



Responses Received

Consultation on Supplementary Planning Guidance for Houses in Multiple Occupation (HMOs)

January 2026



A High Quality Environment

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Responsible Service	Forward Planning	Version/Status	Version 1
Responsible Author	Forward Planning	Date Agreed/ Agreed At	7 January 2026
Date last Amended		Due for Review	Not applicable

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Responses Received – Consultation on Supplementary Planning Guidance for Houses in Multiple Occupation (HMOs)

INTRODUCTION

1. Rossendale Borough Council consulted on a proposed Supplementary Planning Guidance for Houses in Multiple Occupation (HMOs) between Thursday 13th November and Thursday 11th December 2025.
2. During this four-week consultation, a total of 42 comments were received. One of them, response no. 31, has been discarded as it is a duplicate of the response no. 30.
3. A summary of the comments received and how the Local Planning Authority is considering them to inform the final version of the supplementary planning guidance will be provided in a separate Consultation Statement.
4. All comments received are enclosed in this document. The following are verbatim representations received as part of the consultation. The views expressed are those of the respondents and do not reflect the Council's views.

Consultation on Supplementary Planning Guidance for Houses in Multiple Occupation

Response 1

Respondent Details

Information	
Respondent Number: 1	[REDACTED]
[REDACTED]	
[REDACTED]	
[REDACTED]	

Please provide your contact information:	
Firstname and Surname	[REDACTED]
Address or Postcode	[REDACTED]
Email address	[REDACTED]

Please confirm you have read the privacy notice:	
I confirm that I have read and understood the privacy notice	

Please select the statement that best applies to you:	
Resident	

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?	
Yes	
Please provide any further comments below (e.g. do you think the criteria should be modified?): Parking and appropriate infrastructure should be important considerations	

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?	
Yes	

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?	
Yes	

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?

Yes

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Do you have any other comments you wish to make?
The convenience of existing neighbours must be considered

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Yes

Response 2

Respondent Details

Information	
Respondent Number: 2	[REDACTED]
[REDACTED]	
[REDACTED]	
[REDACTED]	

Please provide your contact information:	
Firstname and Surname	[REDACTED]
Address or Postcode	[REDACTED]
Email address	[REDACTED]

Please confirm you have read the privacy notice:	
I confirm that I have read and understood the privacy notice	

Please select the statement that best applies to you:	
Resident	

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?	
Yes	

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?	
Yes	

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?	
Yes	

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?	
Yes	

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Yes

Response 3

Respondent Details

Information

Respondent Number: 3

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Resident

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?

Yes

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?

Yes

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?

Yes

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?

Yes

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Yes

Response 4

Respondent Details

Information

Respondent Number: 4

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Resident

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?

No

Please provide any further comments below (e.g. do you think the criteria should be modified?):
Should be increased to 100m

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?

Yes

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?

Yes

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?

Yes

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Yes

Response 5

Respondent Details

Information

Respondent Number: 5

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Resident

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?

Yes

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?

Unsure

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?

Yes

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?

Yes

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Yes

Response 6

Respondent Details

Information
Respondent Number: 6 [REDACTED] [REDACTED] [REDACTED] [REDACTED]

Please provide your contact information:
Firstname and Surname [REDACTED] Address or Postcode [REDACTED] Email address [REDACTED]

Please confirm you have read the privacy notice:
I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:
Resident

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?
Yes

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?
No

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?
Unsure

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?
No

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Yes

Response 7

Respondent Details

Information

Respondent Number: 7

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Resident

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?

Yes

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?

Yes

Please provide further comments below:

A town centre with a local open police station. A local GP surgery.

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?

Yes

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?

Yes

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

No

Please add any further comments below:

This needs reviewing and updating. After numerous proven failings of housing officers and associations not following the correct policy of checking NHS MAPPA etc. Residents are not satisfied that the Council's Standards are sufficient to protect local residents.

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

No

Do you have any other comments you wish to make?

See above

Response 8

Respondent Details

Information

Respondent Number: 8

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Resident

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?

Yes

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?

No

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?

Yes

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?

Yes

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Yes

Response 9

Respondent Details

Information

Respondent Number: 9

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Resident

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?):
I fear that even such a distance may not be sufficient to prevent a sense of there being a large influx of unknown new residents.

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?

Unsure

Please provide further comments below:
This would limit the sites available, potentially "protecting" villages whilst focusing HMOs in urban areas. This would appear unfair.

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?

Yes

Please add any further comments or changes you would like to see to this wording below:
However, there should still be a front garden, to be cultivated or at least lawned, and immune from being turned into hard standing.

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?

Yes

Do you have any further comments?

Absolutely good aspiration.

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Do you have any other comments you wish to make?

It would be a boon to the residents by avoiding potential disputes on siting.

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Yes

Response 10

Respondent Details

Information	
Respondent Number: 10	[REDACTED]
[REDACTED]	
[REDACTED]	
[REDACTED]	

Please provide your contact information:	
Firstname and Surname	[REDACTED]
Address or Postcode	[REDACTED]
Email address	[REDACTED]

Please confirm you have read the privacy notice:	
I confirm that I have read and understood the privacy notice	

Please select the statement that best applies to you:	
Resident	

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?	
Yes	

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?	
Yes	

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?	
Yes	

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?	
Yes	

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Yes

Response 11

Respondent Details

Information

Respondent Number: 11

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Resident

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?

Yes

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?

Unsure

Please provide further comments below:

Although it is a nice idea I feel that, unless intended occupants are elderly / disabled or building is in a rural area, see no necessity for this rule,

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?

Yes

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?

Yes

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Do you have any other comments you wish to make?

Unless it was a very large HMO it's difficult to imagine how the arrival of its residents could have any impact on neighbouring residents.

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Yes

Response 12

Respondent Details

Information	
Respondent Number: 12	[REDACTED]
[REDACTED]	
[REDACTED]	
[REDACTED]	

Please provide your contact information:	
Firstname and Surname	[REDACTED]
Address or Postcode	[REDACTED]
Email address	[REDACTED]

Please confirm you have read the privacy notice:	
I confirm that I have read and understood the privacy notice	

Please select the statement that best applies to you:	
Resident	

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?	
Yes	

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?	
Unsure	

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?	
Yes	

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?	
Yes	

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Yes

Response 13

Respondent Details

Information

Respondent Number: 13

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Resident

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?):
HMO's should be at a distance to deter the formation of "ghetto's" where the residents are from a similar background. If they are aware of similar people they will form cliques that will lead to alienation of local residents.

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?

No

Please provide further comments below:
If the HMO's are within walking distance of a town centre they will intimidate the older residents and attract the attention of youths who could cause anti social behaviours or worse.

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?

Yes

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?

Yes

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Please provide any additional comments below:

HMO's are a return to the early 20th Century standard of accommodation where there were shared welfare areas and toilet areas. It took generations to eradicate these type of accommodation and they should not be returned to now. HMO'S are a quick way to make money from others hardships. The use of HMO's should not be allowed.

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

No

Please add any further comments below:

HMO's are an easy way to make money at the expense of correct Landlord tenants where there are welfare and toilet facilities for each tenant. When the residents are moved on what happens to the building then. Will HMO's become cheap council accommodation?

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Yes

Do you have any other comments you wish to make?

HMO's should not be allowed. Yes they are cheaper than hotels but at what social cost? HMO's are the thin end of the return to sub standard accommodation.

Response 14

Respondent Details

Information

Respondent Number: 14

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Resident

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?

No

Please provide any further comments below (e.g. do you think the criteria should be modified?):
I consider this should be within 100m not 50m to avoid clustering. 50 m is insufficient for a built up area

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?

Unsure

Please provide further comments below:

The definition of "Town Centre" needs to be defined for Rossendale. That is, what is the definition of Town Centre? Rawtenstall/ Bacup/ Haslingden for example or is Edenfield considered a town centre? So define which town centres

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?

No

Please add any further comments or changes you would like to see to this wording below:

This provision needs tightening in my opinion to be that off street parking must be provided as default. Ongoing occupants will change so there has to be an assumption that a proportion will be car owners. So maybe 50% of occupation of house need car space off road. The sustainable location seems very subjective and open to interpretation and as above the assumption must be that car usage for some occupants

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?

Yes

Do you have any further comments?

As in point 3 if off road car spaces are mandatory then these could double up as cycle parking

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Do you have any other comments you wish to make?

The council refuse dept should recommend the space required based on occupants and predicted wheelie bins (ie more occupants in a shared house will need additional bins)

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Please provide any additional comments below:

How will condition of property be checked ongoing and should there be clear guidance on consequences of not maintaining the property- ie it should be made clear what powers of censure the council have and will impose on house owners

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Do you have any other comments you wish to make?

Very subjective so the guidance could have done examples? It could be argued that any house with shared occupancy will have more occupants than a normal house, so the burden of proof needs to be with those requesting shared accommodation

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Yes

Do you have any other comments you wish to make?

With additional suggestions as mentioned above to strengthen

Response 15

Respondent Details

Information	
Respondent Number: 15	[REDACTED]
[REDACTED]	
[REDACTED]	
[REDACTED]	

Please provide your contact information:	
Firstname and Surname	[REDACTED]
Address or Postcode	[REDACTED]
Email address	[REDACTED]

Please confirm you have read the privacy notice:	
I confirm that I have read and understood the privacy notice	

Please select the statement that best applies to you:	
Resident	

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?	
Yes	

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?	
Yes	

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?	
Yes	

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?	
Yes	

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Yes

Response 16

Respondent Details

Information

Respondent Number: 16

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Other (please specify):
combination resident/business owner

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?):
or any areas where children/community gather

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?

No

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?

Yes

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?

Yes

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Yes

Response 17

Respondent Details

Information

Respondent Number: 17

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Resident

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?

No

Please provide any further comments below (e.g. do you think the criteria should be modified?):
There shouldn't be any new HMO's

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?

No

Please provide further comments below:
NO HMO's

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?

No

Please add any further comments or changes you would like to see to this wording below:
NO HMO's

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?

Unsure

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Unsure

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Unsure

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

No

Do you have any other comments you wish to make?

Shouldn't affect local residents full stop who are you bringing round our children

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Unsure

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Unsure

Do you have any other comments you wish to make?

You don't know the people you house in these types of accommodation, my child is growing up in this area I worry for the safety and security of my child's life and I don't agree with this at all.

Response 18

Respondent Details

Information

Respondent Number: 18

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Resident

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?):
I fear that even such a distance may not be sufficient to prevent a sense of there being a large influx of unknown new residents.

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?

Unsure

Please provide further comments below:
This would limit the sites available, potentially "protecting" villages whilst focusing HMOs in urban areas. This would appear unfair.

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?

Yes

Please add any further comments or changes you would like to see to this wording below:
However, there should still be a front garden, to be cultivated or at least lawned, and immune from being turned into hard standing.

Q4. Do you agree that there should be sufficient space within the curtilage of the property or the provision of sufficient secure cycle parking?

Yes

Do you have any further comments?

Absolutely good aspiration.

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Do you have any other comments you wish to make?

It would be a boon to the residents by avoiding potential disputes on siting.

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Yes

Response 19

Respondent Details

Information	
Respondent Number: 19	[REDACTED]
[REDACTED]	
[REDACTED]	
[REDACTED]	

Please provide your contact information:	
Firstname and Surname	[REDACTED]
Address or Postcode	[REDACTED]
Email address	[REDACTED]

Please confirm you have read the privacy notice:	
I confirm that I have read and understood the privacy notice	

Please select the statement that best applies to you:	
Resident	

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?	
Yes	
Please provide any further comments below (e.g. do you think the criteria should be modified?): Numbers of HMOs in one area should be restricted	

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?	
No	

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?	
Yes	

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?	
Unsure	

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Do you have any other comments you wish to make?

It is just not the numbers that are concerning. There isn't the same level of care and concern when people are renting. Noise can be an issue as these houses are not designed to accommodate the numbers and bedrooms are not intended to be used as living spaces particularly in small terraced houses.

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Yes

Response 20

Respondent Details

Information

Respondent Number: 20

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Resident

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?):
i feel the radius should be increased to 200-250m to protect existing community cohesiveness

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?

Yes

Please provide further comments below:
i feel the radius should be increased to 400-500m and also within 50m of a bus route to accommodate residents without personal transport

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?

Yes

Please add any further comments or changes you would like to see to this wording below:
I feel the SPG should refer to and reproduce arrangements required for new developments in other Local Plan criteria. As a minimum there should be 1 car space per resident in a HMO and also stipulation for some disabled parking. There should also be provision for visitor/contractor vehicle parking (as I think contractors would be required more frequently than in single household occupancy)

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?

Yes

Do you have any further comments?

The SPG should reference and ensure space compliance with "sustrans" policies

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Do you have any other comments you wish to make?

The SPG should ensure specific individual resident space/location for all Council bin requirements and not a "communal" collection storage capacity area

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Please provide any additional comments below:

The SPG and general Planning requirements should specify provision of photographic evidence of existing internal and external conditions at application stage. These will then be a record for future comparisons of landlord efficacy in conversion and upkeep of any HMO. I feel the SPG should also require a "quinquennial" survey publication to the Council of HMO conditions (with photos) - similar to Church property requirements to ensure continuing standards are maintained

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Do you have any other comments you wish to make?

The SPG should require an "amenity report" as part of a quinquennial survey (referred to above) to include the requirement for Landlord to canvass and report findings from existing community, fire service and police/crime incidents relating to HMO occupancy

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Please add any further comments below:

I note the Council's standards allow for gas cooking, but cannot see any mention for gas heating standards, I feel that there should be no gas provision allowed in any building converted for HMOs due to safety reasons

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Yes

Do you have any other comments you wish to make?

The SPG references specifically only the current adopted local plan (2019 to 2036). I feel a simple sentence should be included to state that future amendments/revisions and/or future provision of a Local Plan and other relevant SPG's and SPD's should be complied with at the time of application.

Response 21

Respondent Details

Information

Respondent Number: 21

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Business Owner

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?

No

Please provide any further comments below (e.g. do you think the criteria should be modified?):
Would prefer 100 metre distance to avoid perceived "areas" forming that could become a area of concern to other residents

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?

Yes

Please provide further comments below:
Not everyone has access to private transport and so easy access to public transport or being within easy reach of public transport hubs is important.

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?

Yes

Please add any further comments or changes you would like to see to this wording below:
Staff will visit no doubt and so off road parking is essential

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?

Yes

Do you have any further comments?

Secure is essential

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Do you have any other comments you wish to make?

More street clutter is definitely not needed

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Please provide any additional comments below:

The better the accommodation is better for all being of residents.

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Yes

Response 22

Respondent Details

Information

Respondent Number: 22

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Resident

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?):
It would make sense to spread the HMO's across multiple areas to reduce the impact on existing residents

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?

Unsure

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?

Yes

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?

Yes

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Do you have any other comments you wish to make?

HMO'S need good waste provision due to the very nature of the properties having lots of residents

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Yes

Response 23

Respondent Details

Information

Respondent Number: 23

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Resident

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?):

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?

No

Please provide further comments below:

. The development should be within walking distance (within 250m) of a town centre;
To be sustainable. Occupants are more likely to be reliant on public transport to access services.
3. There is sufficient off-street car parking (unless the property is located in a very sustainable location with excellent access to public transport) and the development will not increase highway safety concerns;
Where it can be expected that occupants are likely to have cars, there should be adequate parking so as not to impact on highway safety, in accordance with the Local Plan's parking standards and comments from the Highway Authority.

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?

No

Please add any further comments or changes you would like to see to this wording below:

. The development should be within walking distance (within 250m) of a town centre;

To be sustainable. Occupants are more likely to be reliant on public transport to access services.

This proviso seems to contradict the need to enhance the provision and increase the use of public transport. It also favours village sites over urban areas, in that rural public transport provision is shamefully inadequate. This will only engender division between urban and rural areas, whilst doing nothing to help village dwellers access public services more efficiently.

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?

Yes

Do you have any further comments?

3. There is sufficient off-street car parking (unless the property is located in a very sustainable location with excellent access to public transport) and the development will not increase highway safety concerns; Where it can be expected that occupants are likely to have cars, there should be adequate parking so as not to impact on highway safety, in accordance with the Local Plan's parking standards and comments from the Highway Authority.

This proposal needs to carry the proviso that parking spaces must be BEHIND the dwelling, with space at the front for a garden, not hard surface for parking. This will prevent larger vehicles overstepping the boundary onto the pavement, and provide some green or cultivated space between the property and the pavement (at least 3 metres). It will also provide a means of absorbing rainwater instead of allowing run-off which tends to contribute to flooding.

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Please provide any additional comments below:

It is essential that landlords take responsibility for the upkeep of the property before tenancy begins.

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Unsure

Do you have any other comments you wish to make?
Provided suggestions from consultees are taken into account.

Response 24

Respondent Details

Information

Respondent Number: 24

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Resident

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?):
How many existing HMO properties are there in Rossendale?

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?

Unsure

Please provide further comments below:
I am clear that HMO properties should not be sited near schools or in neighbourhoods where there are children or the elderly people.

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?

Yes

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?

Unsure

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Do you have any other comments you wish to make?

We do not want to see rubbish left lying around, especially when Civic Pride work so hard to make Rossendale the clean and green place we all love.

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Please provide any additional comments below:

I would like reassurance that HMO properties will not be used to house illegal immigrants.

Illegal immigrants have broken the law by arriving in this Country in an illegal manner and should not be housed in the community, but should be detained in a detention centre away from the Rossendale public.

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Please add any further comments below:

I am interested to learn why the Council have decided to deliver a consultation on HMOs, and why there has been a need to consult the Rossendale public now? I cannot recall being requested to consult on HMOs before.

Would the reason be, there are going to be a high influx of residents who need to be housed in HMOs, such as illegal immigrants?

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Yes

Do you have any other comments you wish to make?

I have heard of HMOs that have been converted to house a large number of residents, asylum seekers and illegal immigrants (usually all men).

The rooms have been divided into very small rooms that are barely big enough to live in, whilst the landlord is reaping all the benefits and making huge profits out of some of the most vulnerable. This is unacceptable.

Response 25

Respondent Details

Information	
Respondent Number: 25	[REDACTED]
[REDACTED]	
[REDACTED]	
[REDACTED]	

Please provide your contact information:	
Firstname and Surname	[REDACTED]
Address or Postcode	[REDACTED]
Email address	[REDACTED]

Please confirm you have read the privacy notice:	
I confirm that I have read and understood the privacy notice	

Please select the statement that best applies to you:	
Resident	

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?	
Yes	

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?	
No	

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?	
Yes	

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?	
Unsure	

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Yes

Response 26

Respondent Details

Information

Respondent Number: 26

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Other (please specify):
Work at RBC

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?

Yes

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?

Yes

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?

Yes

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?

Yes

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Yes

Response 27

Respondent Details

Information

Respondent Number: 27

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Resident

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?

Yes

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?

Unsure

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?

Yes

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?

Yes

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Yes

Response 28

Respondent Details

Information

Respondent Number: 28

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Resident

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?

No

Please provide any further comments below (e.g. do you think the criteria should be modified?):
How would an applicant know if there is another HMO in the area?

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?

No

Please provide further comments below:
Doesn't make any sense because how is a town centre defined? What about places like Lovceclough, Lumb and Whitwell Bottom, outlying parts of Bacup and Whitworth

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?

No

Please add any further comments or changes you would like to see to this wording below:
Who defines excellent access to public transport?

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?

Yes

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Unsure

Please provide any additional comments below:

Who defines high standard? Will the Planning Authority check?

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

No

Please add any further comments below:

I think RBC's standards for HMO needs much tighter revision.

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Unsure

Do you have any other comments you wish to make?

If the guidance fits in with the overall long term plan.

Response 29

Respondent Details

Information

Respondent Number: 29

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Resident

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?

Yes

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?

Yes

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?

Yes

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?

Yes

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Do you have any other comments you wish to make?

Quite often there is a complete disregard to recycling within HMO's. I feel any landlord should be forcing recycling

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

No

Response 30

Respondent Details

Information

Respondent Number: 30

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Resident

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?

Yes

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?

Yes

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?

Yes

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?

Yes

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Yes

Response 31

(Duplicate of Response 30 so not included in analysis)

Respondent Details

Information	
Respondent Number: 31	[REDACTED]
[REDACTED]	
[REDACTED]	
[REDACTED]	

Please provide your contact information:	
Firstname and Surname	[REDACTED]
Address or Postcode	[REDACTED]
Email address	[REDACTED]

Please confirm you have read the privacy notice:	
I confirm that I have read and understood the privacy notice	

Please select the statement that best applies to you:	
Resident	

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?	
Yes	

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?	
Yes	

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?	
Yes	

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?	
Yes	

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Yes

Response 32

Respondent Details

Information

Respondent Number: 32

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Resident

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?

Unsure

Please provide any further comments below (e.g. do you think the criteria should be modified?):
Suspect a greater distance would be appropriate to prevent possible rowdiness if residents have such inclinations.

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?

Unsure

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?

Yes

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?

Yes

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Yes

Response 33

Respondent Details

Information

Respondent Number: 33

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Resident

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?):

I would add that any planning or retro-fit, or change in ownership of the already established HMO's must be judged by these criteria's. HMOs must not be within 100 metres radius of an existing HMO. Remove the known wording as its presumptuous. Please replace the wording of this policy from "should" to "must".

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?

Yes

Please provide further comments below:

HMOs must be within 200 metres of the town centre to allow there residents to access the proper services and amenities. Please replace the wording of this policy from "should" to "must" or "is" as it is stipulated in the document.

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?

Yes

Please add any further comments or changes you would like to see to this wording below:

I would add, that the development should not be in the vicinity of regular vehicle crashes. As this could affect the safety of the proposed HMO tenants.

Please replace the wording of this policy from "should" to "must".

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?

Unsure

Do you have any further comments?

Yes, active travel and sustainable travel is important and critical. Please replace the wording of this policy from "should" to "must".

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Do you have any other comments you wish to make?

I agree, the proposed dwelling should have a garden or driveway within their red-line boundary or within their ownership so that the amount of waste and recycling containers which I believe is 6 to be stored and collected properly. Please replace the wording of this policy from "should" to "must".

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Please provide any additional comments below:

Yes, the character of the proposed HMO dwelling should not change, the use of cladding should not be used, and similar windows and doors must be used to ensure that the dwelling is similar or the same as the neighbourhood.

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Do you have any other comments you wish to make?

I agree as most dwellings will have been built with 2 adults and a 1 child in mind, so the addition of 4 adults would create an adverse impact of the amenity neighbouring the residents. Please replace the wording of this policy from "should" to "must".

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Please add any further comments below:

I would argue that sound insulation must be used to ensure that the neighbouring residents are not impacted by the amount of noise that 6 occupants make. Please replace the wording of this policy from "should" to "must".

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Yes

Do you have any other comments you wish to make?

Policy is king. An SPD on existing and proposed HMOs is needed.

Response 34

Respondent Details

Information

Respondent Number: 34

Please provide your contact information:

Firstname and Surname

Address or Postcode

Email address

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Community Service Provider

Q1. Do you agree with the first criteria of the policy that any new HMOs should not be within 50m radius distance of an existing known HMO?

No

Please provide any further comments below (e.g. do you think the criteria should be modified?):
We believe there should be at least a 500m radius due to the specific geography of Whitworth and most of Rossendale.

Q2. Do you agree that any new HMOs should be within walking distance (within 250m) of a town centre?

Yes

Please provide further comments below:
We believe this is the right thing to do, however we are curious to understand how this affects Whitworth due to the town not having a defined town centre.

Q3. Do you agree that there should be sufficient off-street car-parking (unless the property is located in a very sustainable location with excellent access to public transport) and that the new development shall not increase highway safety concerns?

Yes

Please add any further comments or changes you would like to see to this wording below:
Please can Rossendale Borough Council clarify 'excellent access to public transport' and define the number of sufficient off street parking spaces. Applicants should provide car parking in addition to public transport.

Q4. Do you agree that there should be sufficient space within the curtilage of the property for the provision of sufficient secure cycle parking?

Yes

Do you have any further comments?

Cycling provides an eco friendly mode of transport and storage should be available within the curtilage of the property however, this should not be in the detriment of car parking spaces.

Q5. Do you agree there should be sufficient space storage provision for waste and recycling containers in a suitable enclosure area within the curtilage of the property?

Yes

Do you have any other comments you wish to make?

As long as they are maintained and emptied regularly and the local authority can commit to maintaining the provision.

Q6. Do you agree that on submission of a planning application, the condition of the property must be of a high standard, and contributes positively to the character of the immediate locality with assurances that the condition of the property will be maintained following the change of use to HMO? (Please refer to 'Appendix 1 – Property Condition Standards Checklist' of the Council's Standards for HMOs)

Yes

Please provide any additional comments below:

If the building is not up to building standards the licence should be withheld until the building meets a satisfied standard.

Q7. Do you agree with criteria 7 that the increase in the number of residents from the new development should not have an adverse impact on the level of amenity neighbouring residents can reasonably expect to enjoy?

Yes

Do you have any other comments you wish to make?

How is 'reasonable expect' to be measured.

Q8. Do you agree that the development shall accord with the Council's latest version of Standards for Houses in Multiple Occupation?

Yes

Please add any further comments below:

This should be renewed annually and amended when required. Any variation within the property needs to be legally enforced. We suggest a fee of £1,500 on application.

Q9. Do you support the use of this Supplementary Planning Guidance to inform decisions on planning applications for new HMOs?

Unsure

Do you have any other comments you wish to make?

Depends on the final draft of the document.

Response 35

From: [REDACTED]
Sent: 14 November 2025 10:05
To: Forward Planning
Subject: FW: Daily Message: Consultation on a Supplementary Planning Guidance document for Houses in Multiple Occupation (HMOs)

Good morning

With regards to policy 1 number 5. Is there a way to contain a criteria based on number of occupants to ensure that they is not an under or over provision of bins for each waste type?

Regards

[REDACTED]
[REDACTED]
Rossendale Borough Council | Henrietta Street Depot | Henrietta Street | Bacup | OL13 0AR
E-Mail: [REDACTED] | Office: [REDACTED] | Direct: [REDACTED] |
Website: <http://www.rossendale.gov.uk>

Please note, although I may send emails out of office hours, I really do not expect a response outside of normal working hours

From: Daily Message <dailymessage@rossendalebc.gov.uk>
Sent: Thursday, 13 November 2025 15:26
To: DG - All Rossendale Employees <DG-AllRossendaleEmployees@rossendalebc.gov.uk>
Subject: Daily Message: Consultation on a Supplementary Planning Guidance document for Houses in Multiple Occupation (HMOs)



Dear Consultee,

You are receiving this email because you have expressed an interest to be kept informed of Rossendale Borough Council planning policy matters.

Consultation Request

The Council is undertaking a public consultation on a planning guidance document to help in considering planning applications for new Houses in Multiple Occupation (HMOs). An HMO is

usually defined as a building or flat in which two or more households share a basic amenity, such as bathroom or kitchen.

Context of the Consultation

On Friday 19 September, an Article 4 Direction was introduced for the whole of Rossendale to remove permitted development rights to convert a house into a HMO. This means that planning applications are now required for all new HMOs. The proposed supplementary planning guidance will be used in the assessment of these planning applications.

What are we consulting on?

We are inviting comments on this proposed planning guidance for new HMOs. It can be viewed [here](#). A paper copy will also be available at the Customer Service Hub at The Business Centre, Futures Park, Bacup, OL13 0BB (during normal opening hours).

How to comment?

Please fill in the [online survey form](#), email forwardplanning@rossendalebc.gov.uk or write to Forward Planning at the address below.

When does the consultation end?

The consultation closes on Thursday 11 December 2025.

Kind regards,

Forward Planning

Rossendale Borough Council, The Business Centre, Futures Park, Bacup, OL13 0BB

E-Mail: forwardplanning@rossendalebc.gov.uk

Tel: 01706 252418 / 15

Website: www.rossendale.gov.uk

Response 36 (National Highways)

From: [REDACTED]@nationalhighways.co.uk>
Sent: 17 November 2025 09:14
To: Forward Planning - Rossendale Borough Council
Subject: - Consultation on a Supplementary Planning Guidance document for Houses in Multiple Occupation (HMOs)

Follow Up Flag: Follow up
Flag Status: Flagged

Att Forward Planning Team

Thank you for the opportunity to comment on the above consultation.

As this does not influence the SRN, National Highways have no comments to make on this consultation.

Kind Regards

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Spatial Planner
Network Development & Planning Team
OD DI Lead

Please note new email address. Please update your address book to include this;
[REDACTED][@nationalhighways.co.uk](mailto:[REDACTED]@nationalhighways.co.uk)

National Highways | Piccadilly Gate | Store Street | Manchester | M1 2WD
Tel: [REDACTED] | **Mobile:** [REDACTED]
Web: <https://nationalhighways.co.uk/>

GTN: 0300 470 5117



For information and guidance on on planning and the Strategic Road Network in England please visit:

Web: <https://nationalhighways.co.uk/our-roads/planning-and-the-strategic-road-network-in-england/>

From: Forward Planning - Rossendale Borough Council

Sent: 13 November 2025 14:15

To: [REDACTED]@nationalhighways.co.uk>

Subject: Consultation on a Supplementary Planning Guidance document for Houses in Multiple Occupation (HMOs)

You don't often get email from forward.planning.rossendale.borough.council@notifications.service.gov.uk. [Learn why this is important](#)



Dear Consultee,

You are receiving this email because you have expressed an interest to be kept informed of Rossendale Borough Council planning policy matters.

Consultation Request

The Council is undertaking a public consultation on a planning guidance document to be used in considering planning applications for new Houses in Multiple Occupation (HMOs). An HMO is usually defined as a building or flat in which two or more households share a basic amenity, such as bathroom or kitchen.

Context of the Consultation

On Friday 19 September, an Article 4 Direction was introduced for the whole of Rossendale to remove permitted development rights to convert a house into a HMO. This means that planning applications are now required for all new HMOs. The proposed supplementary planning guidance will be used in the assessment of these planning applications.

What are we consulting on?

We are inviting comments on this proposed planning guidance for new HMOs. It can be viewed [here](#). A paper copy will also be available at the Customer Service Hub at The Business Centre, Futures Park, Bacup, OL13 0BB (during normal opening hours).

How to comment?

Please fill in the [online survey form](#), email forwardplanning@rossendalebc.gov.uk or write to Forward Planning at the address below.

When does the consultation end?

The consultation closes on Thursday 11 December 2025.

Kind regards,

Forward Planning
Rossendale Borough Council, The Business Centre, Futures
Park, Bacup, OL13 0BB
E-Mail: forwardplanning@rossendalebc.gov.uk
Tel: 01706 252418 / 15
Website: www.rossendale.gov.uk

To unsubscribe please email
forwardplanning@rossendalebc.gov.uk

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National Highways Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |
<https://nationalhighways.co.uk> | info@nationalhighways.co.uk

Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

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National Highways Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |
<https://nationalhighways.co.uk> | info@nationalhighways.co.uk

Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

Consider the environment. Please don't print this e-mail unless you really need to.

Response 37 (Rossendale Primary Care Networks)

From: [REDACTED]@nhs.net>
Sent: 17 November 2025 16:25
To: Forward Planning
Cc: [REDACTED]
Subject: Consultation on a Supplementary Planning Guidance document for Houses in Multiple Occupation (HMOs)
Follow Up Flag: Follow up
Flag Status: Flagged

MESSAGE SENT ON BEHALF OF Dr [REDACTED] (Clinical Lead for Rossendale East PCN) and Dr [REDACTED] (Clinical Lead for Rossendale West PCN)

Dear Planning Team

We anticipate that this application will lead to additional homes. If correct this will place additional pressure on local services, such as the ability of those residents being able to register with a local GP Practice.

Without both the opportunity and enabling resources for those local GP Practices who are able to expand, this additional pressure will negatively impact on the General Medical services provided to both existing and any new patients in the area. The nine Rossendale GP Practices are already either at their limit or very close to it in terms of GP patient registrations and on that basis, without the provision of additional funding, we object to this proposal and trust that this objection to be considered by the council.

However, in support of local GP Practice expansion, both of the Rossendale PCNs would like to explore with Rossendale Borough Council, the opportunities provided by section 106 / CIL funding initiatives. Potentially a successful application would provide much needed additional resources to those GP Practices who are able to expand, so as to leave them best placed to respond to the increased workload that housing developments create.

Regards

[REDACTED]

Rossendale PCNs

Tel. [REDACTED]

Email: [REDACTED][@nhs.net](mailto:[REDACTED]@nhs.net)



We all think about cancer,
it's time to start talking about it.



Think. Talk. Act.

From: Forward Planning - Rossendale Borough Council

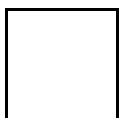
Sent: 13 November 2025 14:15

To: [REDACTED]@nhs.net>

Subject: Consultation on a Supplementary Planning Guidance document for Houses in Multiple Occupation (HMOs)

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Dear Consultee,

You are receiving this email because you have expressed an interest to be kept informed of Rossendale Borough Council planning policy matters.

Consultation Request

The Council is undertaking a public consultation on a planning guidance document to be used in considering planning applications for new Houses in Multiple Occupation (HMOs). An HMO is usually defined as a building or flat in which two or more households share a basic amenity, such as bathroom or kitchen.

Context of the Consultation

On Friday 19 September, an Article 4 Direction was introduced for the whole of Rossendale to remove permitted development rights to convert a house into a HMO. This means that planning applications are now required for all new HMOs. The proposed supplementary planning guidance will be used in the assessment of these planning applications.

What are we consulting on?

We are inviting comments on this proposed planning guidance for new HMOs. It can be viewed [here](#). A paper copy will also be available at the Customer Service Hub at The Business Centre, Futures Park, Bacup, OL13 0BB (during normal opening hours).

How to comment?

Please fill in the [online survey form](#), email forwardplanning@rossendalebc.gov.uk or write to Forward Planning at the address below.

When does the consultation end?

The consultation closes on Thursday 11 December 2025.

Kind regards,

Forward Planning
Rossendale Borough Council, The Business Centre, Futures
Park, Bacup, OL13 0BB
E-Mail: forwardplanning@rossendalebc.gov.uk
Tel: 01706 252418 / 15
Website: www.rossendale.gov.uk

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200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: [REDACTED] (Planning Enquiries)

E: [REDACTED]

W: www.gov.uk/coalauthority

For the attention of: Forward Planning Team

Rossendale Borough Council

[By email: forwardplanning@rossendalebc.gov.uk]

24th November 2025

Dear Forward Planning team

Re: Rossendale - Supplementary Planning Guidance document for Houses in Multiple Occupation (HMOs)

Thank you for your notification of the 13th November 2025 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

Our records indicate that within the Rossendale area there are recorded coal mining features present at surface and shallow depth including; mine entries, coal workings and reported surface hazards. These features may pose a potential risk to surface stability and public safety.

It is noted however that this current consultation relates to a SPG for HMOs and I can confirm that the Planning team at the Coal Authority have no specific comments to make on this document.

Yours faithfully

[REDACTED]

[REDACTED] BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI

Principal Planning & Development Manager



Date: 25th November 2025
Our ref: 533585
Your ref: Houses in Multiple Occupation SPD



Forward Planning
Rossendale Borough Council
The Business Centre
Futures Park
Bacup
OL13 0BB

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T [REDACTED]

BY EMAIL ONLY - forwardplanning@rossendalebc.gov.uk

Dear Sir or Madam

Draft Houses in Multiple Occupation Supplementary Planning Document (SPD)

Thank you for your consultation on the above dated and received by Natural England on 13th November 2025.

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.

Our remit includes protected sites and landscapes, biodiversity, geodiversity, soils, protected species, landscape character, green infrastructure and access to and enjoyment of nature.

Whilst we welcome this opportunity to give our views, the topic of the Supplementary Planning Document does not appear to relate to our interests to any significant extent. We therefore do not wish to comment.

Should the plan be amended in a way which significantly affects its impact on the natural environment, then, please consult Natural England again.

Strategic Environmental Assessment/Habitats Regulations Assessment

A SPD requires a Strategic Environmental Assessment only in exceptional circumstances as set out in the Planning Practice Guidance [here](#). While SPDs are unlikely to give rise to likely significant effects on European Sites, they should be considered as a plan under the Habitats Regulations in the same way as any other plan or project. If your SPD requires a Strategic Environmental Assessment or Habitats Regulation Assessment, you are required to consult us at certain stages as set out in the Planning Practice Guidance.

Please send all planning consultations electronically to the consultation hub at consultations@naturalengland.org.uk.

Yours faithfully

[REDACTED]
Consultations Team
Natural England



Historic England

Response 40 (Historic England)

Forward Planning
Rossendale Borough Council
Forward Planning Team
Futures Park
OL13 0BB

Direct Dial: 0161 242 1423

Our ref: PL00800613

28 November 2025

Dear Sir/Madam

Supplementary Planning Guidance document for Houses in Multiple Occupation (HMOs)

Historic England is the Government's statutory adviser on all matters relating to the historic environment in England. We are a non-departmental public body established under the National Heritage Act 1983 and sponsored by the Department for Culture, Media and Sport (DCMS). We champion and protect England's historic places, providing expert advice to local planning authorities, developers, owners and communities to help ensure our historic environment is properly understood, enjoyed and cared for.

Thank you for consulting Historic England on the above document. At this stage we have no comments to make on its content.

If you have any queries or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

[Redacted signature]

Historic Environment Planning Adviser (North West)

[Redacted contact information]



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

Telephone 0161 242 1416
HistoricEngland.org.uk

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

Contact: [REDACTED]

Date: 08 December 2025

Dear Rossendale Borough Council,

Thank you for inviting the Lead Local Flood Authority to comment on the below consultation.

Supplementary Planning Guidance for Houses in Multiple Occupation (HMOs)

Lancashire County Council is the Lead Local Flood Authority (LLFA) for the County Council's administrative area. The Flood and Water Management Act (FWMA) sets out the requirement for the Lead Local Flood Authority to manage 'local' flood risk (flooding from surface water, groundwater, and ordinary watercourses) within their area. In the planning process, the Lead Local Flood Authority is a statutory consultee for major developments with surface water drainage, under the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Comments provided in this representation are advisory and it is the decision of the Local Planning Authority whether any such recommendations are acted upon. The comments given have been composed based on the extent of the knowledge of the Lead Local Flood Authority and information provided at the time of this response.

Lead Local Flood Authority Position:

The Lead Local Flood Authority has **no comments** to make on the above consultation.

Should you wish for further information please contact us at the email address provided.

Yours faithfully,

[REDACTED]

Lead Local Flood Authority

From: [REDACTED]
Sent: 11 December 2025 14:02
To: Forward Planning
Subject: HMO SPG Consultation Response

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Anne,

I wish to submit my comments on the draft SPG for Houses in Multiple Occupation. While I welcome the Council's focus, I am concerned that the guidance will not be effective unless licensing is tightened and properly aligned with planning - which I have added comments for consideration on.

Given the likelihood of significant changes before Cabinet adoption, I would suggest the draft should go back through Overview & Scrutiny. Otherwise, consultation risks being seen as reactive rather than genuinely shaping policy - a criticism that is frequently raised with RBC's approach to consultation. O&S meet on the 12th January 26, leaving plenty of time before Cabinet decision and not slowing down the process.

I did wish to see the meeting where it was discussed at O&S before going out to public consultation, but, ironically, it appears that the live stream has not been made available.

Two specific rules stand out:

- **50-metre separation rule** – The 50-metre rule is unenforceable when most HMOs are unlicensed and therefore unknown. Without reliable data, the rule is meaningless. It feels far too close and arbitrary.
- **250-metre town centre rule** – The 250-metre town centre rule is blunt, risks worsening congestion, increasing ASB in hotspots, and lacks a clear definition of 'town centre'.

This raises a bigger issue: **how will rules be enforced?** Planning committees cannot realistically monitor bins, gardens, noise or tenant behaviour. Licensing is the mechanism for enforcement, yet the current system is weak:

- Smaller HMOs (3–4 people) fall outside mandatory licensing.
- Standards for HMOs within licensing are extremely outdated (January 2020) and pre-date modern fire safety and energy regulations - move to EPC minimum C.
- Licences last five years with limited re-inspection, and planning and licensing do not align on a standard definition.

With HMOs being dragged into the planning system, there is no enforcement from licensing as planning / licensing definitions are completely different. The SPG appears to look like it cannot be properly enforced or has any links to the adopted Local Plan. A selective licensing system would be a more effective first step, bringing smaller HMOs into scope and raising standards.

A few bullet points on thoughts:

1. Widen the 50-metre rule and set a cap on HMO numbers per area.
2. Replace vague language with clear, measurable standards.
3. Require a Management and Neighbourhood Impact Plan for all HMOs.
4. Update the 2020 HMO Standards within Licencing at the very least - improve fire safety, and raise EPC minimum to "C" by 2026.
5. Introduce an Additional Licensing Scheme for smaller HMOs (3–4 persons).
6. Carry out regular inspections and shorten licence periods for high-risk landlords.
7. Publish a transparent HMO register with mapped premises and annual enforcement data.

Strengthening licensing is the essential first step in my opinion. The quote in the report '**Some HMOs are occupied by the most vulnerable people in our society**' highlights the importance that the council should place on tightening licencing policy and bringing the 'planning definition' HMOs within sight of the Public Protection Unit of the council.

Kind regards,

██████████