

Coventry City Council

Homes in Multiple Occupation (HMO) Development Plan Document (DPD)

Adoption Statement

The Town and Country Planning (Local Planning) (England) Regulations 2012

Notification under Regulations 26 and 35

Title: Homes in Multiple Occupation (HMO) Development Plan Document (DPD)

Area Covered: The HMO DPD covers the administrative area of Coventry City Council.

Subject Matter: The HMO DPD is a document expanding the existing Local Plan policy (H11) and introducing standards for the informed assessment of proposals for HMOs that will positively contribute to the housing offer within the city since the adoption of the Local Plan. The DPD sets out policies that aim to ensure HMOs can provide important accommodation for a range of people including those entering the housing market. However, they can also bring significant disruption to settled neighbourhoods. To ensure that HMOs can only come forward in ways that integrate with existing neighbourhoods the policies aim to provide a comprehensive policy approach to how such proposals can be determined and assessed as and when formal planning applications are submitted. The DPD will form part of the Development Plan for the city and therefore decisions on planning applications must be made in accordance with it, unless other material considerations indicate otherwise. The DPD adoption date is **25 March 2025**.

Examination: The HMO DPD has been subject to examination by an independent Inspector appointed by the Secretary of State and a number of modifications were made to the DPD as set out in the Schedule of Main Modifications that accompanied the Inspector's Report. Pursuant of Section 23 (3) of the Planning and Compulsory Purchase Act 2004, the adopted DPD incorporates these modifications.

Inspection: A copy of the DPD as adopted together with the Sustainability Appraisal adoption statement, the Inspector's Report, schedule of main modifications, schedule of additional modifications and Adoption Statement are available to view on the Council's website: www.coventry.gov.uk/planning-policy/homes-multiple-occupation-development-plan-document

Hard copies of the adopted DPD, the Sustainability Appraisal adoption statement and the Inspector's Report are also available to view at the following locations during normal opening hours (times available through the website links below):

1. Coventry City Council, PO Box 7097, Coventry, CV6 9SL
www.coventry.gov.uk/contactus

2. All libraries within the city: www.coventry.gov.uk/libraries-1/join-find-use/3

Challenge: Any person aggrieved by the HMO DPD may make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004, on the grounds that:

- a) the document is not within the appropriate power (i.e. the Council has acted beyond its legal power or authority in producing it).
- b) a procedural requirement has not been complied with.

An application must be made promptly, and in any event, no later than the end of the period of six weeks of the date of the adoption of the DPD i.e. by **23:59 06 May 2025**. For further information please contact Coventry City Councils Planning Policy Team: planningpolicy@coventry.gov.uk

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