



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Houses in Multiple Occupation Supplementary Planning Document

Consultation Statement

November 2025

<https://www.bassetlaw.gov.uk/>



1. Introduction

- 1.1 This document has been prepared in order to demonstrate how the Council has followed the requirements of [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) in preparing and adopting the Council's Houses in Multiple Occupation Supplementary Planning Document (SPD).
- 1.2 SPDs were introduced as part of the Planning and Compulsory Purchase Act 2004. The [Planning Policy Guidance](#) is clear that an SPD needs to add further detail to policies in the Bassetlaw Local Plan (May 2024) and that they can be used to provide further guidance for development on particular issues. They are a material consideration for determining planning applications, albeit they do not form part of the development plan.
- 1.3 The Houses in Multiple Occupation SPD provides further guidance for applicants and developers on how planning applications can address and satisfy requirements set out in the following Local Plan Policies:
 - Policy 31: Houses in Multiple Occupation
 - Policy ST33: Design Quality
 - Policy 46: Protecting Amenity
- 1.4 The SPD also assists local interpretation of relevant [National Planning Policy Framework](#) policy including delivering a sufficient supply of homes and promoting healthy and safe communities.

2. Local Planning Regulations and Habitats Regulations Assessment / Strategic Environmental Assessment Screenings

- 2.1 This consultation has been carried out in accordance with [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) (as amended). In line with Regulation 12(a), before adopting an SPD, a Local Planning Authority must prepare a statement setting out who was consulted when preparing the SPD, a summary of the main issues raised and how these issues have been addressed. This document is the Consultation Statement for the adopted SPD as required by Regulation 12(a).
- 2.2 Regulation 12(b) requires that the draft SPD must be published for a minimum of 4 weeks and that the Council specify the date by which representations must be made and the address to which they must be sent.
- 2.3 Regulation 35 requires the documents must be made available to the public at the principal office of the Council and other places the Council consider appropriate as well as publishing on the Council's website.
- 2.4 The Government's national [Planning Policy Guidance](#) states "SPDs do not require a sustainability appraisal but may in exceptional circumstances require a strategic environmental assessment if they are likely to have significant environmental effects that have not already been assessed during the preparation of the relevant strategic policies."
- 2.5 Every stage of the Bassetlaw [Local Plan's](#) preparation (from initial scoping through to Adoption) were subject to a comprehensive sustainability appraisal incorporating strategic environmental assessment with a number of changes to policies made to address each individual report's recommendations. The [Bassetlaw Local Plan Habitats Regulations Assessment \(2023\)](#) concluded that the policies in the Plan (either alone or in

combination) would not impact on any of the European Sites either within, or in close proximity, to the Bassetlaw District

- 2.6 As set out above, the SPD provides further guidance and detail to the relevant adopted [Local Plan](#) policies, and does not result in any significantly different effects over and above those already considered and assessed through the preparation of the recently adopted Local Plan and the relevant policies (listed above) which are the strategic/non strategic policies that the SPD 'hangs off'.
- 2.7 Nevertheless, and for completeness, an SEA Screening Assessment was undertaken prior to consultation with Natural England, Historic England and the Environment Agency. All responded and confirmed that an SEA was not required.

3. Consultation Details

- 3.1 Consultation on the draft SPD took place for a period of four weeks from 17 September 2025 to 5pm on 29 October 2025. Consultation was in line with the Council's [Statement of Community Involvement](#) and involved contacting via email/letter all persons and organisations who had signed up to the Council's Planning Policy database.
- 3.2 The draft SPD and response form were made available on the Council's website and a hard copy was available to view during normal office hours at the Customer Service Desk at Bassetlaw District Council: Queen's Buildings, Potter Street, Worksop, S80 2AH, at Retford Town Hall and Harworth & Bircotes Town Hall, and all libraries in the district.
- 3.3 Consultation comments were invited by email to planningpolicy@bassetlaw.gov.uk via an online form on the Council's website: www.bassetlaw.gov.uk, or by post via: Planning Policy, Queen's Buildings, Potter Street, Worksop, S80 2AH.

4. Who was Consulted?

- 4.1 In accordance with Regulation 12, interested parties, including everyone on the Planning Policy database, and those listed in Appendix 2 of the [Statement of Community Involvement](#), were notified of the consultation. This includes a variety of stakeholders, such as, town and parish councils, residents, landowners, developers, statutory consultees and other local planning authorities.
- 4.2 At the close of the consultation, the Council had received responses from 6 organisations.

5. What Were the Main Issues Raised During Consultation?

- 5.1 [Appendix 1](#) sets out in more detail a summary of the issues that were raised and how they have been addressed; as well as a limited number of changes to the SPD where considered appropriate.
- 5.2 The main issues raised are as follows:
- Anglian Water requested that the SPD includes reference to their [Shared standards in water efficiency for Local Plans](#), July 2025 which are now being taking forward in new Local Plans. The Shared Standards seek a water usage target of 85 litres per person per day (PCC), but purpose built or converted HMO should be designed to deliver a water usage target of 90l PCC.

Appendix 1 – Summary of Consultation Responses and Changes Made to the SPD

Name/ Organisation	Content Summary	BDC Response	SPD Amendments
The Coal Authority	No comments	-	-
Environment Agency	No comments	-	-
Natural England	No Comments	-	-
NHS Nottingham & Nottinghamshire ICB	No Comments	-	-
Anglian Water	<p>Direct you to the recently introduced Shared standards in water efficiency for Local Plans adopted with the EA and NE in July 2025. These are now being taking forward in new Local Plans. Ask that the Shared Standards are referenced in the SPDs. The HMO SPD refers at 8.0 to Water Supply and compliance with Water company minimum requirements. Anglian Water advises that whilst the Shared Standards seek a water usage target of 85 litres per person per day (PCC), purpose built or converted HMO should be designed to deliver a water usage target of 90l PCC. This is we recognise that as government is looking to increase domestic water efficiency – from the current 110l PCC position – that a 90l PCC is demonstrably deliverable with a fixtures and fittings approach. The 85l PCC target is a medium-term objective as we utilise smart metering roll out up to 2030 to assess reductions in water use in newly built and converted properties. The ownership and maintenance position of HMO also assist in enabling the installed water efficient fixtures and fittings to be retained.</p> <p>The reduction in water use in HMO's reduces the costs of heating the water, the cost of water to occupants and the carbon costs of heating water and its supply. The reduced volumes of use would also reduce the wastewater volumes requiring transport and treatment by Severn Trent.</p> <p>For HMO's we recognise that Anglian Water is not currently a consultee on these applications and so would not have a mechanism be notified of and then monitor the delivery and continued achievement of a 90l PCC. Instead, the PCC figure will be monitored for each Council area as we deliver, in partnership with Council's a continued reduction in per capita water demand through new homes and business development.</p>	<p>Anglian Water's Shared Standards was adopted in July 2025, after the Local Plan adoption in May 2024. Anglian Water state that the Shared Standards applies to new Local Plans.</p> <p>Policy ST48: Reducing Carbon Emissions, Climate Change Mitigation and Adaptation requires all new residential development in the District to promote water efficiency by meeting the tighter Building Regulations optional requirement of 110 litres/person/day. This includes HMOs.</p> <p>The Shared Standards are considered to be new planning policy and as such, it is not possible to introduce new policy through a SPD. These can only be introduced through a new Local Plan.</p> <p>However, requiring water efficiency measures District wide through the Local Plan will have a positive outcome on climate change adaptation, future water supplies, effects of abstraction and prevent future deterioration from occurring.</p>	No change required.
Historic England	No comments	-	-