting the mix to 20% is ideal. I am not averse to having lively students around but enough is enough and a vast amount of custom built student accommodation has recently commissioned.
140.	S	St J	I am writing to enthusiastically support the proposed change to the SPD which is currently out for consultation. This is an important step in the right direction. There are too many HMOs in the areas proposed for change and I welcome any action by the Council to reduce their number and any further measures to ensure that ordinary dwelling houses become available for use by local residents. I shall support any further action the Council can take to improve the area of St James with a high % of HMOs so that it becomes more attractive to families. I welcome the general policy of encouraging students to occupy purpose-built accommodation both on and off the campus.
141.	-	St J	St James Forum At the recent meeting of the Forum Steering Group we were asked whether or not we were going to respond to this consultation. (I'm afraid we heard about it rather late, the joys of not being a statutory consultee!). The Steering Group was minded not to comment on this occasion. But we agreed that we would like to emphasise the importance of infrastructure (especially transport) when trying to encourage the growing student accommodation provision, and students themselves, to move beyond the immediate University area into the wider city.
142.	-	-	University of Exeter Students' Guild – comment in report.

EXETER CITY COUNCIL**SUPPLEMENTARY PLANNING DOCUMENT
HOUSES IN MULTIPLE OCCUPATION (INCLUDING CLASS C4 USES)****1 STATUS OF DOCUMENT**

- 1.1 This amended Supplementary Planning Document was adopted by the Council's Executive on 21 January 2014.

2 BACKGROUND

- 2.1 The University of Exeter has grown significantly in recent years from 11,923 full time equivalent students in 2006/7 to 16,501 at 2013/14 and it expects to reach 18,000 by 2018/19. While a significant and increasing proportion of students live in purpose-built student accommodation, a large number live in shared student houses that are concentrated in certain parts of the City that are close to the University's campuses. The number of properties in Exeter that are exempt from Council Tax due to entire occupation by full time students has increased from 1,184 in 2006 to 2,711 in May 2013. This includes an increasing number of about 750 purpose-built private student cluster flats and studios.
- 2.2 Not all students who live in private houses are in properties that are registered as exempt from Council Tax. There are students who lodge or share with non-students. There are also many houses in multiple occupation that are not entirely occupied by students and small properties of 1 or 2 bedrooms that are Council Tax exempt that are not classified as houses in multiple occupation. Therefore the figures for Council Tax exemptions do not show the whole picture so far as houses in multiple occupation (HMO's) are concerned, but they do provide a useful indicator for gauging the growth and distribution of student occupation in private dwellings.

3 PURPOSE OF GUIDANCE

- 3.1 The purpose of the guidance document is to clarify the implementation of Policy H5(b) of the Exeter Local Plan. Within St James ward it clarifies the implementation of Policy C1(e) of the Exeter St James Neighbourhood Plan. It will also apply to emerging Policy DD12(e) of the draft Development Delivery DPD (December 2013). These policies are reproduced at Appendix A.
- 3.2 The law requires that planning decisions be in accordance with the development plan unless other material considerations indicate otherwise. The main part of the development plan relevant to student accommodation is criterion (b) of Policy H5 of the adopted Exeter Local Plan. This states:

H5: THE CONVERSION OF DWELLINGS TO FLATS, SELF CONTAINED BEDSITTERS OR HOUSES IN MULTIPLE OCCUPATION AND THE DEVELOPMENT OF SPECIAL NEEDS OR STUDENT HOUSING WILL BE PERMITTED PROVIDED THAT:

(b) THE PROPOSAL WILL NOT CREATE AN OVER CONCENTRATION OF THE USE IN ANY ONE AREA OF THE CITY WHICH WOULD CHANGE THE CHARACTER OF THE NEIGHBOURHOOD OR CREATE AN IMBALANCE IN THE LOCAL COMMUNITY.

4 SCOPE OF GUIDANCE

- 4.1 The guidance will apply to all planning applications for change of use from homes (Class C3 of the Use Classes Order) to Class C4 (houses in multiple occupation by three to six people) and to 'sui generis' houses in multiple occupation of seven or more occupants, within the areas shown on the accompanying plan. In this area planning permission is required for material change of use from Class C3 to Class C4 following the removal of permitted development rights through an Article 4 Direction taking effect in January 2012. The guidance does not apply to purpose-built student accommodation or to nine streets that are not subject to the Article 4 Direction. They are:

Culverland Road
Danes Road
Edgerton Park Road
Hillsborough Avenue
Mowbray Avenue
Old Park Road
Springfield Road
Victoria Street
Wrentham Estate

- 4.2 Further guidance on the need for planning permission for houses in multiple occupation is available on the Council's website at <http://www.exeter.gov.uk/index.aspx?articleid=13208&listid=9485>
- 4.3 The proposed restriction on further houses in multiple occupation will not affect properties that can prove an existing lawful use as a house in multiple occupation.
- 4.4 Council Tax exemptions within the area amounted to 21.2% of homes at May 2013. The area where the restriction applies was extended in January 2014 to include two parts of Newtown ward and parts of Pennsylvania and Duryard wards which previously had been less than 20% of exemptions.

5 BASIS OF PROPOSED POLICY

- 5.1 The Council is proposing to resist any further changes of use to houses in multiple occupation within the area shown stippled on Plan 1. In other words the Council will regard the existing proportion of Council Tax exemptions as an over-concentration of HMO use for the purposes of Policy H5(b).

Exceptional Circumstances

- 5.2 The personal circumstances of an occupier, personal hardship, or the difficulties of businesses which are of value to the welfare of the local community may be material to the consideration of a planning application. Such arguments will seldom outweigh the more general planning considerations. However, there may be some cases where very localised communities are already so imbalanced that the policy objective of protecting a balance is unlikely to be achieved. In these cases owners of Class C3 dwellings may find difficulty in finding a purchaser for continued Class C3 use and may therefore wish to change to Class C4/HMO use. In considering whether to make an exception in such cases to the policy and this SPD guidance the Council will have regard to:
- Local representations in support or objection from those directly affected by the proposal.

- The proximity of existing Class C4 uses, larger HMOs or Council Tax exempt properties where they might be likely to affect the amenities of normal family life (e.g. if there were such uses on both adjoining sides). Any
 - demonstrable difficulty in achieving a satisfactory sale of a property as a Class C3 dwelling.
 - Any other circumstances indicating the policy restriction is causing severe personal hardship.
- 5.3 This policy has been drafted on the basis of data at May 2013. Data will be updated on an annual basis every May.

6 FURTHER INFORMATION

- 6.1 For further information on this SPD please contact:
Email: janet.warren@exeter.gov.uk
Telephone: 01392 265213
In writing: Exeter City Council, Civic Centre, Paris Street, Exeter, EX1 1NN.

RICHARD SHORT
ASSISTANT DIRECTOR CITY DEVELOPMENT

HOUSES IN MULTIPLE OCCUPATION

DRAFT DELIVERY DPD

POLICY DD12: *Development involving the conversion of a building to flats, bedsits, or a house in multiple occupation, will be permitted provided:*

- (a) *the proposal would not harm the character and appearance of the building;*
- (b) *the design, layout and intensity of use of the building would not have an unacceptable impact on neighbouring residential amenities;*
- (c) *internal and external amenity space, refuse storage and car and bicycle parking is provided at an appropriate quantity, to a high standard and so as not to harm visual amenity;*
- (d) *the proposal would not cause unacceptable highway problems; and,*
- (e) *the proposal would not result in an over concentration of HMOs in any one area of the city, to the extent that it would change the character of the area or undermine the maintenance of a balanced and mixed local community.*

The Houses in Multiple Occupation SPD provides additional guidance on the implementation of policy and includes a map of the area covered by the Article Four Direction. The Council's Residential Design SPD provides additional details of the Council's approach to residential conversions and the Sustainable Transport SPD provides the standards used to determine an appropriate level of car and cycle parking.

ST JAMES NEIGHBOURHOOD PLAN

C1: HOUSES IN MULTIPLE OCCUPATION

Changes of use to houses in multiple occupation (HMO) will not be permitted unless;

- (e) the proposal would not result in an over concentration of HMOs in any one area of the ward, to the extent that it would change the character of the area or undermine the maintenance of a balanced and mixed local community.