

APPENDIX 1

Recommended Modifications

Existing text (or diagram)	Recommended modification	Reason
<u>Throughout document</u>	Include paragraph numbers.	Result of consultation response. For clarity and to improve the layout.
<u>Throughout document</u>	Refer to “Broxtowe Borough” rather than “Broxtowe” or “Broxtowe Borough Council” when referring to the area and to “Broxtowe Borough Council” when referring to the Council as an organisation.	For clarity and consistency.
<u>Page 2</u> ‘Introduction and Purpose Purpose of the Supplementary Planning Document’	‘Introduction and Purpose Purpose of the Supplementary Planning Document’	For clarity and to avoid repetition. To improve and simplify layout.
<u>Page 2</u> ‘It will assist applicants - either landlords or developers - to make successful applications for development by having consolidated guidance for HMO development to aid the Council in making consistent and transparent decisions when determining applications and provide	‘It will assist applicants - either landlords or developers - to make successful applications for development by having consolidated guidance for HMO development within the Article 4 area to aid the Council in making consistent and transparent decisions when determining	For clarity.

Existing text (or diagram)	Recommended modification	Reason
guidance for local residents regarding how applications for HMO development will be considered.'	applications and provide guidance for local residents regarding how applications for HMO development will be considered.'	
<p><u>Page 2</u></p> <p>'On 26 March 2022 an Article 4 Direction came into force within the Beeston area of Broxtowe Borough'</p>	<p>'On 26 March 2022 an Article 4 Direction came into force within parts of the Beeston and Beeston Rylands area of Broxtowe Borough'</p>	For clarity.
<p><u>Page 5</u> - The Use Classes Order and Article 4 Direction paragraph</p>	Delete paragraph	To avoid repetition.
<p><u>Page 5</u></p> <p>'Applications will need to be accompanied by the relevant supporting evidence. This includes, but is not limited to:'</p>	<p>'Before submitting an application, applicants are encouraged to consider the proximity of known HMOs to the application site and how any adverse impacts may be addressed and mitigated.</p> <p>Applications will need to be accompanied by the relevant supporting evidence. This includes, but is not limited to:'</p>	Result of consultation response.
<p><u>Page 5</u></p> <p>Is Planning Permission required in Broxtowe Borough</p>	Minor textual and layout amendments	To provide further clarity.

Existing text (or diagram)	Recommended modification	Reason
Council? – Table		Result of consultation response.
<p><u>Page 6</u></p> <p>‘However, securing a licence does not necessarily mean that planning permission will be granted.’</p>	<p>‘However, securing a licence does not necessarily mean that planning permission will be granted-, and gaining planning permission does not necessarily mean that a license will be granted.’</p>	<p>To provide further clarity.</p> <p>Result of consultation response.</p>
<p><u>Page 7</u></p> <p>‘Broxtowe Borough Council recognise that HMOs form an important part of the housing mix through the provision of flexible, affordable rental accommodation.’</p>	<p>‘Broxtowe Borough Council recognise that HMOs form an important part of the housing mix through the provision of flexible-, affordable rental accommodation.’</p>	<p>Result of consultation response.</p>
<p><u>Page 7</u></p> <p>‘However, an over-concentration of HMO accommodation can lead to identifiable impacts on amenity including: increases in waste associated problems due to inadequate or inappropriate waste storage’</p>	<p>‘However, an over-concentration of HMO accommodation can lead to identifiable impacts on amenity including: increases in waste associated problems due to inadequate or inappropriate waste storage and issues with management of waste by tenants’</p>	<p>Result of consultation response.</p>

Existing text (or diagram)	Recommended modification	Reason
<p><u>Page 7</u> - Creating Well-Designed Spaces paragraph</p>	<p>First sentence to be moved and incorporated into the start of 'Maintaining Balanced, Inclusive and Mixed Communities'.</p>	<p>For clarity.</p>
<p><u>Page 7</u></p> <p>'It helps to ensure that when determining planning applications for HMO development, including the extension of HMOs to add additional rooms, there is not an over-concentration either through new development or cumulative impacts through piecemeal extensions.'</p>	<p>'It helps to ensure that when determining planning applications for HMO development, including the extension of HMOs to add additional rooms, there is not an over-concentration either through new development or cumulative impacts through piecemeal extensions.'</p>	<p>Text suggests that the Council could control intensification within a class by refusing extensions.</p>
<p><u>Page 7</u></p> <p>'Maintaining Balanced, Inclusive and Mixed Communities</p> <p>Achieving an appropriate housing mix to meet Broxtowe's needs is vital to create the sustainable, inclusive and mixed communities envisaged within the Local Plan.</p> <p>Broxtowe Borough Council recognise that HMOs form an important part of the housing mix through the provision of flexible, affordable rental accommodation.'</p>	<p>'Maintaining Balanced, Inclusive and Mixed Communities</p> <p>The SPD aims to ensure that the demand for HMO accommodation can be met across the Article 4 Area in a way that does not lead to adverse impacts on the character of the area through a saturation of a single type of home. Achieving an appropriate housing mix to meet Broxtowe's needs is vital to create the sustainable, inclusive and mixed communities envisaged within the Local Plan.</p> <p>Broxtowe Borough Council recognise that HMOs form an important part of the housing mix through the</p>	<p>For clarity.</p>

Existing text (or diagram)	Recommended modification	Reason
	provision of flexible, affordable rental accommodation.'	
<p><u>Page 7</u></p> <p>'This SDP is intended to support the creation of sustainable, inclusive and mixed communities and minimise cumulative impacts on amenity by avoiding an overconcentration of HMOs in any single area.'</p>	<p>'This SDP SPD is intended to support the creation of sustainable, inclusive and mixed communities and minimise cumulative impacts on amenity by avoiding an overconcentration of HMOs in any single area. The following will be considered as indicators of over-concentration, but records of existing HMOs are incomplete due to many changes of use prior to 26th March 2022 not requiring planning permission and many HMOs not requiring a license under the Housing Act. Consequently, officers will also assess character and impact based on a site visit, representations and any other material considerations.'</p>	<p>Correcting typographical error.</p> <p>For clarity.</p>
<p><u>Page 8</u></p> <p>'Defining over-concentration of HMOs is commonly expressed as a percentage figure of the dwelling stock of a particular area, or, street within that area.'</p>	<p>'Defining over-eConcentration of HMOs is commonly expressed as a percentage figure of the dwelling stock of a particular area, or, street within that area.'</p>	<p>For clarity.</p>
<p><u>Page 8</u></p>		

Existing text (or diagram)	Recommended modification	Reason
"Creating a Healthy Living Environment" section	Move to after "Preventing Sandwiching"	To improve the layout.
<p><u>Page 8</u></p> <p>'Further useful information on this can be found in Broxtowe's HMO Property Standards: https://www.broxtowe.gov.uk/media/5884/broxtowe-hmo-propertystandards.pdf'</p>	<p>'Further useful information on this can be found in Broxtowe's HMO Property Standards: https://www.broxtowe.gov.uk/media/5884/broxtowe-hmo-propertystandards.pdf</p> <p>The following principles will be applied in determining planning applications for or in respect of HMOs'</p>	To avoid repetition. This link is provided in the "Living Space and Layout" section.
<p><u>Page 8, 10 and 11</u></p> <p>'Proposals for the development of houses in multiple occupation will not be granted planning permission where the development would result in:'</p>	<p>'Assessments of Pproposals for the development of houses in multiple occupation will give consideration to the impact of the followingnot be granted planning permission where the development would result in:'</p>	To add flexibility and officer allow for more officer judgement.
<p><u>Page 10</u></p> <p>'The total number of known HMO properties exceeding 10% relative to the total number of properties within a 100m radius of the application property.'</p>	<p>'The total number of known HMO properties exceeding 10% 20% relative to the total number of properties within a 100m radius of the application property.'</p>	It is considered that 20% is a more realistic and balanced option. Furthermore, a 10% radius figure would put the Council at significant risk for losing at appeal. This was reflected in a number of

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		responses.
<p><u>Page 10</u></p> <p>Figure 4 – there is currently a red ‘x’ marked at the centre of the front elevation.</p>	Remove red ‘x’ and replace with a red outline around the curtilage.	To match the text. It is also considered that this would be more of a consistent point of measurement.
<p><u>Page 11</u></p> <p>‘Regarding room size, it should be noted that room sizes are a matter for the Private Sector Housing team.’</p>	<p>‘Regarding room size, it should be noted that room sizes are a matter for the Private Sector Housing team, who would deal with HMO licensing compliance issues in this regard.’</p>	Result of consultation response.
<p><u>Page 13</u></p> <p>• ‘0.5 car-parking spaces per bedroom.’</p>	<p>• ‘0.5 1 car-parking spaces per bedroom.’</p>	Result of consultation response (Nottinghamshire County Council – Highways department).
<p><u>Page 13 (both instances)</u></p>	‘Proposals for the development of houses in multiple	To add flexibility and officer

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<p>‘Proposals for the development of houses in multiple occupation will only be granted planning permission where the development would provide:’</p>	<p>occupation will be encouraged to only be granted planning permission where the development would provide:’</p>	<p>allow for more officer judgement.</p>
<p><u>Page 13</u></p> <ul style="list-style-type: none"> • ‘Safe access and secure storage for bicycles’ 	<ul style="list-style-type: none"> • ‘Safe access and secure storage for bicycles at a rate of 1 space per bedroom.’ 	<p>Result of consultation response (Nottinghamshire County Council – Highways department).</p>
<p><u>Page 13</u></p> <p>‘HMO proposals, in line with the National Planning Policy for Waste (NPPW), should make sufficient provision for waste management and this should:</p> <ul style="list-style-type: none"> • Promote good design to secure the integration of waste management facilities through providing sufficient, discrete and unobtrusive bin storage to facilitate a frequent household collection service. These should still be readily available to residents and collectors.’ 	<p>‘HMO proposals, in line with the National Planning Policy for Waste (NPPW), should make sufficient provision for waste management and this should:</p> <ul style="list-style-type: none"> • Promote good design to secure the integration of waste management facilities through providing sufficient, discrete and unobtrusive bin storage to facilitate a frequent household collection service. These should still be readily available to residents and collectors: and should also be readily accessible whilst all parking spaces are occupied.’ 	<p>Result of consultation response (Nottinghamshire County Council – Highways department).</p>
<p><u>Page 13/14</u></p>		

Existing text (or diagram)	Recommended modification	Reason
<p>'It should also be noted that disposal of waste is a mandatory condition of HMO licensing and so applicants could be advised to seek further advise from Environmental Health in relation to household waste.'</p>	<p>'It is the responsibility of the tenants to manage household waste. It should also be noted that disposal of waste is a mandatory condition of HMO licensing and so applicants could be advised to seek further advise from Environmental Health in relation to household waste.'</p>	<p>For clarity. Result of consultation response.</p>