

Are you responding as...?

Individual (-)

Landowner/Developer/Agent (1)

100%

Organisation (-)

Other (-)

Your Details (* denotes a mandatory field) (Title*)

Mr

Your Details (* denotes a mandatory field) (First Name*)

Dan

Your Details (* denotes a mandatory field) (Last Name*)

Walker

Your Details (* denotes a mandatory field) (Job Title (if relevant))

Partner

Your Details (* denotes a mandatory field) (Organisation (if relevant))

CP Walker & Son

Your Details (* denotes a mandatory field) (Address Line 1*)

107 High Road

Your Details (* denotes a mandatory field) (Address Line 2*)

Beeston

Your Details (* denotes a mandatory field) (Post Code*)

NG9 2JU

Your Details (* denotes a mandatory field) (Telephone number)

██████████

Your Details (* denotes a mandatory field) (E-mail address)



Do you wish to be notified of any of the following?
TICK ONE BOX FOR EACH ROW (Submission of the Local Plan Part 2 for examination?)



Do you wish to be notified of any of the following?
TICK ONE BOX FOR EACH ROW (Publication of the recommendations of the Inspector?)



Do you wish to be notified of any of the following?
TICK ONE BOX FOR EACH ROW (Adoption of the Local Plan Part 2?)



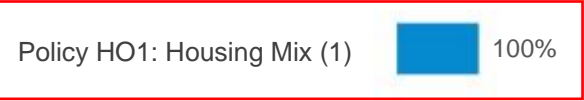
Does your response relate to..?
TICK ONE BOX ONLY



Please specify the policy.

If there is a policy you feel has been omitted from the Plan, please select the last option "Policy not including in the Plan"

4097



Does your response relate to the Policy text or justification text?

Policy text (1)



Please provide the related Policy criteria (this is the number and/or letter of relevant paragraph of the policy). (Policy criteria)

H01



Local Plan Part 2 MASTER

Do you consider the Local Plan - Part 2 to be legally compliant?
(Please read the following guidance note and indicate whether or not you feel the Plan is legally compliant)

A plan is considered legal when it complies with the various regulations that govern how it should be prepared. Key issues the Inspector will look at include:

- a) Whether it is in the Local Development Scheme;
- b) Whether community consultation was carried out in accordance with the Statement of Community Involvement;
- c) Whether the requirements of the relevant Regulations have been followed;
- d) Whether the appropriate notifications have been made;
- e) Whether a Sustainability Appraisal assessing social, environmental and economic factors has been completed and made public;
- f) Whether the document has regard to the Sustainable Community Strategy for the areas it covers; and
- g) Whether the requirements of the Duty to Cooperate have been met.

Yes, I do consider it to be legally compliant (1)  100%

With the above in mind do you consider the Local Plan Part 2 to be 'sound'?

Yes (-)

No (1)  100%

If you consider that the Plan is unsound, do you think it is..
(Please tick one box for each row) (Positively Prepared - Nottingham City Council have objectively assessed the need for homes, jobs, services and infrastructure and these will be delivered where sustainable.)

Yes (-)

No (1)  100%

If you consider that the Plan is unsound, do you think it is..
(Please tick one box for each row) (Justified - The Plan is based upon a robust and credible evidence base.)

Yes (-)

No (1)  100%

Local Plan Part 2 MASTER

If you consider that the Plan is unsound, do you think it is..
(Please tick one box for each row) (Effective - The Plan will deliver what it sets out to.)

Yes (-)

No (1)  100%

If you consider that the Plan is unsound, do you think it is..
(Please tick one box for each row) (Consistent with National Policy - The Plan accords with the National Planning Policy Framework or includes clear and convincing reasons for doing something different.)

Yes (-)

No (1)  100%

If your detailed response to whether the Plan is legally compliant or unsound is longer than 10,000 characters or contains maps/diagrams you can upload your comments/documents here. Please ensure your comments set out clearly why you 'support' or 'do not support' the Local Plan Part 2 (legally compliant and / or unsound) and how the plan could be amended to address them.

Simply click the file icon below to upload the document (size limit 10mb). When it has uploaded successfully a unique ID will appear in the box, please then click 'Next'..

If you DO NOT want to upload a document and prefer to write your response click 'Next'.

See below

If your response is seeking a change, do you consider it necessary to participate at the examination in person?

Yes, I wish to participate in person at the examination (1)  100%



C P Walker & Son 1896
Sales, Lettings, Management, Insurance

Planning Policy Team
Nottingham City Council
Loxley House
Station Street
Nottingham
NG2 3NG

Date: 11 March 2016

Contact: Dan Walker

Direct dial: [REDACTED]

e-mail: [REDACTED]

By email only

Dear Sir/Madam

**NOTTINGHAM CITY LOCAL PLAN PART 2
PUBLIC CONSULTATION (MARCH 2016)**

We wish to make representations to the Draft Local Plan and set out our thoughts below.

We are a long established firm of Chartered Surveyors managing around 800 properties around the Nottingham area. Out of this number, we let around 100 student properties. The vast majority of properties that we manage are let to working people and families. We have had many years' experience working in this sector and remain as one of the surviving businesses in Nottingham that have been involved in the supply of private sector housing for rent since the Victorian era when Nottingham and its suburbs morphed in to the urban area that we recognise today. Over the years, we have had considerable experience of the changing demand for housing and feel well placed to comment on the demand for and supply of all types of residential accommodation in the Nottingham area.

4097

We note that the Council has stated a desire to retain graduates after they have finished University. In our experience, very often these graduates want to move in to small scale accommodation and typically 1 and 2 bedroom flats or small terraced houses. As the Local Plan is currently drawn, it is hard to identify sites that could provide accommodation for graduates or indeed for that matter other professional tenants that seek accommodation of this size outside the centre of the City. The Plan seems to indicate that the only "suitable" location for flats is in the City Centre. There appears to be limited opportunity to build apartments in the suburbs. Graduates will therefore face the choice as to whether to choose to live in the City Centre or outside the City boundary in the surrounding suburbs in places like Beeston or West Bridgford. There are no similar restrictions in these areas meaning that developers currently and will continue to develop sites to satisfy this demand. For some people, living in the centre of the City is not attractive or strategic option and this means that they are forced to find accommodation outside the City Council's administrative area.



107 High Road, Beeston, Nottingham NG9 2JU

t 0115 925 4062 f 0115 922 0379 e: mail@cpwalker.co.uk w: www.cpwalker.co.uk

Partners:
C P Walker FRICS C P D Walker MRICS S L Neal J P Taylor BSc (Hons)

Authorised by the Financial Services Authority in respect of insurance mediation activities only



4097
cont

If you look demand for rental accommodation around the QMC, University, Lenton Lane employment area etc., there is relatively little 1 and 2 bedroom accommodation available. There is a great deal of demand for accommodation of this size. The headlines of the debates around this area always seem to refer to the students living in this area. However, there is plenty of demand from professionals but usually for small scale accommodation.

In terms of our own business, we let twice as many properties to professionals in this area than we do to students. We act, for example, in the letting of The Friary development, off Lenton Lane. There are 45 properties within The Friary development that are let unfurnished to professional tenants. The development lets very well typically to people who work close by at employers such as the Games Workshop, QMC or on the Science Park. The Flats at The Gregory on Leengate are another example of small scale accommodation that are occupied by professional tenants.

In spite of the assumptions that many people make about the people that choose to live in areas like Lenton and Dunkirk, there is demand from employed people who work in the immediate area. The policies within the Draft Local Plan that place a presumption on the development of 3 beds or more is inflexible and does not allow for the provision of small scale accommodation for an important section of the market. If the city is serious about retaining graduates after they have finished training or University, there needs to be policies that promote the provision of further suitable accommodation within the City boundary. The Local Plan should allow for the development of flats on suitable sites throughout the suburban areas. At the moment too many graduates who could potentially be attracted to live in areas like Dunkirk and Lenton are not able to find accommodation. The provision of more accommodation be that in the subdivision of existing larger houses or in the building of new developments will help to attract more non students in to this area.

4936

We also note that the Plan proposes to reduce the percentage deemed as the acceptable proportion of HMO properties within an area from the current 25% stated in the supplementary planning guidance to just 10%. Have any applications actually been granted since the Article 4 Direction was put in to place? Given the low number of applications and approvals, is there any point in adjusting this figure from one inflexible percentage to another?

Adopting an inflexible percentage has to be questioned if there is no evidence to suggest that the City's policies that are designed to "rebalance" communities like Lenton and Dunkirk are actually working. At the moment, there is no evidence to suggest that existing HMOs in Dunkirk for example are returning to family use. This is in spite of a significant increase in the provision of purpose built student accommodation bed spaces. There is now a significant value difference between houses with C3 and C4 planning use in these areas; if an owner has a property with C4 use, they would lose significant capital value if the use changes to C3. The fact that C4 use can't be regained in areas like Dunkirk is therefore preventing houses returning to C3 use. Properties with the benefit of C4 planning use are being frozen in that use class. The evidence suggests that the Article 4 Direction is preventing the rebalancing of the community. We would recommend that the Council continues to monitor the success of the Policy in order to ensure that it achieves the stated purpose.

4936

It is also interesting that sales of houses with C3 planning use (typically houses sold by families living in this area) are not passing on to other families. Evidence from local estate agents suggests buyers are typically investors or parents of students who will let to two and three persons respectively as is permitted under the terms of the C3 use (if a house is owner occupied then a student living there can rent to two lodgers under the C3 use).

If the City is serious about attracting families back in to areas like Lenton and Dunkirk, they should monitor how effective their planning policies are and make adjustments to achieve its stated aims. It is hard to see how fixing an inflexible percentage has any effect in practice on anything other than reducing the occupancy of larger houses to 2 or 3 occupiers, thereby circumventing the planning rules. Allowing the subdivision of these properties in to flats would at least mean that the demand from the non student population that want to live in this area could be satisfied.

We hope that you will take these comments in to consideration during the adoption of the Plan.

Yours sincerely,

A solid black rectangular box redacting the signature of Dan Walker.

Dan Walker
Chartered Surveyor
CP Walker & Son