

In response to feedback received during the mandatory consultation, a number of streets and areas were reviewed to consider if there was justification to remove them, without undermining objectives of the proposed Area Plan.

The Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean proposal, received the most challenge. The lower super output data (LSOA) presented with the September 2024 Cabinet paper and referenced at Appendix 1 was reconsidered. The data was compared to street level data held by the council, relating to complaints received by Community Protection over the period of the last selective licensing scheme. On review, the draft area boundary contained only part of LSOA01007770. This area contains Lord Street, Davis Street and Oxford Street, though all had relatively high levels of complaints, with Lord Street having the highest, the data set (LSOA01007770) represents a larger area, most of which is outside of the proposed declaration boundary. It was therefore considered that the data is less robust and may be challengeable, if used to justify the inclusion of these few streets from that LSOA. For this reason, LSOA01007770 will be removed from the proposed boundary of this declaration.

The higher levels of complaints received on these streets, however, does question whether the whole of LSOA01007770 should be considered for a future proposed declaration.

LSOA E01007765 has data which supports its inclusion in the proposed designation. A street level review of the area around the Clifton Allotment Gardens, showed lower than average levels of reporting than the remainder of the LSOA.

As a result of both assessments, the amended proposed selective licensing border for this area will run up the centre of Middle Lane.

On the town centre side of the proposed area, comments were received about the unique nature of town centre living, typified by blocks of self-contained flats and flats over commercial premises. It was suggested a standalone policy would be a more effective way to consider residential accommodation in the town centre. This coincides with the council developing a wider town centre plan with its own footprint. In recognition of the points made in the consultation it is now proposed to remove the town centre footprint from the proposed selected licensing declaration. An independent residential strategy will be developed within the town centre plan.

Masbrough / Kimberworth proposal.

On review of the proposed boundaries following consultation feedback a few small areas have been identified which are predominantly owner occupiers or are located in or around Bradgate Park. It is considered that the proposed boundary can be adjusted to remove these areas without prejudicing the Area Plan objectives.

Brinsworth proposal

In response to consultation, a few newbuild properties close to the Thirsty Flame pub and some properties around Crownhill Road and Bawtry Road have been removed as they have no relevance to the Area Plan objectives. Requests to remove Duncan and Ellis Street cannot be supported, as these streets have the highest concentration of private rented sector properties. There is sufficient justification to progress these streets as the core of the proposed selective licensing designation in this area.

Thurcroft

Only one street was requested to be removed from this proposal, which is on the edge of the area and contains new build properties and council bungalows. Removing these properties will not affect the proposal objectives.

<u>Requests to remove streets from Selective Licensing Proposals</u>			
Requests	Area	Comment	Withdrawn?
Request for Clifton to be removed from the scheme	Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean	The whole area described as Clifton has sufficient data to justify its partial inclusion in the designation	No
Request for Oxford Street to be removed from the scheme	Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean	Oxford Street is contained within LSOA01007770. Only a part of this LSOA has been included in the proposed designation which makes the data less robust for this road. It will be removed from the proposal	Yes
Request for Davis Street to be removed from the scheme	Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean	Davis Street is contained within LSOA01007770. Only a part of this LSOA has been included in the proposed designation which makes the data less robust for this road. It will be removed from the proposal	Yes
Request for Badlsey Moor Lane to be removed from the scheme	Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean	125 Cases Badsley Moor Lane is the subject of a significant number of reactive ASB/ Waste/ Noise/ fly tipping complaints consistent with the objectives of the proposed declaration	Partly. Now starting at Middle Lane
Request for Cottenham Road to be removed from the scheme	Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean	Cottenham Road is a key connecting road between Fitzwilliam Road and Doncaster Road. There is significant enforcement data for this area to remain in the declaration. Removal of this street may undermine the scheme objectives.	No
Request for St Leonards Road to be removed from the scheme	Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean	Cottenham Road and St Leonards connect and are key connecting road in the area. There is significant enforcement data for this area to remain in the declaration. Removal of this street may undermine the scheme objectives.	No
Request for Eastwood Mount to be removed from the scheme	Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean	Though Eastwood Mount is in LSOA E01007765 which has data which supports its inclusion in the designation. There is little history of	Yes

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		issues on Eastwood Mount or Byron Drive. Both will be removed	
Request for The Maltings to be removed from the scheme	Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean	The Maltings is a social housing development which has a significant number of leasehold flats, some are now in the private rented sector. There is sufficient evidence of issues for its inclusion in the declaration	No
Request for Clifton Ave to be removed from the Scheme	Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean	Clifton Ave is not a long street but has a significant number of cases recorded covering fires, waste, ASB, noise and housing complaints. these are the issues targeted by the proposed declaration and cannot be taken out without seriously undermining the scheme objectives.	No
Request for Gladys St to be removed from the Scheme	Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean	Though Gladys in LSOA E01007765 which has data which supports its inclusion in the designation. There is limited history of issues on Gladys Street. It will be removed	Yes
Request for Badsley Street to be removed from the scheme	Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean	The half of Badsley Street which sits within the body of the declaration has few properties but is an important link road and cannot be removed from the declaration.	No
Request for Mansfield Road to be removed from the scheme	Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean	Mansfield Road is mixed commercial and residential. There is evidence of issues in the area, however, it sits within the footprint of the Town Centre Plan. After consultation it is recognised that the nature of the residential offer in the town centre is different to the wider area. A separate strategy will be developed for residential accommodation in the Town Centre. This may be a separate, future designation of selective licensing or other policy to recognise the unique nature of town centre accommodation.	Yes
Request for Moorgate Street to be removed from the scheme	Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean	As Moorgate Street is within the Town Centre Plan footprint it will be removed as above.	Yes
Request for Gerard Road to be removed from the scheme	Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean	Gerard Road has significant evidence for its inclusion in the proposed declaration with waste, ASB issues and a number of Housing complaints.	No

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Request for Wellgate to be removed from the scheme	Eastwood/ Town Centre/ Boston Castle/ Clifton / East Dean	Wellgate is an arterial route passing through the proposed declaration linking two distinct areas and could not be totally removed. However, the lower half is within the town centre footprint and will be removed as above.	Yes
Request for Church Street to be removed from the scheme	Not in within the proposed boundary	NFA	NA
Request for Kimberworth to be removed from the scheme	Masbrough / Kimberworth	The whole of Kimberworth cannot be removed from the scheme as it would undermine the designation objectives. There are key streets in this area which require support/intervention as described in the area plan.	No
Request for Winifred St to be removed from the scheme	Masbrough / Kimberworth	Winifred Street has been included in both SL schemes since 2015. No enforcement action has been taken. This street being removed.	Yes
Request for Richmond Way to be removed from the scheme	Masbrough / Kimberworth	Richmond Way is presumed to be primarily owner-occupier with little complaint/enforcement data. As it sits on the edge of the proposed area it can be removed without undermining the Area Plan objectives.	Yes
Request for Clough Green to be removed from the scheme	Masbrough / Kimberworth	Clough Green is a short cul-de sac of post 1990 primarily owner-occupier properties. It can be removed from the scheme by re-drawing the affected outer boundary edge as it meets Rodger Street	Yes
Request for Psalters Lane to be removed from the scheme	Masbrough / Kimberworth	Psalters Lane is a key connecting road between Ferham/Holmes and through to Kimberworth. There is significant enforcement data for this street. Removal of this street may undermine the scheme objectives.	No
Request for Bradgate Lane to be removed from the scheme	Masbrough / Kimberworth	Bradgate Lane is made of primarily owner-occupier properties, with little complaint or enforcement data. It can be removed from the proposed boundary without a detrimental impact, by bringing the boundary to the edge of the Park and Kimberworth Road.	Yes

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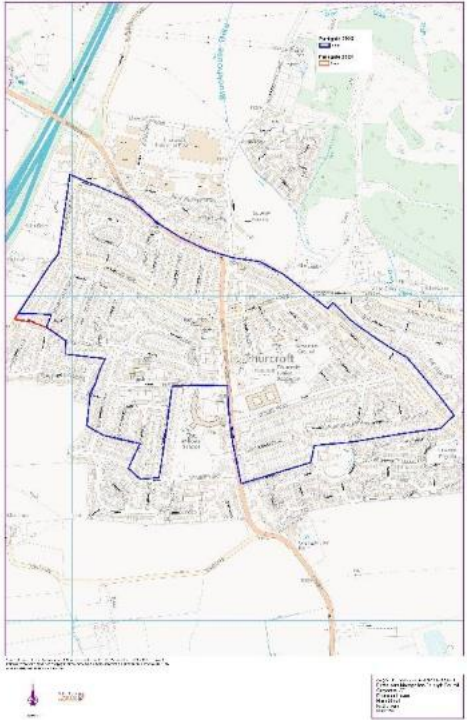
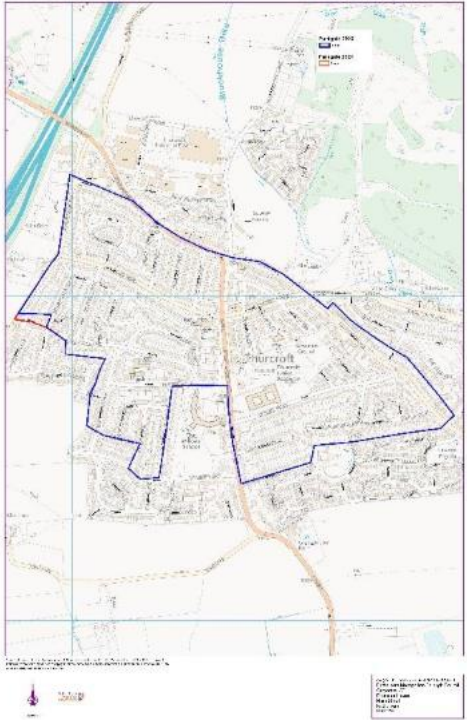
Request for Regent Street to be removed from the scheme	Masbrough / Kimberworth	Removing Regent Street would undermine the scheme objectives as this street and the streets which run off it would need to be removed simultaneously. There is sufficient evidence of issues to justify its inclusion in the proposed scheme.	No
Request for Falding Street to be removed from the scheme	Masbrough / Kimberworth	Falding Street is in the middle of a primary area that requires intervention and cannot be taken out without seriously undermining the scheme objectives.	No
Request for Kimberworth Road to be removed from the scheme	Masbrough / Kimberworth	There is significant enforcement data for Kimberworth Rd, including cannabis cultivation. Taking out this road could have a serious detrimental impact on the scheme.	No
Request for James Street to be removed from the scheme	Masbrough / Kimberworth	James Street is a street of concern in relation to the scheme objectives. There are housing, environmental and ASB issues on the street.	No
Request for Brinsworth to be removed from the scheme	Brinsworth	Though one landlord has a significant portfolio in the area and has asked for special consideration, it does not constitute a majority holding and would not be able to significantly influence the wider area if independently addressed under a voluntary arrangement.	No
Request for Whitehill Lane to be removed from the scheme	Brinsworth	Whitehill Lane has very few properties but links two areas of residential property in the declaration. At the south end of the lane within the proposed SL area is the Thirsty Flame public house and 4 newbuild properties which, as requested, can be removed from the proposal without effecting the proposal objectives.	Yes
Crownhill Road and Bawtry Road	Brinsworth	A small number of properties can be removed from the proposed area as they would not affect the objective of the scheme and removing them creates a more defined boundary.	Yes
Request for Duncan Street to be removed	Brinsworth	Duncan Street, along with Ellis Street have the highest concentrations of PRS and the highest levels of concerns within the proposed areas.	No

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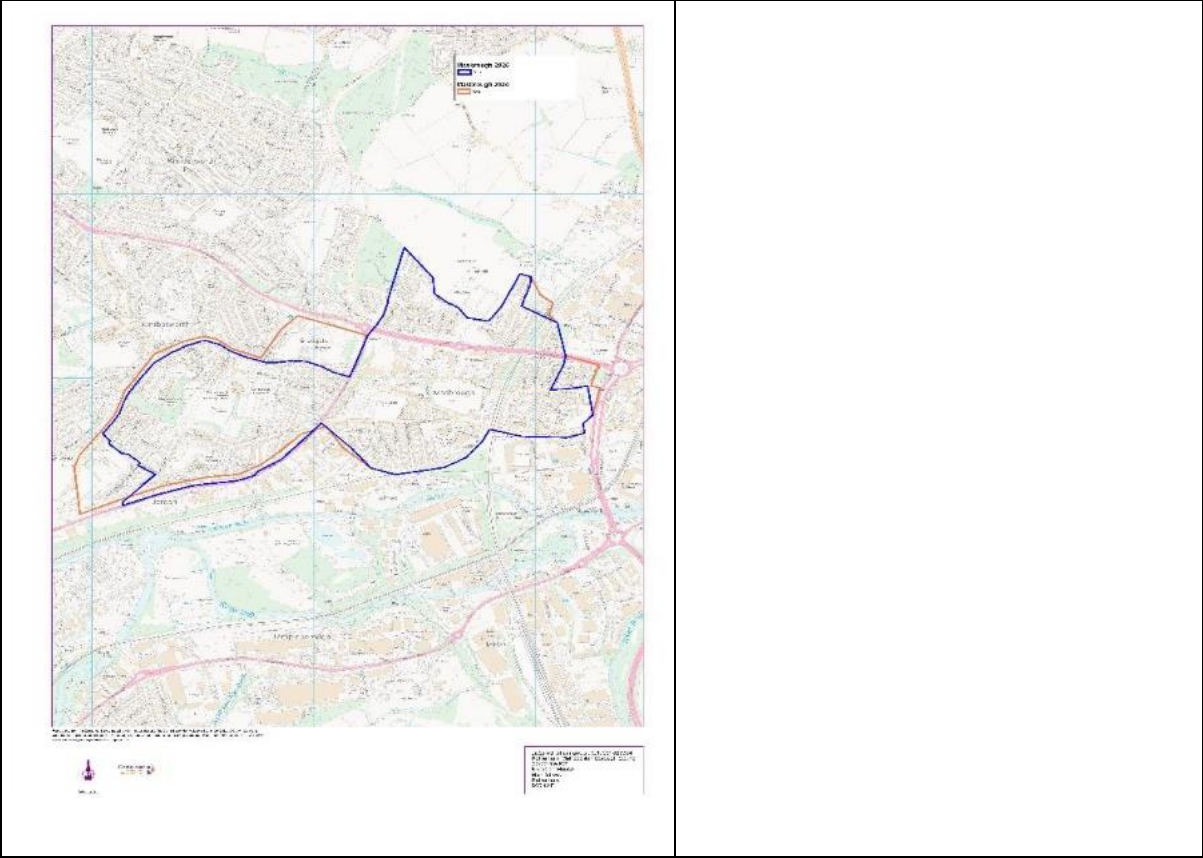
Request for Ellis Street to be removed	Brinsworth	Duncan Street, along with Ellis Street have the highest concentrations of PRS and the highest levels of concerns within the proposed areas.	No
Request for Barleycroft Lane to be removed from the scheme	Dinnington	Barleycroft Lane is at the extreme edge of the proposed area. It is a street of mixed commercial and residential. Properties are similar to others in the proposed area. It was not included in the previous SL designation. 40% of reactive complaints received in the last 5 years relate to ASB (noise, waste, overgrown land). The profile fits the wider area and the objectives of the SL designation	No
Request for Palmers Way to be removed from the scheme	Thurcroft	Palmers Way is a small close on the edge of the proposed declaration and has a mix of good quality private residences and council bungalows. The proposed boundary does not include the left-hand side of the street so does not affect the private houses. It can, however, be removed without effecting the objectives of the proposal.	Yes

Maps showing the changes to original proposed scheme boundaries after consultation.

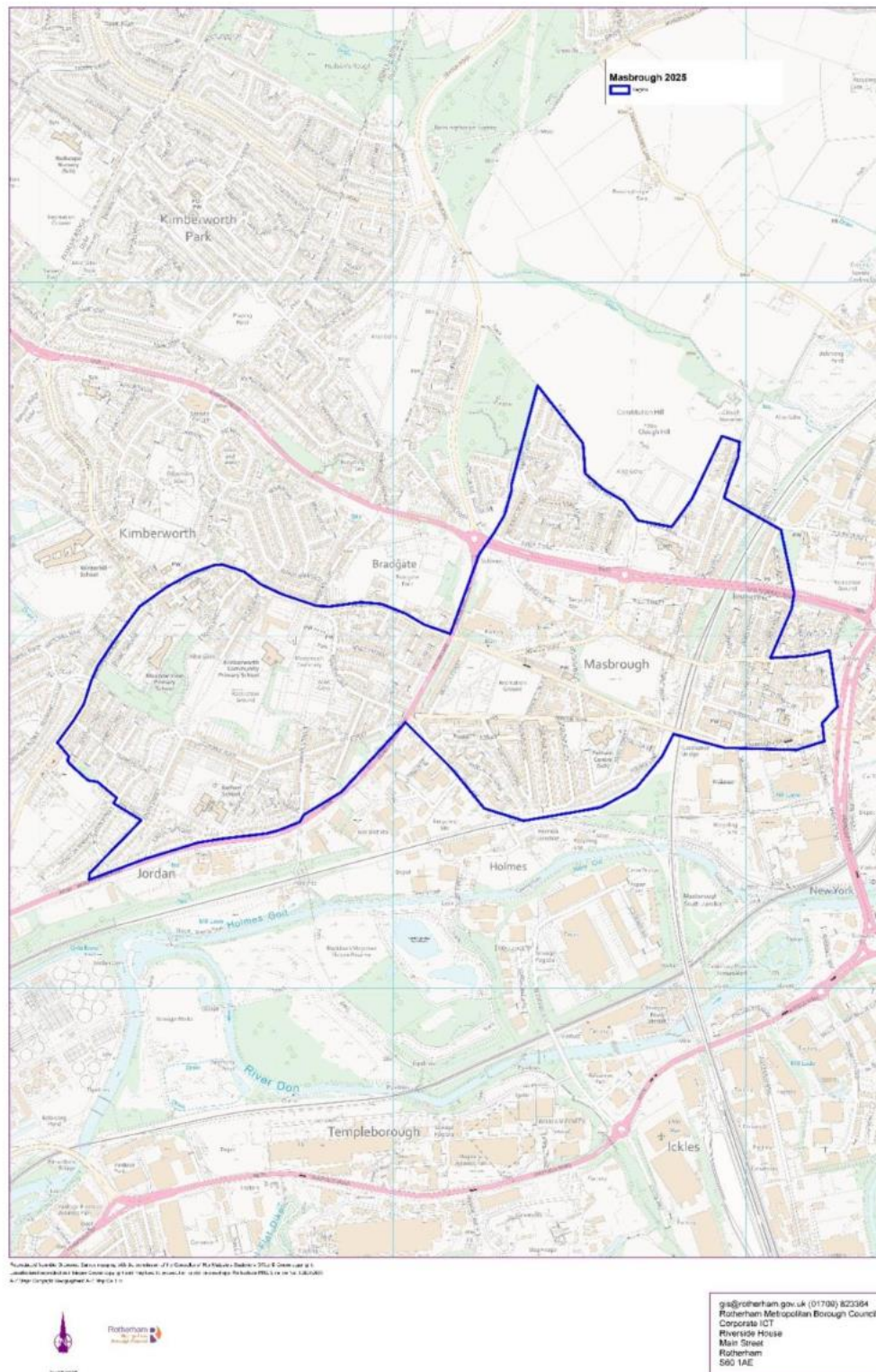
Original proposed boundary in orange, final boundary in blue <i>Figure 1- Brinsworth Revised SL Boundary</i>	<i>Figure 2 Thurcroft revised SL Boundary</i>
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	 The map shows a detailed street layout of the Masbrough area. A blue line delineates the revised SL boundary, which follows the main roads and includes several residential streets. A legend in the top right corner identifies the boundary line and other features. A north arrow is located in the bottom left corner.
<i>Figure 3- Masbrough Revised SL Boundary</i>	 The map shows a detailed street layout of the town centre area, including Clifton, Eastwood, and Boston Castle. A blue line delineates the revised SL boundary, which follows the main roads and includes several residential streets. A legend in the top right corner identifies the boundary line and other features. A north arrow is located in the bottom left corner.

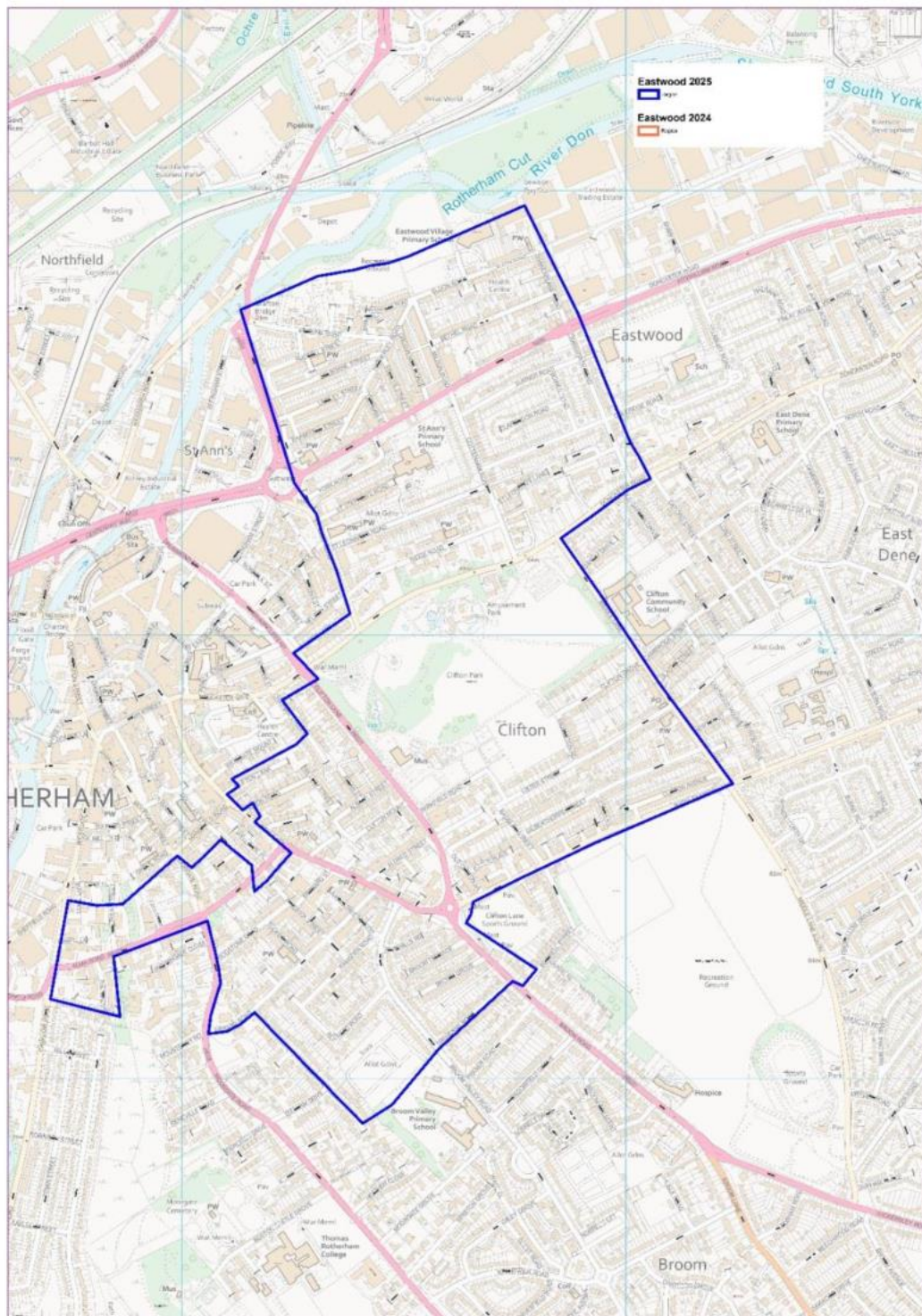
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Masbrough / Kimberworth



Town Centre / Eastwood / Clifton /Boston Castle r

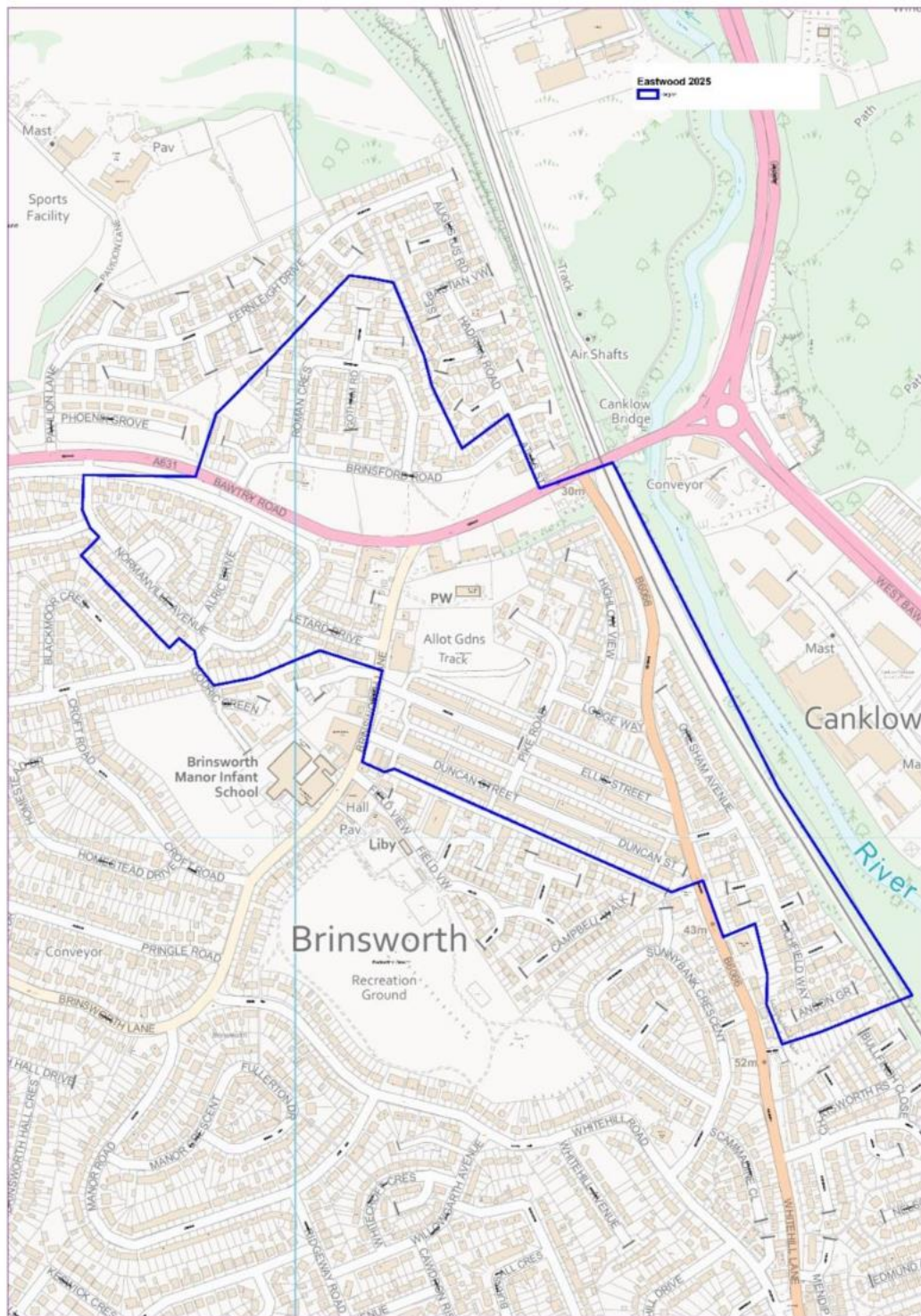
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Richardson
Engineering
Strategy - Growth

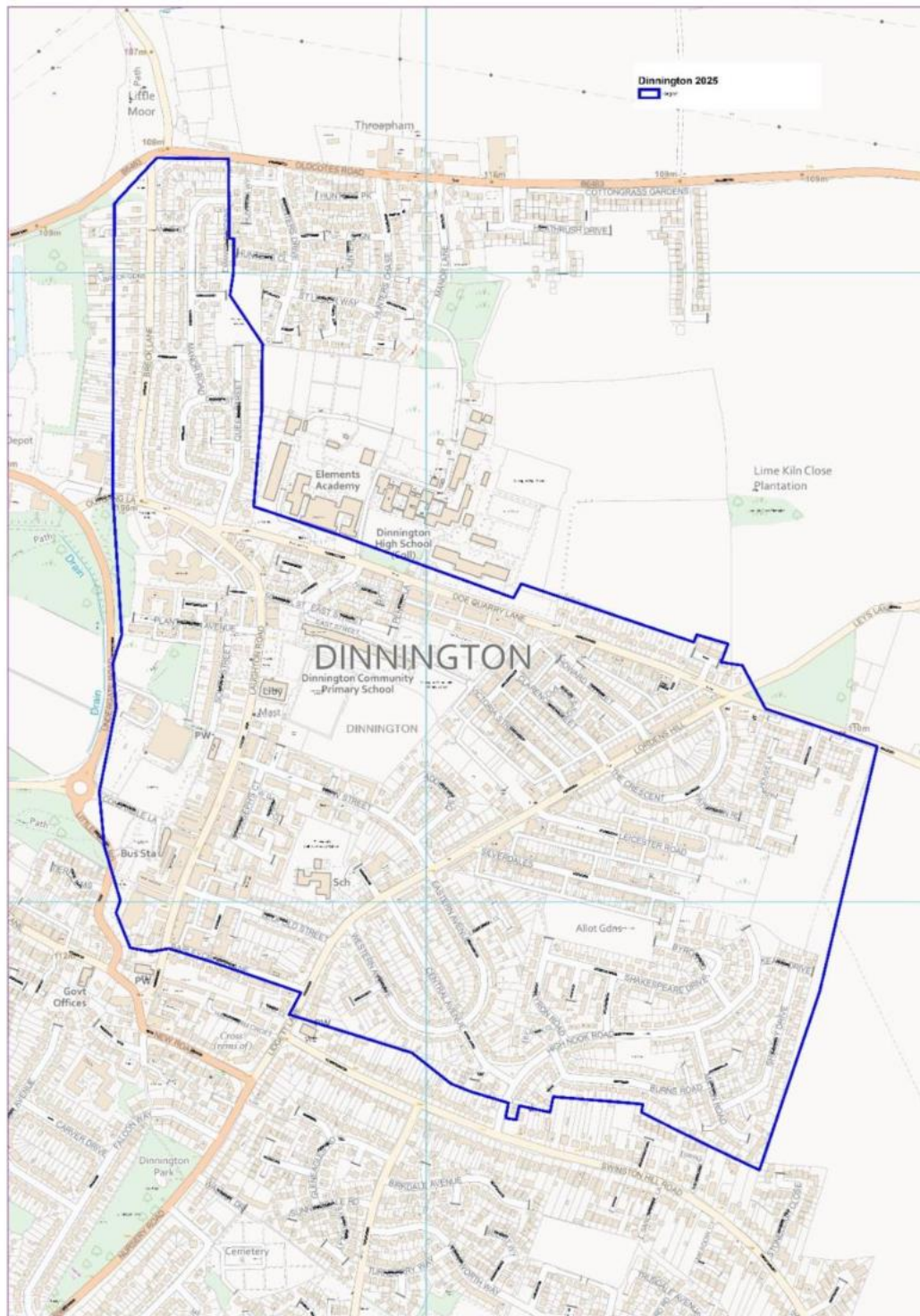
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Brinsworth



Dinnington



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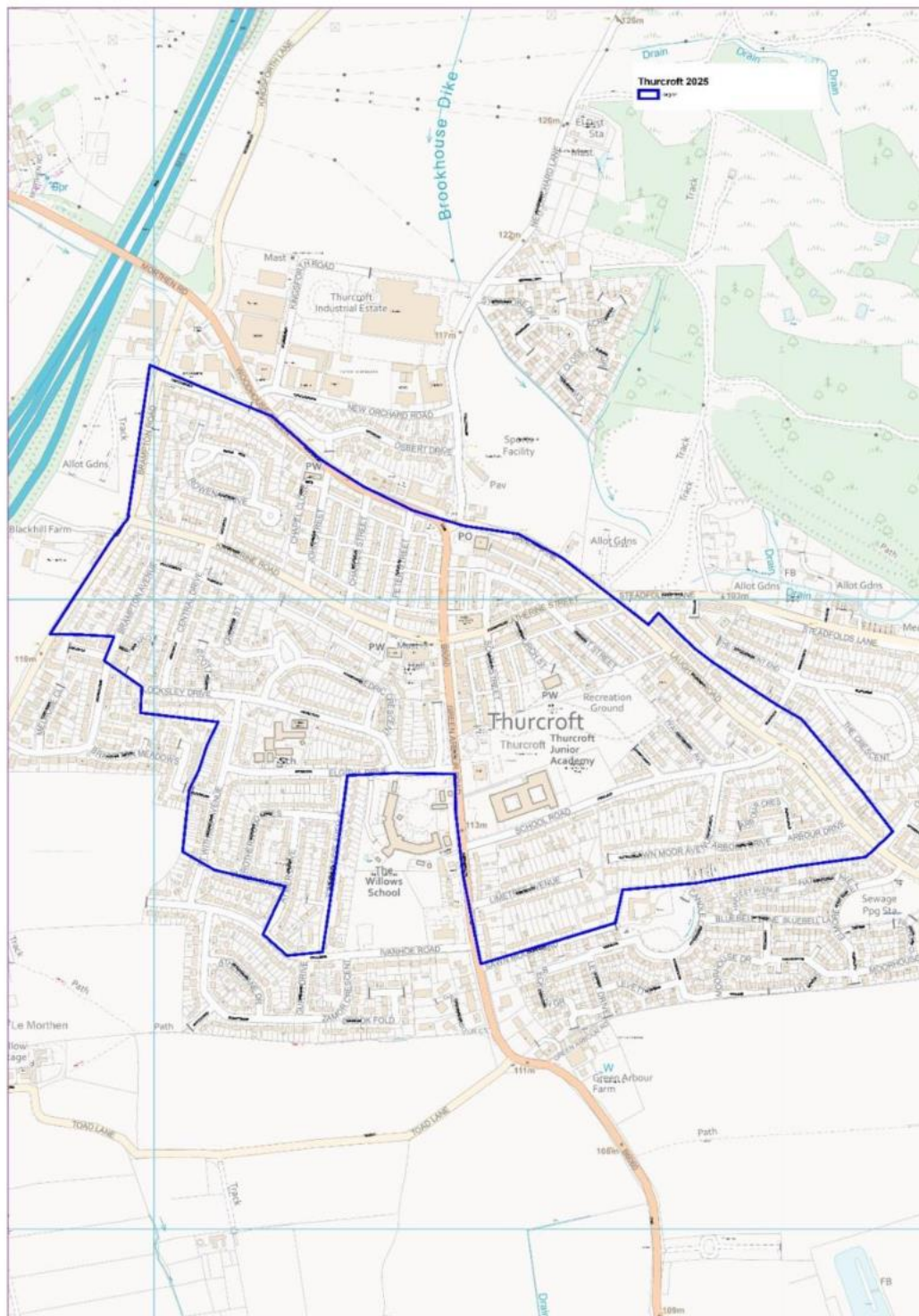


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Thurcroft



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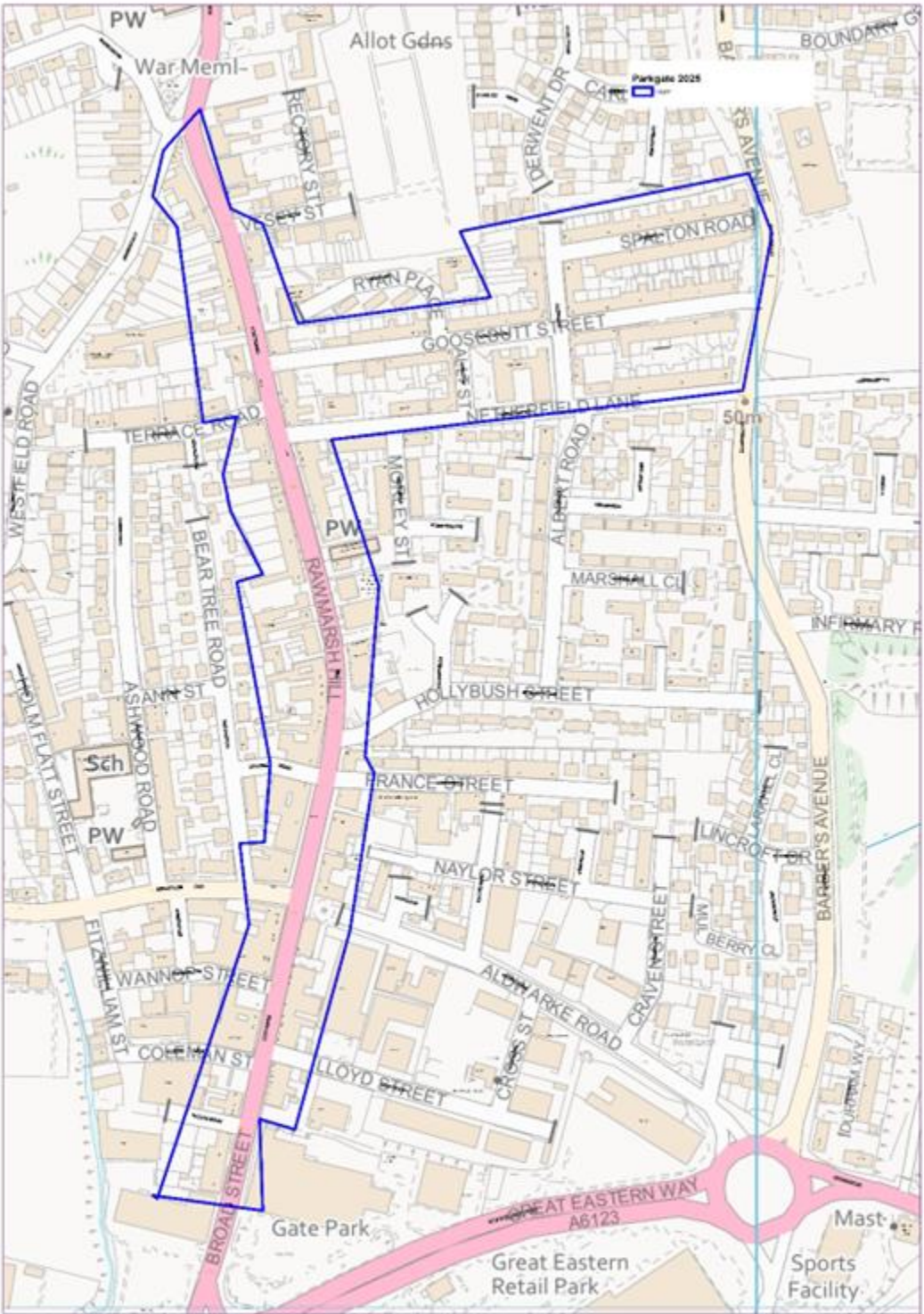
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Appendix 6

Parkgate



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