

## APPENDIX B – POLICY H2 (HOUSING COMMITMENTS)

### RESPONSES TO PROPOSED POLICIES

CHAPTER: 6		POLICY NUMBER: H2	POLICY NAME: HOUSING COMMITMENTS		
MAIN ISSUES RAISED		COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
Principle of policy					
Support in principle	Noted	No change	92; 183	Ashby de la Zouch Town Council; Turley (Clowes Developments Redrow Homes & Wilson Estates)	
[Support in principle but reserve the right to comment at Regulation 19 stage]	Noted	No change	182; 232	Boyer Planning (Redrow Homes); Stantec UK (Bloor Homes and Taylor Wimpey)	
[It is not necessary to have a policy setting out commitments, these sites should be shown in the housing trajectory. As commitments they do not need a policy to make provision for their development as they already have planning permission.]	Yes, committed sites will be shown/accounted for in the housing trajectory at Regulation 19. Policy H2 is proposed to provide clarity / support for the renewal of any lapsed planning permissions.	No change	184; 193; 211; 216; 235	Pegasus Group (Hallam Land Management); Pegasus Group (Davidsons); Pegasus Group (Westernrange); Pegasus Group (Davidsons & Westernrange)	
Sites to be referenced in policy					
[Appendix A makes reference to Money Hill and its status as under construction / Local Plan allocation. The recognition of the Site as an ongoing allocation is welcomed].	Noted	No change	214	Stantec UK (Bloor Homes and Taylor Wimpey)	

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[Any commitments prior to 1st April 2020 should be excluded from the table as they fall outside of the plan period and only cause confusion.]	The policy would include commitments that are expected to contribute towards the Council's housing land supply during the plan period. It would not include completed or under construction sites.	No change	232; 392	Stantec UK (Caddick Land); Cora
Should Appendix A include Swannington Neighbourhood Plan allocation of 12 houses?	Appendix A showed housing commitments as at 1 April 2023. This site was granted outline permission for 14 dwellings in April 2025. The list of commitments will be updated as part of the Regulation 19 plan.	No change	289	Swannington Parish Council
As the plan emerges the deliverability of existing commitments should be tested to ensure that they continue to represent a viable option for inclusion within overall numbers. Further it is noted that the Money Hill housing numbers are included within both commitments and allocations. To provide clarity Table 2 should be adjusted to ensure there is no opportunity for double counting.	This deliverability of commitments is assessed annually as part of the Council's five year housing land supply assessment, in line with the definitions of 'deliverable' and 'developable' in the <a href="#">NPPE</a> . There has been no double counting for Money Hill.	No change	341	Leicestershire County Council (landowner)

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Existing commitments				
[Request for housing commitments in Kegworth to become a sustainable and integrated part of Kegworth by providing homes suited to older people (e.g. bungalows); providing sports pitches, allotments, cycling and walking links and play areas; a mix of housing including affordable housing and provision for first time buyers]	<p>‘Commitments’ are sites with planning permission or sites with a resolution (from members of the Planning Committee) to grant planning permission.</p> <p>The two commitments in Kegworth already have planning permission and Section 106 agreements requiring financial contributions to offsite facilities and the provision of onsite sports pitches.</p>	At Regulation 19, confirm in Policy H2 that if a new planning application is required, it will be determined in accordance with the policies in the new Local Plan, will need to be accompanied by updated planning assessments and will take account any relevant material considerations at the time the application is determined.	128	Carol Sewell
[Specific reviews should be carried out of the two committed Kegworth sites before they are implemented, including measures to connect the new developments with the rest of Kegworth for better social cohesion, health, and commercial viability; provision of public open space and sports facilities, in particular full-size pitches and team facilities; new noise and air quality assessments to reflect the growth that has taken place since permission was granted; and a review of supermarket floor space in Kegworth per head of population]	<p>Both have reserved matters approval (detailed design), although an alternative full application is pending for one of the sites and the other reserved matters approval was not made by a housebuilder so could be the subject of a new planning application in due course. New planning applications need to be subject to updated assessments and be determined in accordance with the development plan unless material considerations indicate otherwise.</p>		134	Kegworth Parish Council
[The existing commitments in Kegworth would benefit from having additional services nearer than the ‘town’ centre]			364; 365; 379; 382	Paul Sewell; Sophie Sewell; Fern Sewell; Kirstyn Sewell

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<p>[The Computer Centre Site should be allocated for retail and leisure. The site itself should have a mix of housing, especially to cater for older people as the provision in Kegworth is poor, with new estates recently building no bungalows. I would like to see the original plan of sports pitches, a pavilion and allotments maintained in any new plans.</p>	<p>This issue was addressed at the <a href="#">11 June 2025 Local Plan Committee</a>, in relation to Policy Ec5 (Existing Employment Areas). <a href="#">Appendix B</a> of the report (pages 10-12) responded to these comments in detail. with policy reps in June – see pages 10-12 in the appendix to the June report. Appendix B</p>	<p>No change</p>	<p>382</p>	<p>Kirstyn Sewell</p>
<p><b>Other</b></p>				
<p>[The committed supply includes sites currently held up due to nutrient neutrality issues. These sites may prove slow to come forward, however, to boost delivery early in the plan period the inclusion of a 10% uplift is sensible to provide flexibility of supply. It is vital to ensure there is a supply of deliverable sites to meet needs early on in the plan period. This means identifying sites outside of the River Mease catchment, in locations such as Kegworth]</p>	<p>Noted, this is not an issue for this policy, but the Regulation 19 plan will be accompanied by a housing trajectory and needs to demonstrate a five year housing land supply.</p>	<p>No change</p>	<p>232</p>	<p>Stantec UK (Caddick Land)</p>

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[More housing of different types and in different places is needed to give people choice, help the economy, and make homes affordable. If councils keep blocking rural developments, housing issues won't be solved or updated to meet 21 <sup>st</sup> century needs like climate change.]	These comments are more relevant to Policy S1 and H1. Similar comments were made in respect of Policy S1 and were addressed at the <a href="#">14 August 2024 Local Plan Committee (Appendix B)</a> and Policy H1 (Housing Strategy) will be presented to a future date of this committee.	No change	422	CLA
[Detailed comments relating to housing requirement and distribution]			656	Define Planning & Design (Rosconn Strategic Land)

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MAIN ISSUES RAISED		COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
General Comments					
Kegworth is a popular location for rental properties given its proximity to East Midlands Airport, Ratcliffe on Soar Power Station, East Midlands Gateway, Sutton Bonington Campus, major road networks and availability of comparatively cheaper property.	Noted.	No change	5, 594, 613	Lesley Pendleton, Vicky Saunders, John Saunders	
Policy is not directly relevant to Ashby de la Zouch.	Noted	No change	92	Ashby Ze la Zouch Town Council	
Support for the policy.	Noted.	No change	134, 162, 263, 364, 365, 379, 382, 594, 606, 612	Kegworth Parish Council, David and Hilary Jones, John Sisson, Paul Sewell, Sophie Sewell, Fern Sewell, Kirstyn Sewell, Vicky Saunders, David Hayes, Anthony Pearson	
Support. The impact of HMOs on communities cannot be underestimated.	Noted.	No change	651	Amanda Hack	

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Support for the policy which seeks to protect Kegworth from a high number of student HMOs.	The policy seeks to manage all new HMO development (student and non-student).	No change	128	Councillor Carol Sewell
The policy is welcomed but would like to stress that by and large, the students are good citizens.		No change	475	David Manley
Broadly agree with the policy which seeks to prevent the loss of housing to HMOs in Kegworth.	Noted	No change	232	Stantec (Caddick Group)
No comment	Noted	No change	341	Leicestershire County Council
Small and large HMOs create the same issues. So why are they being treated differently?	The draft local plan policy applies to both small and large HMOs.	No change.	613	John Saunders
Discriminates against students, landlords, and village.	Evidence shows there to a high number of HMOS in Kegworth with areas of notable concentrations. The policy seeks to manage the impact of HMOs on the surrounding area and supports a balanced community.	No change	5	Lesley Pendleton
Other homes are put above HMOs with no justification. The policy should be removed from the Local Plan.		No change	526	Haydn Stanney
Offices should consider whether other villages have high numbers of HMOs and face similar issues to Kegworth.	Looking at comparable licencing data, as of July 2025 the District has 89 registered HMOs. 68 of these are in Kegworth. The remaining 21 are split	No change	5	Lesley Pendleton

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	<p>between the following settlements</p> <ul style="list-style-type: none"> <li>• Castle Donington (2)</li> <li>• Ashby De La Zouch (1)</li> <li>• Measham (1)</li> <li>• Coalville (12)</li> <li>• Hugglescote (1)</li> <li>• Ellistown (4)</li> </ul> <p>Officers are not aware of concerns or evidence of issues being faced elsewhere in the District.</p>			
<b>Housing Supply</b>				
Question the impact of HMOs on the availability of other house types, as these are available for sale and many new homes are being built	<p>Whilst HMOs play an important role in providing affordable and accessible housing for many groups a proportionately high number of HMOs may result in imbalanced communities, with a lack of house types available for other groups.</p> <p>As detailed in the <a href="#">HMO Background paper</a>, evidence shows there to be a high number and concentrations of HMOs in Kegworth.</p>	No change	5	Lesley Pendleton
An overprovision of HMOs impacts/restricts the availability of other types of housing stock, including	A proportionately high number of HMOs may result in imbalanced communities.	No change	119, 168, 232, 475, 565, 594, 606, 613	Geoff Sewell, James McKay, Stantec



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properties suitable for young people, first time buyers and families (for sale and for rent in the village).  Policy would provide a balance between HMOs and other types of residential properties.	The policy seeks to prevent an overconcentration of HMOs, supporting a mix of housing types and balanced community.			(Caddick Group), David Manely, Mark Payne, Vicky Saunders, David Hayes, John Saunders
Extensions to HMOs impact on the type of housing stock i.e. homes become too large and unsuitable for families.	The policy criteria apply to the extension of HMOs.	No change	594	Vicky Saunders
Concentration of HMOs will adversely impact on pricing of properties to the detriment of those seeking home ownership.	Resisting an overconcentration of HMOs will support a mix and balance of house types.	No change	232, 606	Stantec (Caddick Group), David Hayes
New housing allocations are needed in Kegworth to meet future housing needs.	The draft Local Plan proposes housing allocations in Kegworth	No change	232	Stantec (Caddick Group)
<b>Highways and Parking</b>				
Parking demand for HMOs is no greater than a family home as both could create a demand for 3-4 parking spaces.	HMOs typically accommodate a higher number of adult residents than standard dwellings. Although car ownership patterns can vary there is the potential for all HMO occupants to have a car, increasing the pressure for parking.	No change	5	Lesley Pendleton
Bus services are available to the Sutton Bonnington and Nottingham campus	Alternatives to private car use are available for residents	No change	5	Lesley Pendleton

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and the airport. Students can cycle and aircrew generally don't have cars.	and the policy seeks the provision of cycle storage.			
Bus services are available to the airport. Aircrew generally do not have cars.	HMOs typically accommodate a higher number of adult residents than standard dwellings. Although car ownership patterns can vary there is the potential for all HMO occupants to have a car, increasing the pressure for parking. Furthermore, in light of the currently high number of HMOs, cumulative impacts on parking pressure is also a concern.	No change	5	Lesley Pendleton
Parking restrictions in the Market Place and on other roads in the centre of the village have exacerbated parking problems.	Parking problems can be associated with a range of issues outside of the planning system, including, but not limited to, parking restrictions, fly parking and overall higher car ownership. However, given the nature of a HMO use and the potential level of parking demand such properties can create, the policy seeks an adequate level of parking for this use.	No change	5	Lesley Pendleton
Sutton Bonington College charges for parking but provide a free bus from Kegworth, with the village becoming the 'park' location for a 'park and ride' type scheme.		No change	168	James McKay
Question some of the advice provided by the local highway authority as HMOs are being allowed with no or limited parking leading to on-street parking.	Previous versions of the Leicestershire Design Guide did not have specific parking guidance for HMOs.	No change	119, 612, 613	Geoff Sewell, Anthony Pearson, John Saunders

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	<p>However, an updated <a href="#">Leicestershire Highway Design Guide</a> (December 2024) includes minimum parking standards for HMOs. For HMOs with up to 6 residents, between 3 -6 spaces are required. For larger HMOs 1 space per resident is required.</p> <p>Whilst the proposed local plan policy is not dissimilar to these recently adopted standards, it seeks the provision of one off-street parking space per occupant, for all HMOs.</p>			
Where would cars park if a terraced house is used as an HMO.	<p>The subdivision of properties not located in large plots, have more limited opportunity to provide on-site parking. However, an HMO use could create a comparatively higher demand for parking and increase parking stress on surrounding roads.</p> <p>Therefore, the policy seeks to address this issue and supports HMOs that provide one off-street parking space per occupant.</p>	No change	168	James McKay

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Applications should be refused if they cannot show how all occupants will park.	The proposed policy supports HMO development that would provide appropriate off-street parking, of one space per occupant.	No change	168	James McKay
<p>Parking and highway capacity and safety problems associated with inadequate parking for HMOs include cars parked for days, high levels of on-street parking, double parking, pavement parking, inaccessible roads, blocking junctions/corners/pavements.</p> <p>Issues are impacting congestion, on homeowners' ability to park, pedestrian safety, accidents and preventing access by refuse and emergency vehicles.</p> <p>Station Road, Pritchard Drive, New Street, Side Ley, Sutton Road and Thomas Road are specifically identified as experiencing these issues.</p>	<p>Insufficient on-site parking for HMOs could potentially result in highway safety issues and harm to the character of the local area.</p> <p>Therefore, the policy seeks the provision of appropriate off-street parking, of one space per occupant.</p>	No change	119, 162, 239, 364, 365, 379, 382, 594, 613, 647	Geoff Sewell, David and Hilary Jones, Nigel Taylor, Paul Sewell, Sophie Sewell, Fern Sewell, Kirstyn Sewell, Vicky Saunders, John Saunders, Diane Powell
<p>Para 6.85 should be amended to read:</p> <p><i>“High levels of on-street parking <b>does</b> result in congestion and difficulty in vehicles passing, as well as pavement parking obstructing pedestrians”</i></p> <p>i.e. replace ‘could’ with ‘does’</p>	<p>The supporting text seeks to recognise that there are instances when high levels of on-street parking will adversely impact on highway safety.</p> <p>Therefore, the policy seeks the provision of appropriate off-street parking of one</p>	No change	606	David Hayes

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	space per occupant, reducing the necessity for cars to park on the street.			
Suggest the Council engage with the university. The university could ease parking problems by proving free parking for their students and retain the free bus service.	Noted and the Council supports a multifaceted approach to the issues raised.	No change.	168	James McKay
Employment development in the area will exacerbate the highway and parking issues.	All new development will be expected to be satisfactory in highway terms and provide adequate parking.	No change	162	David and Hilary Jones
Land earmarked for development could be used as a car park, to take cars off the road and improve amenity.	Allocated land has been identified to deliver development. Its use as a car park to serve other development is not a deliverable option.	No change	239	Nigel Taylor
<b>Impact on amenity and community</b>				
It is not reasonable to indicate the tenanted properties are more poorly maintained/greater impact on area. Many owner-occupied properties are in need of maintenance/have overgrown gardens.	There is the potential for absentee landlords to neglect property management.	No change	5	Lesley Pendleton
During my time as the Parish Council Clerk, very few HMO related complaints were received. Complaints received related mainly to parking and refuse. The few anti-social behaviour	Over a number of years, issues have been reported to the District Council relating to the increasing number and concentration of HMOs within	No change	5	Lesley Pendleton

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complaints were swiftly dealt with the University Student Liaison Officer.	<p>the village. Responses to this consultation indicate these concerns are on-going. Evidence shows there to be a high concentration of HMOs in Kegworth.</p> <p>It is generally recognised that a high concentration of HMOs can cause harm to amenity (<a href="#">Evidence Gathering – Housing in Multiple Occupation and possible planning responses</a>).</p>			
The District Council has provided no evidence to shows that HMOs impact on local amenities. The 2020 Council report on the subject of the Article 4 Direction admits they found no link between HMOs and amenity issues.	<p>It is difficult to find specific demonstrable evidence to link amenity type issues directly to HMOs. For example, a higher level of on-street parking is observed in some locations although it is acknowledged this can be caused by other factors as well.</p> <p>However, since the Article 4 process commenced, more data has been gathered on the number and concentration of HMOs in Kegworth. In 2020, officers estimated 174 HMOs and this estimation increased to 262 in 2024. A mapping exercise</p>	No change.	536	Haydon Stanney

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	<p>undertaken shows there to be areas with notable concentrations and responses to this consultation also indicate on-going concerns.</p> <p>It is also generally recognised that a high concentration of HMOs can cause harm on amenity, (<a href="#">Evidence Gathering – Housing in Multiple Occupation and possible planning responses</a>).</p>			
An imbalance, and clustering, of HMO and non-HMO properties could negatively impact on amenity and the sense of community, with the presence of a more transitory population. The village needs a balanced community, including families, and not an over concentration of a transient residential population.	<p>An over concentration of HMOs can potentially undermine community balance, due to the loss of residents with a long-term stake in the community and an increase in the transient population. It is also recognised that there is potential for negative impacts on amenity, such as noise and disturbance.</p> <p>The policy seeks to protect amenity and manage the concentration of HMOs.</p>		119, 168, 475 612, 594	Geoff Sewell, James McKay, David Manley Anthony Pearson, Vicky Saunders
Every other property is being bought for the HMO rental market, destroying the village character and other impacts detailed in the draft Local Plan.		No change	647	Diane Powell

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<b>Local Services and Infrastructure</b>				
Students and HMO tenants support the day-to-day local services and businesses, providing economic benefit.	Noted. Occupants will contribute to local spending power but this needs to be balanced against the potential adverse impacts of having an overconcentration of HMOs.	No change	5	Lesley Pendleton
Too many HMOs lead to insufficient use of local facilities such as buses and shops, making them less sustainable.	Occupants will contribute to local spending and support local services, although this could be limited to term time in respect of students.	No change	119	Geoff Sewell
Infrastructure has not been improved in the area and the number of HMOs compounds this issue.	Noted. The Community Infrastructure Levy is a levy that local authorities can choose to charge on new development to help pay for supporting infrastructure. However the Council does not currently operate such a levy.	No change	565	Mark Payne
<b>Data sources and application of the policy</b>				
The estimate of HMOs in Kegworth at 14.0% is an underestimate. Paragraph 6.4 should refer to 'at least 14%' to reflect the incompleteness of the data.	HMOs numbers have been estimated using a number of sources, including licenced properties, planning permissions, certificate of lawful development, Council Tax records of student only properties, as well as those	Officers to investigate further possible sources of HMO data and its use in the application of policy, within the context of the Data Protection Act.	128, 134, 606	Councillor Carol Sewell, Kegworth Parish Council, David Hayes



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	<p>HMOs that have been 'declared'.</p> <p>Whilst these sources are considered to represent a reliable method to identify the number and locations of an HMO in an area, it is acknowledged that this process may not identify every HMO, e.g. properties that do not require a licence or those in existence prior to the Article 4 coming into effect.</p>	Update supporting text to provide clarification on the use and availability of data.		
<p>An Additional Licensing Scheme (as adopted by other areas such as Leicester City Council) would improve the accuracy of HMO data and help inform the planning process and ensure the policy is effective and fair. The District Council should introduce Additional Licensing as a matter of urgency, prior to the adopted of the Local Plan. The policy will be subject to challenge without Additional Licensing.</p>	<p>The Council has implemented an HMO licensing scheme for Mandatory Licensing. This is generally required for a HMO occupied by five or more people in two or more household, where these are sharing an amenity regardless of the number of stories.</p> <p>Housing legislation also allows local authorities to introduce a scheme of Additional Licensing for those HMOs not covered by a mandatory licence. This would facilitate the recording</p>		128, 134, 168, 606	<p>Councillor Carol Sewell, Kegworth Parish Council, James McKay , David Hayes</p>

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	of all HMOs. The Council's Environmental Health Protection Team is currently undertaking work to assess if further licencing is required/justified in the District although the outcome of this work is not yet known.			
The policy can only be applied if we have a definitive list of all HMOs in the village. Many HMOs are not registered including properties on Shepherds Walk, Thomas Road, Kirby Drive and Sutton Road.	HMOs numbers have been estimated using a number of sources. Whilst these sources are considered to represent a reliable method to identify the number and locations of an HMO in an area, it is acknowledged that this process may not identify every HMO, e.g. properties that do not require a licence or those in existence prior to the Article 4 coming into effect. Data is also only up to date at a certain point of time.		594	Vicky Saunders
Who is monitoring and mapping the HMOs? I can see from the appendix in the HMO background paper that many are not listed.			613	John Saunders
<b>H8 (a) The number of HMOS do not represent 10% or more of all dwellings within 100m radius from the centre of the building to which the application relates or the proposes does not result in the 10% threshold being exceeded.</b>				
A 10% rule within a 100m radius is desired but at present this would result in a number of properties on Derby Road being decanted.	The policy can only apply to new development and cannot be applied in retrospect to existing and lawful HMOs.	No change	475	David Manley
Kegworth is a small village and a HMO will impact wherever it is located. The	A 100m radius is considered indicative of an immediate	No change	565, 647	Mark Payne, Diane Powell

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threshold should be applied to the village as a whole rather than at a local street level.	<p>neighbourhood level and is a manageable distance for assessing the impact of new/extended HMOs.</p> <p>Assessing at a village scale would cover too large an area to determine if there is an over-concentration of HMOs in the immediate locality of the application site. The policy is considered to provide a more balanced approach allowing consideration to be given to the local context.</p>			
A threshold applied at street level will have the opposite of the desired effect and the spread of HMOs is proliferating. The Draft Plan states that HMO already make up 14.6% of the properties in Kegworth.	<p>Kegworth has a comparatively high proportion of HMOs and evidence shows there are areas within the village that experience of higher concentration of this use. The policy seeks to manage the impact of HMOs at the immediate neighbourhood level.</p> <p>Applying a threshold at the village scale would cover too large an area to determine if there is an over-concentration of HMOs in the locality of a proposal.</p>	No change	647	Dianne Powell

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Data (Census, Council and University data) shows that students make up around 77% of HMO and 20.6% of the population of Kegworth. The threshold limit is therefore unnecessary, and a 10% figure is arbitrary and not reflective of the situation faced by Kegworth.	Kegworth has a comparatively high proportion of HMOs and evidence shows there are areas within the village that experience of higher concentration of HMOs. Although a 'harmful concentration' is not defined in either national legislation or guidance, the application of a threshold is widespread amongst local authorities. Using a 10% threshold at a local level is considered to represent a reasonable and balanced approach, and having regard to the number and distribution of HMOs in Kegworth.	No change	526	Haydn Stanney
<b>H8 (b) It does not result in a residential dwelling being sandwiched between two HMOs along the same side of the street.</b>				
This is welcomed	Noted	No change	475	David Manley
<b>H8 (c) The development is able to provide suitable off-street parking of one space per occupant that does not cause detriment to highway safety or the amenity of the area, either individually or cumulatively</b>				
Support this requirement	Noted	No change	119, 134, 364, 365, 379, 382, 594, 606	Geoff Sewell, Kegworth Parish Council, Paul Sewell, Sophie Sewell, Fern Sewell, Kirstyn Sewell, Vicky Saunders, David Hayes

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Support this requirement but car parking issues are determined by other non-HMO factors	<p>Noted. Parking problems can be as result of other factors including parking restrictions fly parking, car ownerships levels.</p> <p>The policy identifies the parking requirements for a HMO use.</p>	No change	475	David Manley
Wish to see a similar policy for self-contained apartments in Kegworth, either as a separate policy or as an amendment to the Leicestershire Highway Design Guide	<p>HMOs typically accommodate a higher number of adult residents than standard dwellings, including apartments, justifying a 'HMO' parking standard.</p> <p>Question whether there would be any justification for a similar approach to be applied to self-contained apartments.</p>	No change	134, 606	Kegworth Parish Council, David Hayes
Object to this requirement. People in the HMO are far more likely to work/study in the same place i.e. university or airport. Therefore, they have less of a need for multiple cars, not more. There are students in the district that do not own cars	<p>Alternatives to private car use are available for residents and the policy seeks the provision of cycle storage.</p> <p>HMOs typically accommodate a higher number of adult residents than standard dwellings. Although car ownership patterns can vary there is the potential for all HMO occupants to have a</p>	No change	526	Haydn Stanney

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	car, increasing the pressure for parking. Furthermore, in light of the currently high number of HMOs, cumulative impacts on parking pressure is also a concern.			
<b>Monitoring</b>				
A regular review of HMOs is necessary.	Officers will continue to monitor planning permissions and refusals for HMOs. This will inform the evidence base and the effectiveness of the policy in achieving its objectives.	No change	128	Councillor Carol Sewell
HMO number will continue to increase. Given current HMO numbers are an underestimate and the Article 4 direction has not slowed down the growth in HMOs, an annual review of the policy and its effectiveness is needed. This must be passed on sound data and openness.	<p>The Article 4 Direction means that in Kegworth, planning permission is needed to change the use from a dwelling house to a small HMO. The draft Local Plan policy seeks to support the planning process when a permission is sought for a new HMO.</p> <p>Officers will continue to monitor planning permissions and refusals for HMOs. This will inform the evidence base and the effectiveness of the policy in achieving its objectives.</p>	No change.	134, 606	Kegworth Parish Council, David Hayes

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HMO properties need to be regulated and monitored following the planning approval. For example, where are cars associated with these properties parked (usually on streets of pavements)	<p>Officers will continue to monitor planning permissions and refusals for HMOs. This will help inform the effectiveness of the policy in achieving its objectives.</p> <p>However, it is not within the scope of planning, nor are there planning mechanisms available, to monitor where people park their cars. The draft policy can however seek to ensure appropriate parking provision for a HMO use.</p>	No change	613	John Saunders
Who looks into those properties that have not be declared as HMOs.	<p>Landlords of existing HMOs, in operation pre-February 2021, are able to declare these to the Council. This process is voluntary and is not a statutory requirement. However, should the Council receive a complaint that a HMO is an unlawful use this will be investigated by officers and any planning breach of condition will be dealt with in accordance with the Councils' <a href="#">Local Enforcement Plan (Planning) 2024</a></p>	No change	613	John Saunders
Who checks the occupancy levels of HMOs to ensure that the system is not being abused?	Planning permissions granted are not monitored on site as a matter of course. Should the	No change		

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	Council receive a complaint that a property is not operating to the terms of the planning permission, this will be investigated and dealt with in accordance with the <a href="#">Councils' Local Enforcement Plan (Planning) 2024</a> .			
<b>Other comments</b>				
The presence of an Article 4 Direction makes it impractical to apply for planning permission every time a new tenant moves in.	The planning use is linked to the property. Planning permission will not be required for each change of tenant if the property remains as a HMO use.	No change	5	Lesley Pendleton
Student properties are exempt from Council Tax, reducing the Parish Council's precept. Assume the District Council is able to claim for exempt Council Tax properties, which could be used to address the shortfall in the Parish Council precept.	This is not a planning matter. However, Government compensates local authorities for the loss of Council Tax income.	No change	5	Lesley Pendleton
Student properties are exempt from Council Tax, reducing the Parish Council's precept. Although students receive the benefits of having a Parish Council which has to be paid for by the dwindling non-student population		No change	119, 594, 613	Geoff Sewell, Vicky Saunders, John Saunders



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Suggest a separate policy clause/measure to require planning permission be sought to continue as a HMO when an existing HMO is sold.	The planning use as a HMO is linked to the property. A new permission is not needed if only ownership changes.	No change	134, 606	Kegworth Parish Council, David Hayes
The proposed pedestrian crossing on Sideley (finance provided by the new housing estate via a legal agreement) has not come to fruition as the traffic count did not support it. Suggest that the traffic count does not reflect the circumstances.	This is a separate matter and not an issue that can be addressed by a policy that seeks to manage the HMOs in Kegworth.	No change	162	David and Hilary Jones