

## SEA Screenings

### Housing in Multiple Occupation (HMOs) Supplementary Planning Document

- Houses in Multiple Occupation (HMOs) are properties that are rented out by at least three people who are not from the same household (such as a family) but share facilities like a bathroom and kitchen.
- The SPD will provide planning guidance enabling the LPA to better manage the provision of HMOs, improve the standards of accommodation provided and reduce detrimental impacts on neighbours.

Stage and Criteria	Response	Details
1. Is the Supplementary Planning Document subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government?	<b>YES</b>	The Supplementary Planning Document (SPD) is to be prepared and adopted by the local authority: Bassetlaw District Council.
2. Is the Supplementary Planning Document required by legislative, regulatory or administrative provisions?	<b>NO</b>	SPDs are optional; there is no legislative or regulatory requirement to prepare them. SPDs can be prepared and adopted by Local Planning Authorities provided the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012 are met. This SPD has been produced to supplement Bassetlaw's statutory Local Plan.
3. Is the Supplementary Planning Document prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive?	<b>YES</b>	The SPD is for town and country planning and land use purposes and sets a framework of guidance for future development consent of projects in Annexes I and II to the EIA Directive (Urban Development Projects)
4. Will the Supplementary Planning Document, in view of its likely effect on sites,	<b>NO</b>	The policies that the SPD is supplementing have themselves been subject to Habitats Regulations Assessment.

Stage and Criteria	Response	Details
require an assessment for future development under Article 6 or 7 of the Habitats Directive?		
5. Does the Supplementary Planning Document determine the use of small areas at local level, OR is it a minor modification of a Plan subject to Article 3.2?	<b>NO</b>	Not applicable
6. Does the Supplementary Planning Document set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)?	<b>YES</b>	The SPD provides further guidance to supplement policies related to housing. Whilst not allocating land for any particular use, the SPDs provide a framework for future development
7. Is the Supplementary Planning Document's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7?	<b>NO</b>	The SPD does not serve national defence or civil emergency, nor is it co-financed by structural funds or EAGGF programmes.
8. Is it likely to have a significant effect on the environment?	<b>NO</b>	The purpose of the SPD is to provide guidance to assist in the interpretation of adopted policies in the Local Plan. The Local Plan was subject to SEA (incorporated within the Sustainability Appraisal), and no significant effects were expected. Therefore, the SPD will not have any significant effects on the environment.
<b>Outcome</b>		
SEA not required		

## **SEA Consultation Responses**

### **Historic England**

Dear Planning Policy team

#### **BASSETLAW DISTRICT COUNCIL HOUSING IN MULTIPLE OCCUPATION (HMOs) SUPPLEMENTARY PLANNING DOCUMENT (SPD) - SEA SCREENING REQUEST, SUMMER 2025**

Thank you for your consultation of 21 July 2025 and the request for a Screening Opinion in respect of the forthcoming HMO SPD.

For the purposes of consultations on SEA Screening Opinions, Historic England confines its advice to the question, "Is it likely to have a significant effect on the environment?" in respect of our area of concern, cultural heritage. Our comments are based on the information supplied with the screening request. We have not yet had sight of the Draft SPD.

On the basis of the information supplied and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], Historic England is of the view that the preparation of a Strategic Environmental Assessment is not likely to be required.

The views of the other statutory consultation bodies should be taken into account before the overall decision on the need for a SEA is made. If a decision is made to undertake a SEA, please note that Historic England has published guidance on Sustainability Appraisal / Strategic Environmental Assessment and the Historic Environment that is relevant to local planning and which is available at:

<https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

Should it be concluded that, overall, a SEA will be required for the SPD, Historic England would be pleased to discuss the scope of the assessment in relation to the historic environment in due course.

### **Environment Agency**

Thank you for consulting the Environment Agency regarding the SEA screening for the emerging SPDs. We have no comments to make.

### **Natural England**

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**Natural England has no comments to make on the SEA Screening report for the Bassetlaw Houses in Multiple Occupation SPD.**

The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may wish to make comments that might help the Local Planning Authority (LPA) to fully take account of any environmental risks and opportunities relating to this document.

If you disagree with our assessment of this proposal as low risk, or should the proposal be amended in a way which significantly affects its impact on the natural environment, then in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.