

1. Do you agree with the introduction of an Article 4 Direction in relation to Houses in Multiple Occupation in Kegworth?		
Respondent	Summary of Response	Reply
Mr Jamie Carelessq	Yes. People are getting priced out of Kegworth. Families and local people cannot afford to buy within Kegworth. As soon as properties become available they are being sold to investors.	Noted. For the reasons outlined in the report to Cabinet on 4 February 2020, it is considered that an Article 4 Direction is justified.
Mrs Kathryn Widdowson	Yes. Young families are being priced out of the housing market in Kegworth. This is particularly difficult for those whose children attend the village school but are unable to purchase a home in village. Results in people having to buy property elsewhere, and either travel to the village schools, or move schools. Village is full of student housing at the expense of needed family housing.	Noted. For the reasons outlined in the report to Cabinet on 4 February 2020, it is considered that an Article 4 Direction is justified.
Dr Nicola Bowring	<p>Yes. Kegworth is a rural village that already contains a disproportionate ratio of HMO rental properties. As a resident of the village with children in the local school I am aware of the struggle to buy family housing, as suitable properties are being purchased to rent out as HMO properties. The cost to rent a family property is also excessive when compared to the cost of a mortgage. There is also a limited supply of suitable family properties, as landlords would prefer to rent to HMO as these would provide an increase revenue return.</p> <p>Every spring, the village becomes inundated with 'to let' boards (for student properties), making the place appear a very transient community. Parking issues are also experienced within the village and is especially noticeable in areas with high numbers of HMOs. Meanwhile, the student accommodation at Sutton Bonington is, as far as I understand, under-booked, with flats standing empty.</p>	<p>Noted. For the reasons outlined in the report to Cabinet on 4 February 2020, it is considered that an Article 4 Direction is justified.</p> <p>The issue of To Let boards is noted, but it is suggested that this is beyond the remit of the Article 4 Direction. However, the Town and Country Planning (Control of Advertisements) Regulations 2007 governs the display of advertising. The display of Estate Agents Board has express consent and, generally does not need permission subject to specific criteria being met, for example, only 1 board per property is displayed. The display of boards not in accordance with the specified criteria, would be considered unauthorised and their removal could be sought.</p> <p>Officers have not been able to find any specific demonstrable evidence to link amenity type issues directly to HMOs, such as</p>

		<p>parking, as these issues may also be related to other factors. Notwithstanding, the Local Plan Review will give consideration to the inclusion of a policy in respect of HMOs, which could address the need to for satisfactory parking provision to be provided for new HMOs.</p>
Miss Kate Hampson	<p>There are far too many existing HMOs in the village and their numbers need to be capped. The numbers of HMOs is having an adverse impact on the rental market for family housing.</p>	<p>Noted. For the reasons outlined in the report to Cabinet on 4 February 2020, it is considered that an Article 4 Direction is justified.</p>
Mrs Jennifer Lee	<p>Local families are being priced out of the village as landlords are turning properties, even small houses into HMOs. There is very limited parking in the village especially on roads like Pritchard Drive where our contracts specify no parking on the road. The roads are narrow. However when a property is rented out as a HMO, the level of parking generated is such that on street parking is making the roads impassable for emergency vehicles. HMO should only be granted where adequate parking is available.</p>	<p>Noted. For the reasons outlined in the report to Cabinet on 4 February 2020, it is considered that an Article 4 Direction is justified.</p> <p>Officers have not been able to find any specific demonstrable evidence to link amenity type issues directly to HMOs, such as parking, as these issues may also be related to other factors. Notwithstanding, the Local Plan Review will give consideration to the inclusion of a policy in respect of HMOs, which could address the need to for satisfactory parking provision to be provided for new HMOs.</p>
Mrs Claire Hughes	<p>Yes. There are too many multiple occupancy house in Kegworth. Houses are not maintained adequately thus reducing the street appeal of houses near to these properties. In addition, that house prices and rental prices are pushed up for single family households because the multiple occupancy houses are more profitable. There are also parking issues given the number of cars generated by HMOs and the level of on-street parking.</p>	<p>Noted. For the reasons outlined in the report to Cabinet on 4 February 2020, it is considered that an Article 4 Direction is justified.</p> <p>Officers have not been able to find any specific demonstrable evidence to link amenity type issues directly to HMOs, such as parking, as these issues may also be related to other factors. Notwithstanding, the Local Plan Review will give consideration to the inclusion of a policy in respect of HMOs, which could</p>

		address the need to for satisfactory parking provision to be provided for new HMOs.
Mr Mark Payne	Yes. There are too many HMOs in Kegworth with limited housing available for the local community or those with children. Kegworth is increasingly becoming a dormitory village for the University and the 'Warehouse' employers adjacent to the motorway. There are also parking issues given the number of cars generated by HMOs and the level of on-street parking. Quality of life is being adversely effected, there are local frictions and the village is becoming overdeveloped, due to HMO development.	<p>Noted. For the reasons outlined in the report to Cabinet on 4 February 2020, it is considered that an Article 4 Direction is justified.</p> <p>Officers have not been able to find any specific demonstrable evidence to link amenity type issues directly to HMOs, such as parking, as these issues may also be related to other factors. Notwithstanding, the Local Plan Review will give consideration to the inclusion of a policy in respect of HMOs, which could address the need to for satisfactory parking provision to be provided for new HMOs.</p>
Mrs Carolyn Woods	Yes. Too many HMO's in the village, resulting in parking issues and anti-social behaviour. The character of the village has changed. Limited opportunities s for locals to find property as landlords are renting properties out as HMOs, as in rental terms this is more profitable and council tax does not have to be paid. This is having an adverse impact on the character of the village.	<p>Noted. For the reasons outlined in the report to Cabinet on 4 February 2020, it is considered that an Article 4 Direction is justified.</p>
Miss Sarah Fory	Difficult to find a property to rent as the majority are student lets. A bad level of on-street parking around the village. The University of Nottingham/Sutton Bonington campus have at least 3 empty properties on Melton Lane and Collage Road, for at least a year.	<p>Noted. For the reasons outlined in the report to Cabinet on 4 February 2020, it is considered that an Article 4 Direction is justified.</p> <p>Officers have not been able to find any specific demonstrable evidence to link amenity type issues directly to HMOs, such as parking, as these issues may also be related to other factors. Notwithstanding, the Local Plan Review will give consideration to the inclusion of a policy in respect of HMOs, which could address the need to for satisfactory parking provision to be provided for new HMOs.</p>

Mr Kieran Pallett	<p>Yes. As a resident of Kegworth who currently rents it has proved difficult to find a 3 bed property for rent, as most properties available to rent are for student lets. Private renters are being priced out of the market. Have witnessed many homes that have been put for sale, are then rented out to students. Resulting in adverse impacts on those who wish to rent privately but also families looking to purchase a property.</p>	<p>Noted. For the reasons outlined in the report to Cabinet on 4 February 2020, it is considered that an Article 4 Direction is justified.</p>
Ms Clare Fletcher	<p>Yes. A local resident and in the past three years have seen the number of HMOs in the village rise leading to difficulties finding available parking on the road. Some HMOs generate five cars leading to unsafe on-street parking in terms of large and emergency vehicles unable to access the roads.</p> <p>Appreciate that there is a need for HMOs but if they are not regulated, they can place undue pressure on local infrastructure.</p>	<p>Officers have not been able to find any specific demonstrable evidence to link amenity type issues directly to HMOs, such as parking, as these issues may also be related to other factors. Notwithstanding, the Local Plan Review will give consideration to the inclusion of a policy in respect of HMOs, which could address the need to for satisfactory parking provision to be provided for new HMOs.</p>
Mrs Carol Sewell (Councillor for Daleacre Hill)	<p>Yes. Kegworth is suffering from lack of social cohesion, and is losing family homes. These are being converted into student/workers accommodation. This is creating disturbance to neighbours, loss of amenity and parking problems.</p> <p>Two-thirds of HMOs in the whole of NW Leicestershire are in Kegworth, which is a village. 16 more HMO licences are being sought and would bring this figure to 75%. The number of HMOS is unacceptable for the size of the village.</p>	<p>Noted. For the reasons outlined in the report to Cabinet on 4 February 2020, it is considered that an Article 4 Direction is justified.</p> <p>Officers have not been able to find any specific demonstrable evidence to link amenity type issues directly to HMOs, such as parking, as these issues may also be related to other factors. Notwithstanding, the Local Plan Review will give consideration to the inclusion of a policy in respect of HMOs, which could address the need to for satisfactory parking provision to be provided for new HMOs.</p>

<p>Mrs Victoria Roe (Parish Clerk – Kegworth Parish Council)</p>	<p>Parish Councillors formally agreed at their meeting held on Monday 2nd March 2020 that they are fully in support of the introduction of an Article 4 Direction for Kegworth.</p>	<p>Noted</p>
<p>Mrs Gwyneth Tseng</p>	<p>Yes. Lived in Kegworth for nearly 40 years and seen a marked growth in the number of HMOs in my locality. Too some extent owner occupiers are the minority in some areas. This has had detrimental impact on community spirit and social cohesion due to the transient nature of those living within the HMOs.</p> <p>There is a disproportionate number of temporary residents, including students who attend Sutton Bonington campus, and therefore an unbalanced community. Student rentals also do not contribute to Council Tax for the district, affecting the District and Parish Council revenue.</p> <p>The demand for HMOs in Kegworth is having an adverse impact on the community balance. The demand for these rental properties is forcing house prices up beyond the affordability of younger people. Estate agents are regularly and proactively looking for rental properties.</p> <p>Landlords and tenants tend to not maintain the external appearance of HMO properties, with gardens left untidy, and lack of understanding of the refuse and recycling collection system. All contribute to a detrimental impact on the street scene. Proliferation of 'Let and Managed By' Signs also contribute to the poor appearance of the environment and lack of community spirit/cohesion.</p> <p>Support the Article 4 direction and also hope that these comments are borne in mind when planning applications are determined.</p>	<p>Noted. For the reasons outlined in the report to Cabinet on 4 February 2020, it is considered that an Article 4 Direction is justified.</p> <p>It is recognised that a high number or concentration of HMOS can also have a more general impact on residential amenity and the character of an area. It is therefore important that issues such as noise and disturbance, parking, physical appearance/maintenance and recycling and refuse storage facilities, are also addressed in any future policy.</p>

Mrs Jane Clarke	<p>Yes. Properties have become too expensive due to multiple lets. Further HMOs will exacerbate existing parking problems.</p>	<p>Noted. For the reasons outlined in the report to Cabinet on 4 February 2020, it is considered that an Article 4 Direction is justified.</p> <p>Officers have not been able to find any specific demonstrable evidence to link amenity type issues directly to HMOs, such as parking, as these issues may also be related to other factors. Notwithstanding, the Local Plan Review will give consideration to the inclusion of a policy in respect of HMOs, which could address the need to for satisfactory parking provision to be provided for new HMOs.</p>
Mr David Hayes	<p>Yes. The unregulated creation of small HMO'S is having a serious effect on Kegworth. The majority of HMOs appear to be occupied by students although it is acknowledged there will also be a demand for this type of accommodation from the workforce employed at the East Midlands Gateway. Furthermore the student intake at Sutton Bonington campus is to dramatically increase. Both of which will increase the demand for HMO accommodation in Kegworth.</p> <p>Have not experience any anti-social behaviour issues, but there are a number of negative impacts being experienced by Kegworth, namely:-</p> <ul style="list-style-type: none"> - Loss of Council Tax revenue due to student properties being exempt; - Imbalance in the housing market and lack of available properties for first time buyers , as properties are being purchased on a but to let basis; - Car parking issues throughout the village. HMOs generate a number of cars and the properties are rarely able to provide adequate off-street parking. High levels of on street parking lead to on street parking congestion for other residents and visitors; 	<p>Noted.</p> <p>It is recognised that a high number or concentration of HMOS can also have a more general impact on residential amenity and the character of an area. It is therefore important that issues such as noise and disturbance, parking, physical appearance/maintenance and recycling and refuse storage facilities, are also addressed in any future policy.</p>

	<ul style="list-style-type: none"> - External appearance of HMOs is considerably poorer than that of owner occupied properties; - Adverse impact on the social fabric of Kegworth, with a larger transient population who have no mid or long term interest in the social life of the village. <p>Support the use of an Article 4 Direction as it will allow the Council to exercise control over the development of small HMOs.</p>	
Mr Stuart Harrison	Yes.	Noted.
Mrs Jill Wilson	<p>Yes. Welcome the introduction of the Article 4.</p> <p>Over a period of time Kegworth has experienced an unacceptable increase in the number of HMO or student properties, to the detriment of the village.</p> <p>Issues being experienced include:-</p> <ul style="list-style-type: none"> - Lack of adequate parking provision and safety concerns; - Occupants of the HMOS come and go at all hours; - Occupants have lack of regard for local environment, and refuse/recycling bins left on pavements for long periods of time, causing an obstruction; - Poor property and garden maintenance; - Anti-social behaviour <p>Occupants do not pay Council Tax but still use the local services, means that the villages are losing out on funding. Inspection of HMO properties also uses up District Council resources.</p> <p>The conversion of HMO properties is resulting in the unavailability of family properties in the villages. The transient nature of the HMO</p>	<p>Noted. For the reasons outlined in the report to Cabinet on 4 February 2020, it is considered that an Article 4 Direction is justified.</p> <p>It is recognised that a high number or concentration of HMOS can also have a more general impact on residential amenity and the character of an area. It is therefore important that issues such as noise and disturbance, parking, physical appearance/maintenance and recycling and refuse storage facilities, are also addressed in any future policy.</p>

	occupants also do not provide a regular need for local services and therefore affects the income of local businesses.	
Dr Paul Greatrix (Registrar – Nottingham University)	<p>Yes. Kegworth’s close proximity to the Sutton Bonington Campus coupled with the high standard and variety of amenities make it a desirable neighbourhood for University staff and students alike. The University and Students’ Union are committed to supporting students in finding safe, licensed, accredited (where applicable), comfortable and good value accommodation. Also supports students to positively contribute to the areas in which they live. Therefore have a shared objective with the District Council for supporting housing choices and developing balanced, cohesive communities.</p> <p>Given the subsequent impact of the Article 4 on the housing market in Kegworth, we would welcome the opportunity to engage in discussions and where possible contribute to the process.</p> <p>Also welcome the opportunity to build a relationship with the Council and elected representatives, on a variety matters relating to where we have a strong student population, such as Kegworth. We are grateful to Kegworth Parish Council for hosting regular liaison meetings with the Off Campus Student Affairs Department.</p>	<p>Noted. Public consultation is undertaken during the process of making an Article 4 direction. Furthermore public consultation will be undertaken throughout the Local Plan Review and preparation of any future planning policy relation to the provision of new HMOs.</p> <p>Officers have suggested that the University are added to the Local Plan Database, so that they can be kept up to date with future consultations.</p>
Caroline Ince	<p>Yes. With the introduction of the Amazon Warehouse and the dual intake at Sutton Bonington Campus, I think it is important to retain a portion of houses as family homes and keep the heart of the village. However, with the unprecedented situation with Covid-19 and the uncertainty around the students return to campus, suggest that it would be pertinent to postpone the date that article 4 comes into the village. Some people including locals have purchased houses or are refurbishing properties ready for the putting on the student market in September in order to fall in line with the cut off but if the students don't return then they won't be able to meet the deadline.</p>	<p>It is acknowledged that a small HMO use will not be implemented/ a change of use in planning terms will not have occurred until such time that the property is occupied as a HMO.</p> <p>However at present Nottingham University are advising that their new academic year will start on Monday 21 September 2020, as planned but are closely monitoring the ongoing coronavirus situation and reviewing their response in line with national and international developments. It is also our</p>

		<p>understanding that it is anticipated that students will be returning and that their studies will be in the form of a mixture of attendance at the Sutton Bonington Campus, in small groups, as well as virtual lectures.</p> <p>In addition, whilst these small HMOS may have originally been aimed at the student market there is nothing to stop the HMO being occupied by non-students. They can then be occupied by students at a later date, without the need for planning permission, because a HMO is a HMO irrespective of who occupies it.</p> <p>Therefore it is considered that a deferral of the Article 4 taking effect is not necessary.</p>
<p>Lesley Pendleton</p>	<p>Object to the use of an Article 4 with regard to small HMOs. Kegworth is a popular location for those wishing to rent due to its proximity to East Midlands Airport, the Ratcliffe on Soar Power Station, East Midlands Gateway, the major road network and Sutton Bonington Campus. The proposal discriminates against students and landlords who own small properties in Kegworth.</p> <p>Prior to proceeding any further it is suggested that a comparison is made between the number of rented properties in Kegworth and other villages such as Castle Donington, Long Whatton, Diseworth, Ashby and Coalville. These areas may also have a large proportion of properties in use as small HMOs given their proximity to the Airport and East Midlands Airport.</p> <p>If an Article 4 comes into force, presumably each time a property changes from a small HMO to a family as tenants, planning permission will be required. This could happen every six months as this tends to be the length of a tenancy.</p>	<p>There is not to be a presumption against the use of small HMOs should an application be submitted. Rather, it is to allow an opportunity to manage the impact of these change of uses on the character of the area.</p> <p>There is some evidence to indicate that not having control over the number/concentration of HMOs in the villages has resulted in a loss of family housing.</p> <p>This approach has been taken given the issues that are being faced by Kegworth due to the impact of the number and concentration of HMOs within the village. The Council is not aware of similar issues being faced by the other towns and villages identified. In addition, data from the 2011 Census shows that there was already a significantly higher student population living in Kegworth than the rest of the district. When looking at the 'Economic Profile' of Kegworth's</p>

In my position as clerk to the Parish Council for 35 years, and also a County Councillor, I received very few complaints from Kegworth residents reference HMOs and students. These related to refuse and parking and a few relating anti-social behaviour, and were dealt with effectively and efficiently. Furthermore a family house could 'create' the same number of cars as a small HMO. Furthermore the introduction of parking restrictions on the Market Place and other roads in the village, have exacerbated the village's parking problems.

How can the Council conclude on balance that there is a case to introduce this Article 4, when there is such a lack of evidence in terms of negative impacts as a result of HMOs and residents?

There is plenty of available housing for first time buyers and families. Many students walk or cycle to Sutton Bonington Campus and there is a bus service that is used by students also. Also common to see aircrew using public transport and they tend not to bring their cars to Kegworth when they are on duty. It is also difficult to differentiate between properties that are owner occupied or let out as HMOs. There are many owner occupier properties that are in need of maintenance. There are landlords and agents who keep their properties well maintained. There is also no specific impact of tenanted properties on the Conservation Area.

As student properties are exempt from Council Tax, there is a loss of revenue for Kegworth Parish Council with a reduction in its Precept. It is assumed that the district council would be able to claim, within its Government Support Grant, for its exempt Council Tax properties. Perhaps the district council would be agreeable to pay Kegworth Parish Council, a percentage of these monies received to 'repay' their shortfall in Precept.

residents, the number of full time students was recorded as 317 (11.6%) compared to 2,611 (3.8%) of residents in the district as a whole.

Notwithstanding the introduction of the proposed Article 4 Direction, planning permission would not be needed to convert a property from a small HMO to a single family dwelling house. In addition, once a property has permission for a small HMO, it can be occupied by either students or non-students, and a further planning application would not be required. A HMO is a HMO irrespective of who occupies it.

It is appreciated that the presence of HMOs can have positive impacts on an area, and this is acknowledged in the Cabinet Report. However this has to be balanced against the more detrimental impacts that can be had on the locality, particularly the impact on the housing profile of Kegworth.

The issues raised regarding precept and Council Tax are not planning matters.

	<p>Students and HMO tenants enhance Kegworth Village and support local facilities such as the Co-op, take away services and other local services. They are also more likely to shop on a daily basis and use local facilities, rather than traveling elsewhere. They support the local economy.</p> <p>Request that the Article 4 is not confirmed.</p>	
Miss Anita King	No. If the house is not overcrowded then it shouldn't need one.	The use of an Article 4 Direction is to allow the impact of an HMO on its surrounding area, to be considered the planning application process.
Leicestershire County Council	<p>Yes.</p> <p>Support the District Council's approach to support the local community through better managing the creation of HMOs, and in so doing minimise the impact on the character, amenity and well-being of the area which could be adversely affected by a high concentration of HMOs. It is recognised that it could help the community to be more resilient in the future with more longer-term residents.</p> <p>This will result in an increase in planning applications submitted as a result of removing permitted development rights, please can you advise on the predicted increase?</p> <p>If the Article 4 Direction is confirmed the County Council in its role as the Local Highway Authority will not be in a position to advise refusal of planning applications on highways grounds unless it can be demonstrated that there will be a severe impact on the highway network and/or a detrimental impact on highway safety. An initial site visit will be undertaken where possible in respect of future planning applications received by NWLDC for change of use from dwelling houses (C3) to small Houses in Multiple Occupation (HMO, C4) within the area covered by the Article 4 Direction.</p>	<p>Support is noted as are the comments made reference a potential refusal of applications on highway grounds.</p> <p>Unfortunately the Council is not in a position to be able to advise of the likely predicted increase in the number of planning applications should the Article 4 be confirmed.</p>

Mrs Hilary Tansley	<p>Yes. There are a disproportionate number of HMOs in the villages, in fact some 150, occupied by students, construction workers and those employed at the SEGRO rail freight site. The consequence is a loss of amenity to village residents, noise and disruption and unsightly properties as they are not maintained to a good standard.</p> <p>Many students bring vehicles with them and use the University Hopper Bus. Leads to chaotic street parking further exacerbated in the area of Packington Hill where there are also two hotels. The current 'lockdown' has shown a number of the vehicles that have been parking in the village are not owned by 'ordinary' residents.</p> <p>The Vet school is due to double in size and not all units of the SEGRO site are constructed or complete. Therefore the disproportionate number of HMOS will continue to change the nature of the village if it is allowed to continue unchecked.</p>	<p>Noted. Public consultation is undertaken during the process of making an Article 4 direction. Furthermore public consultation will be undertaken throughout the Local Plan Review and preparation of any future planning policy relation to the provision of new HMOs.</p> <p>It is recognised that a high number or concentration of HMOS can also have a more general impact on residential amenity and the character of an area. It is therefore important that issues such as noise and disturbance, parking, physical appearance/maintenance and recycling and refuse storage facilities, are also addressed in any future policy.</p>
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2. Do you agree with the boundary of the Article 4 Direction? -

Respondent	Summary of Response	Reply
Mr Jamie Carelessq	Yes. Its covers the entire village of Kegworth including land which could be built on	Noted.
Mrs Kathryn Widdowson	Yes. It covers all of Kegworth which is where it is needed most.	Noted
Dr Nicola Bowring	Yes. This covers the village and surrounding countryside, so hopefully would help with the temptation to destroy the surrounding area with too much new housing also.	Noted

Miss Kate Hampson	Yes.	Noted.
Mrs Jennifer Lee	Yes. I agree that the whole of Kegworth should be covered	Noted
Mrs Claire Hughes	Yes	Noted
Mr Mark Payne	Yes. It makes sense	Noted
Mrs Carolyn Woods	Yes. As far as I can see this covers the whole of the village.	Noted
Miss Sarah Foy	Yes.	Noted
Mr Kieran Pallett	Yes.	Noted
Ms Clare Fletcher	Yes. Seems fair.	Noted
Mrs Carol Sewell	Yes. The whole village is affected by HMOs.	Noted
Mrs Victoria Roe (Parish Clerk – Kegworth Parish Council)	Yes.	Noted
Mrs Gwyneth Tseng	Yes. It is quite a large area, but presumably will take account of any future expansion of the village envelope, and also includes some farm houses which might be attractive for landlords to acquire for HMOs	Noted
Mrs Jane Clarke	Yes. Parking is a problem in Kegworth, this will make it worse.	Noted
Mr David Hayes	Noted. It seems appropriate to include the whole of the village as opposed to certain streets as the introduction of controls in some areas will only shift the focus of buy to let landlords.	Noted
Mr Stuart Harrison	Yes.	Noted
Mrs Jill Wilson	Yes. I think that the area that it covers will have a positive impact on the village.	Noted
Dr Paul Greatrix (Registrar – Nottingham University)	Yes. Complete and full coverage of the village is appropriate and necessary for the legislation to be effective.	Noted
Caroline Ince	Yes. It effects Kegworth as a whole.	Noted.
Lesley Pendleton	No. See comments above.	See comments above.

Miss Anita King	No. It should be the same for the whole country.	Given the impact of the concentration of HMOs on the village of Kegworth it is considered appropriate that it would benefit from the introduction of an Article 4 Direction that would withdraw permitted development rights for the change of use from dwelling houses (Use Classes C3) to small HMO's (Houses in Multiple Occupation) (Use Class C4).
Leicestershire County Council	Yes. We understand the proposed wide boundary of the Article 4 Direction has been chosen to ensure consistency and more comprehensive management of HMO distribution in the future, and also to alleviate pressure to displace HMOs to other local areas.	Noted.
Mrs Hilary Tansley	Yes. The boundary covers the extents of the Village. A smaller area would concentrate the effects of the A4 in any area not covered by it	Noted.