

APPENDIX 4**Summary of evidence from Icenl projects Limited**

- Through discussions with local letting agents, it is noted that Beeston is known for higher quality housing compared with other areas in close proximity to Nottingham University to the east of the campus.
- Letting agents consider that the area continues to maintain a balance of housing with a greater focus towards families, as well as young professionals and students.
- A number of local businesses benefit from the number of young professionals and students in the area.
- Notwithstanding the points above there are clusters of student housing that exist on specific roads within Beeston (Lower Road, Broadgate, Salisbury Street, Queens Road East and Lilac Grove) and there has been a rapid increase in the number of licensed HMOs in Broxtowe rising to 142 in 2019. This compares to 2,147 in Nottingham City.
- The consultants consider that there is sufficient evidence to introduce an Article 4 Direction covering these five streets listed above.
- The Council may wish to consider expanding the boundary of an Article 4 Direction to prevent student concentrations spilling into adjoining streets.
- A current gap in the evidence is the long term plans for University expansions regarding student numbers and accommodation plans for them. It is anticipated that this will be available prior to the committee meeting.

Recommended course of action

- An Article 4 Direction is made to remove permitted development for Part 3 Class L regarding HMOs within Beeston which would apply to the area bounded by the Borough Boundary to the east, The A52 to the north (south side), Wollaton Road/Station Road to the west (both sides with inset to include Dovecote Lane) and Lilac Grove to the south (both sides). This is shown on the map in appendix 5. This would have the effect of setting the maximum number of unrelated people that can live in a single household without planning permission at 3 instead of 6 at the current time. The harm that this is seeking to address would be to halt an erosion of the balanced mix of housing tenure in areas of Beeston and maintain balanced and mixed communities.
- The recommended area for the Article 4 is considered to be an appropriate area that takes into account that in order for a family home to be viable for conversion to a HMO, property prices would need to be affordable for landlords to convert, and to be attractive for students these properties would need to be in reasonable proximity to the University of Nottingham.
- This approach is also considered to be consistent with the Planning Practice Guidance (PPG) says that Article 4s should be “limited to situations where this is necessary to protect local amenity or the wellbeing of the area” and that “the potential harm that the direction is intended to address should be clearly identified”. The PPG also says that “there should be particularly strong justification” for a direction relating to “a wide area”.

- The Article 4 would come into effect 1 year from this decision (i.e. 27 February 2021).
- This will allow time for an Supplementary Planning Document (SPD) to be prepared which will include details of overall percentages of non C3 dwelling houses and limitation on 'clustering' of the HIMO's to maintain the housing mix within these areas.
- An SPD is necessary as an Article 4 alone will only address the need for planning permission. Without additional evidence via an SPD regarding how such applications will be determined, there is a likelihood that for refused applications, there will be overturns at appeal.