

# Houses in Multiple Occupation in Bath

Draft  
Supplementary  
Planning Document

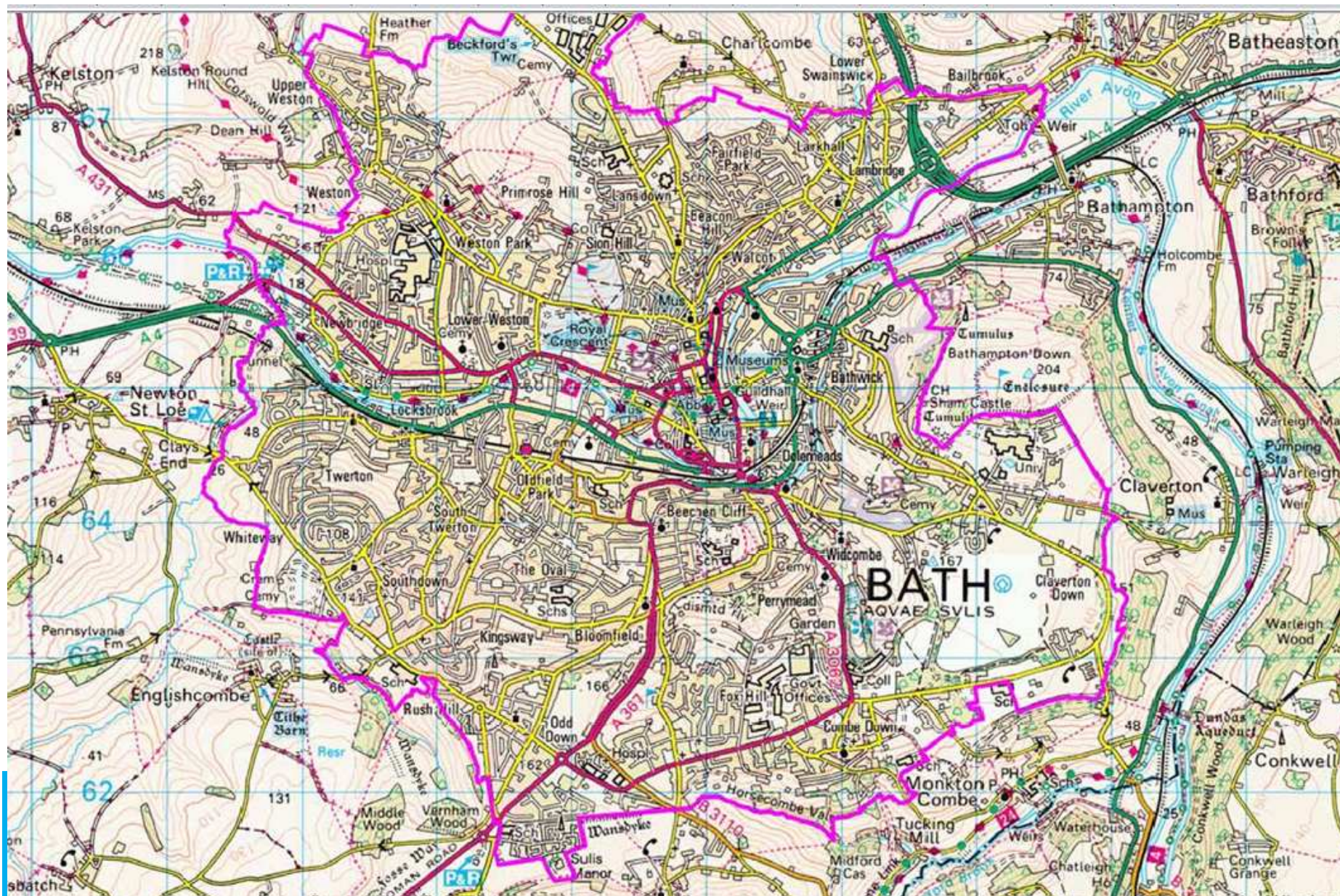
Draft Paper June 2017



Bath and North East Somerset – *The place to live, work and visit*



# Article 4 Direction

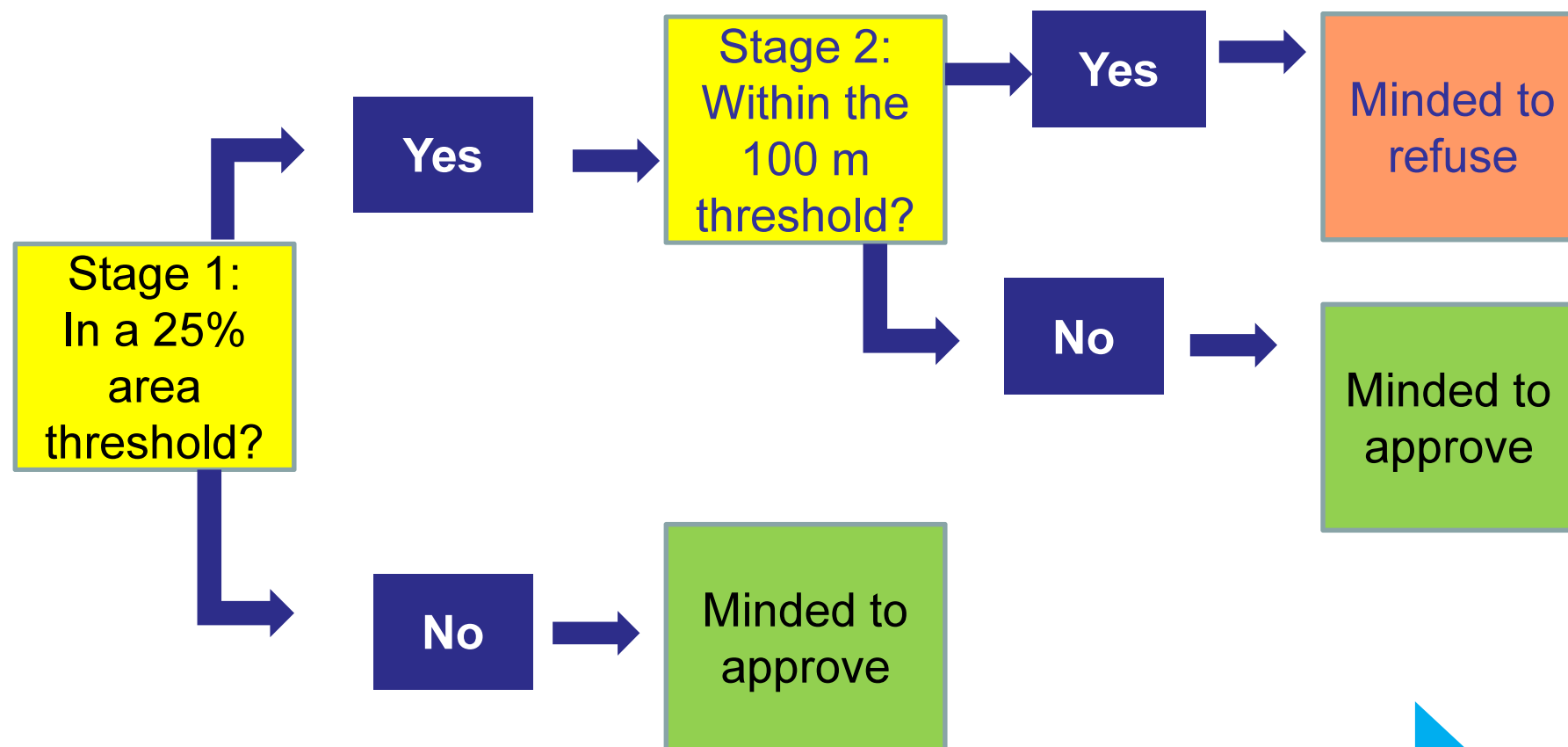




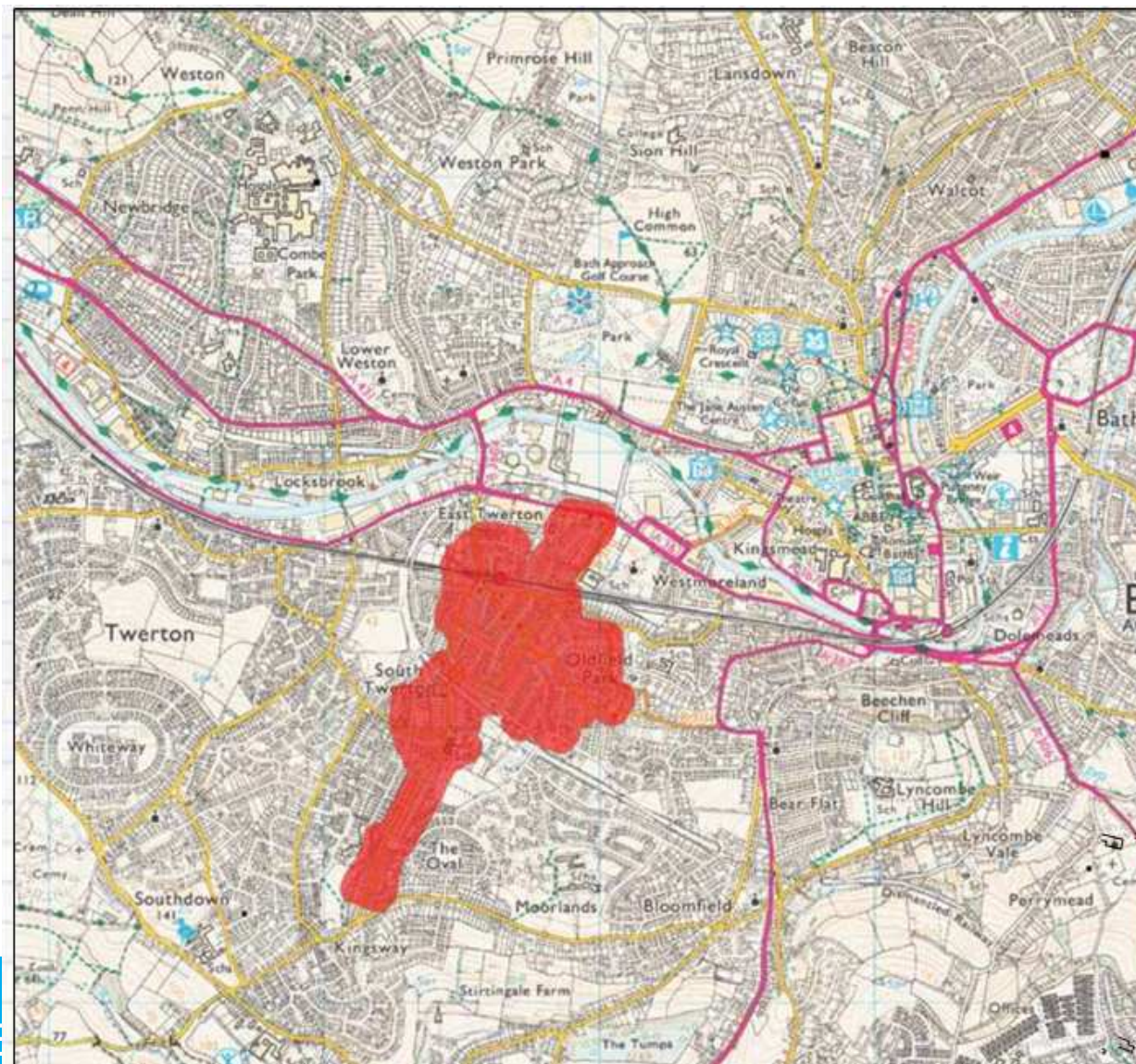
# Adopted SPD – 2 stage process

- **A4D confirmed in 2013**
- **PMP Policy H2 & SPD (Adopted 2013)**
- **But also other national/local policy**
- **Data quality**

# Adopted SPD



# Stage 1 – 25% threshold



and visit



## Stage 3 – 100 m threshold

Legend

Example property



Included properties



100m buffer



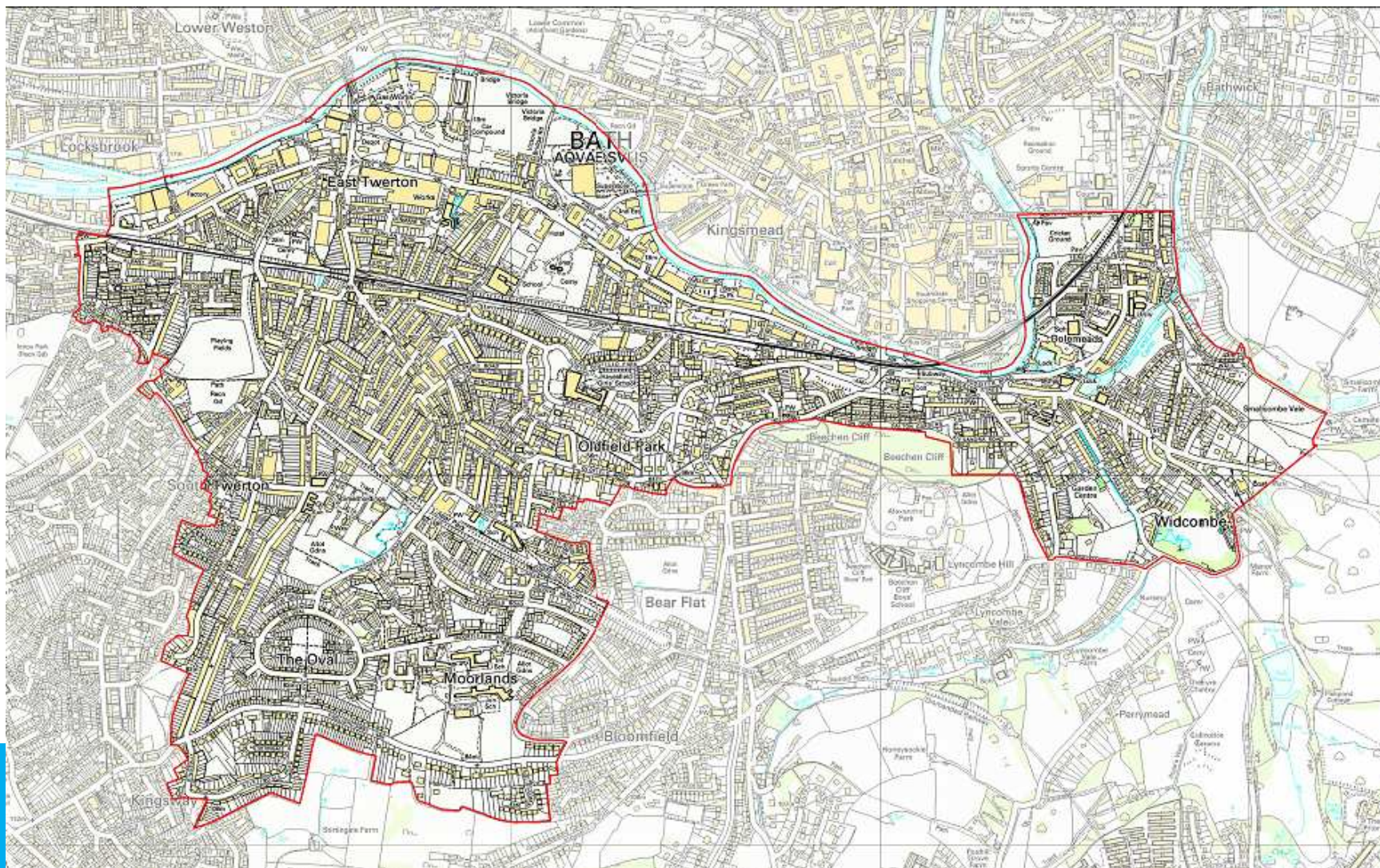
## Evidence

- **Planning Applications**
- **Community engagement**
- **University expansion plans**
- **Monitoring**
- **Data quality**
- **Housing Condition Survey**



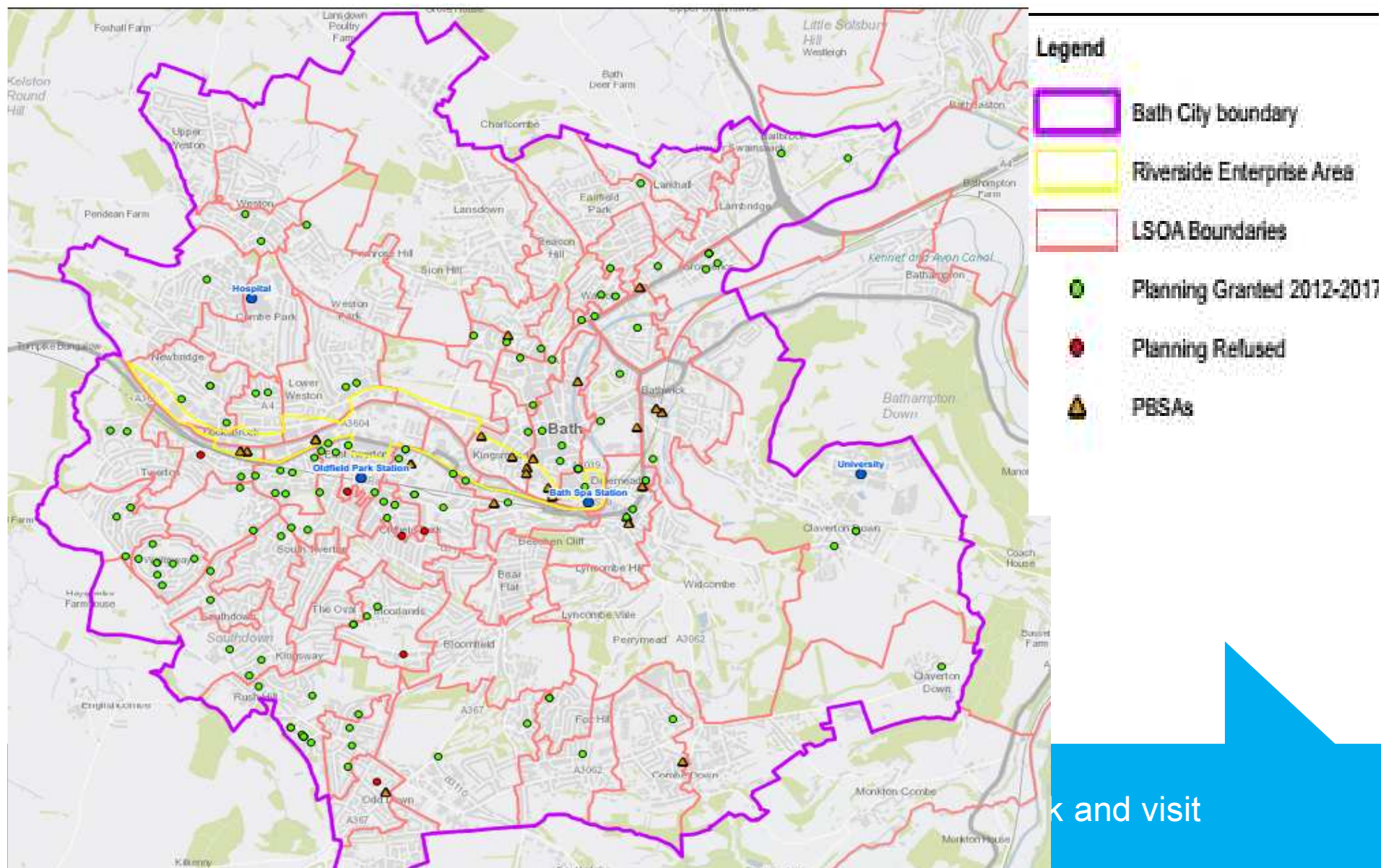
# Additional Licencing Areas

**Oldfield, Westmoreland, Widcombe (north) and areas of Bathwick, Lyncombe, Southdown and Twerton**





# Planning Permissions since July 2013



# Options

**No change**

**1: A lower threshold**

**2: multiple % thresholds**

**3: Only apply the existing Stage 1 test**

**4: Introduce a 'Sandwich' Policy**

**5: Street level threshold**

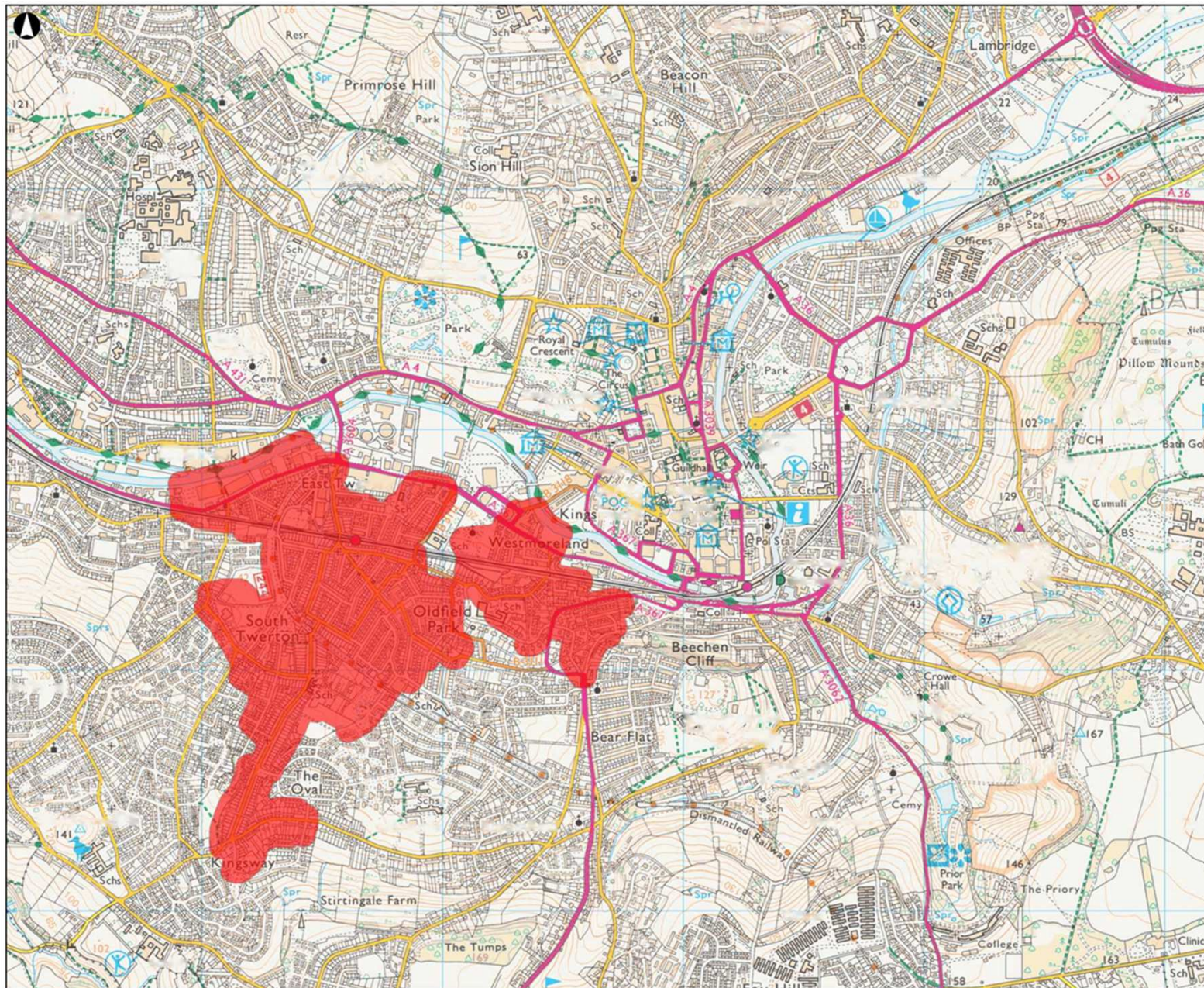
**6: Purpose Built Student accommodation (PBSA) policy**

**7: design criteria for PBSA development**

**8: extend A4D beyond Bath**

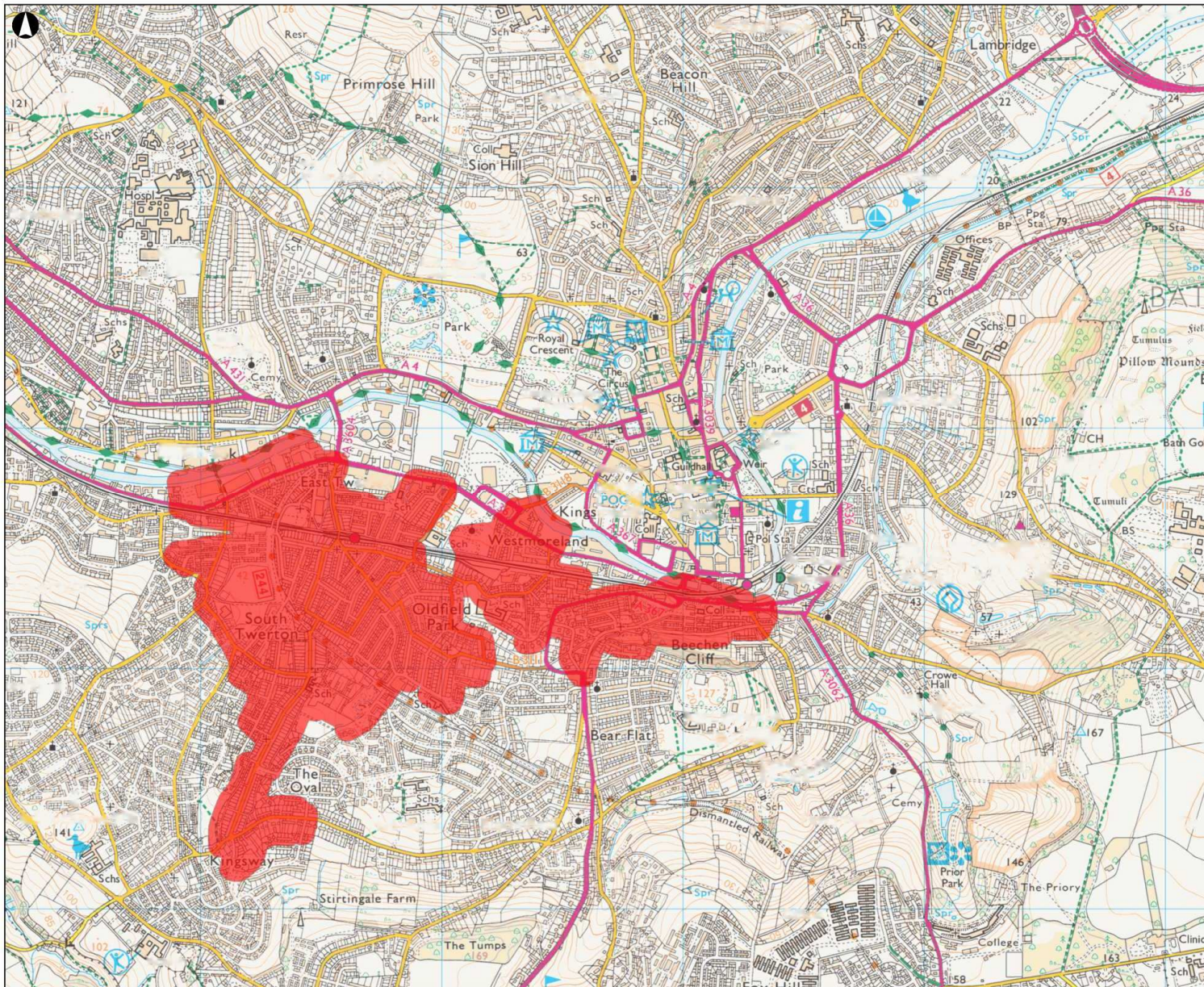


# Threshold at 20%



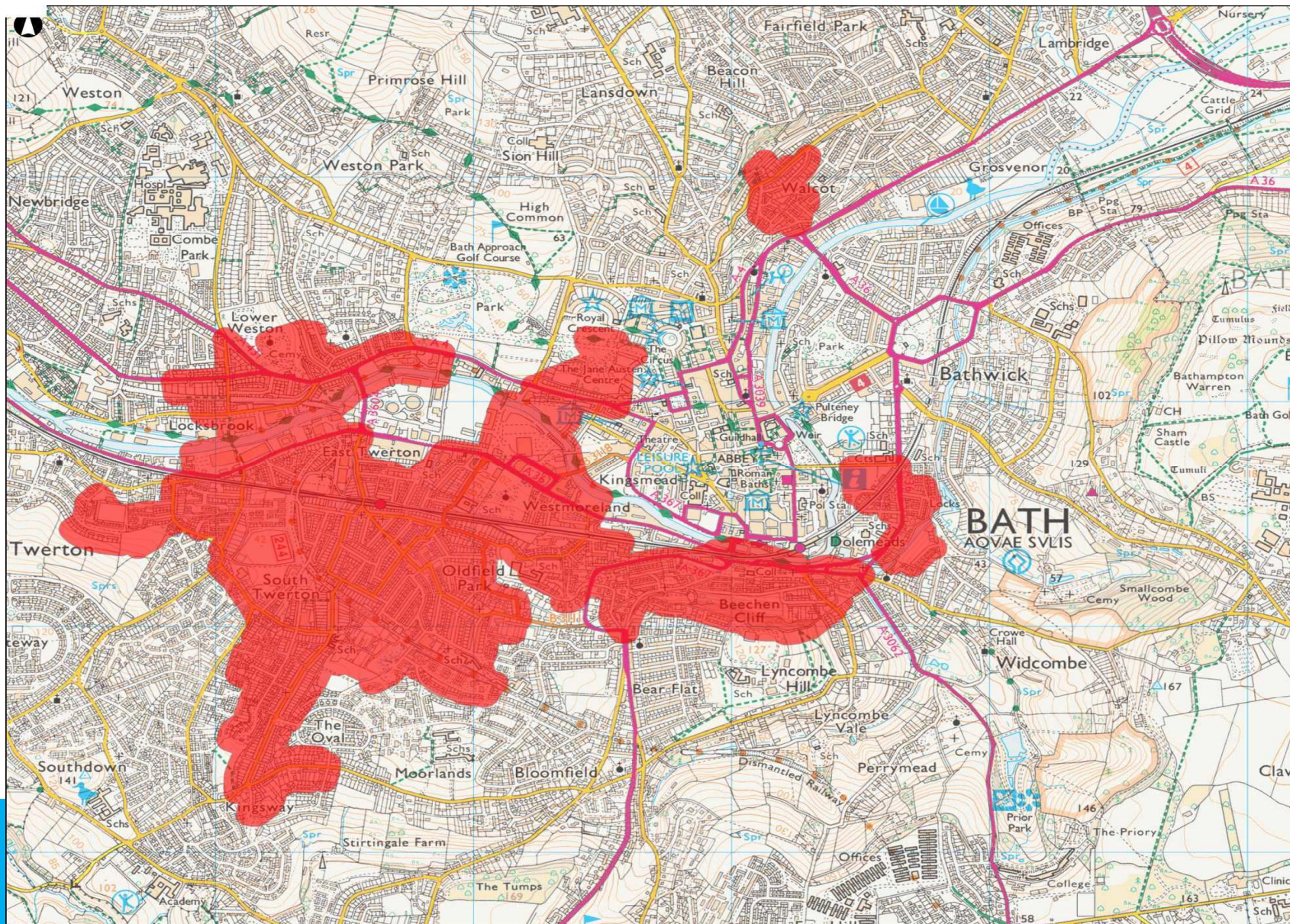


# Threshold at 15%



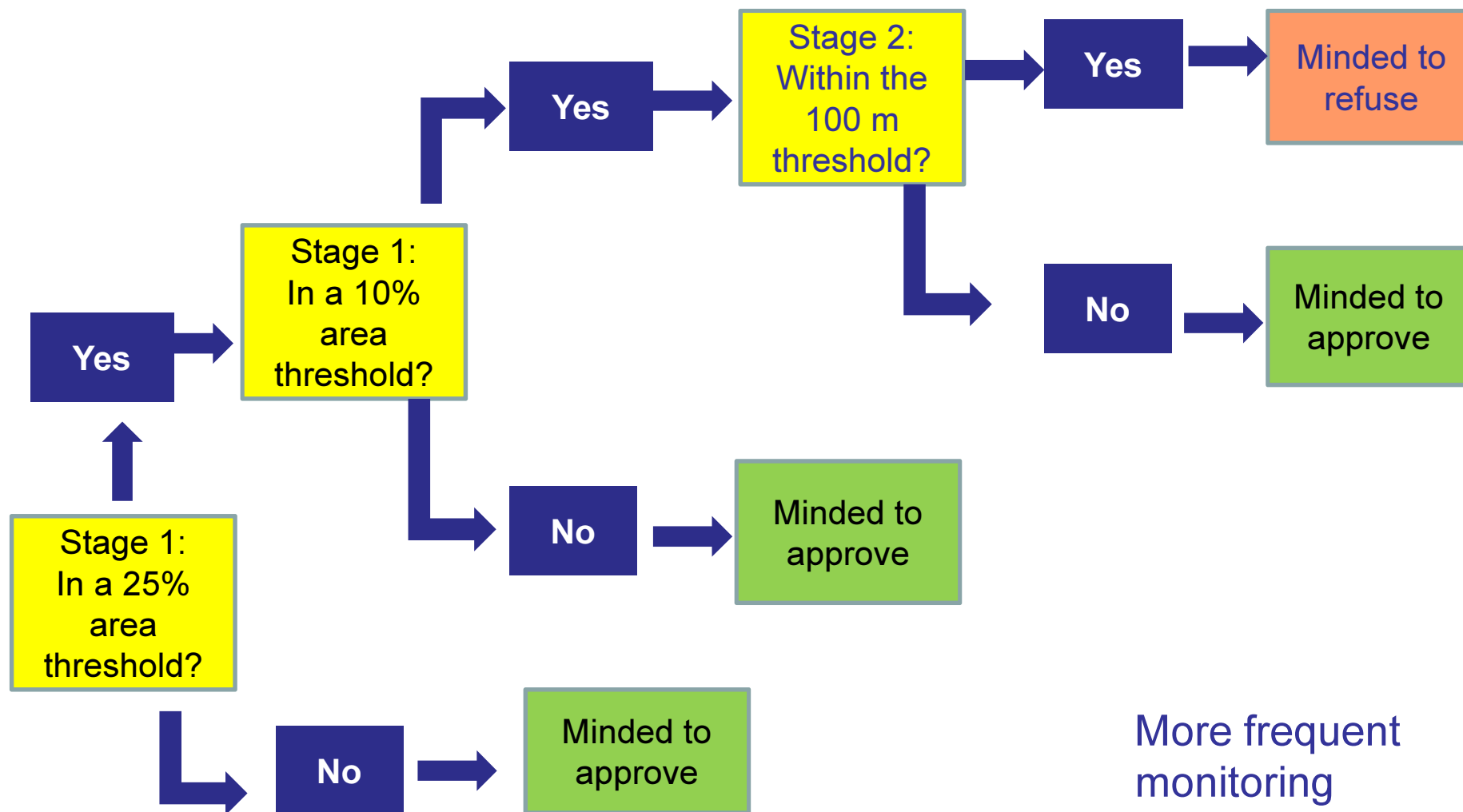


# Threshold at 10%



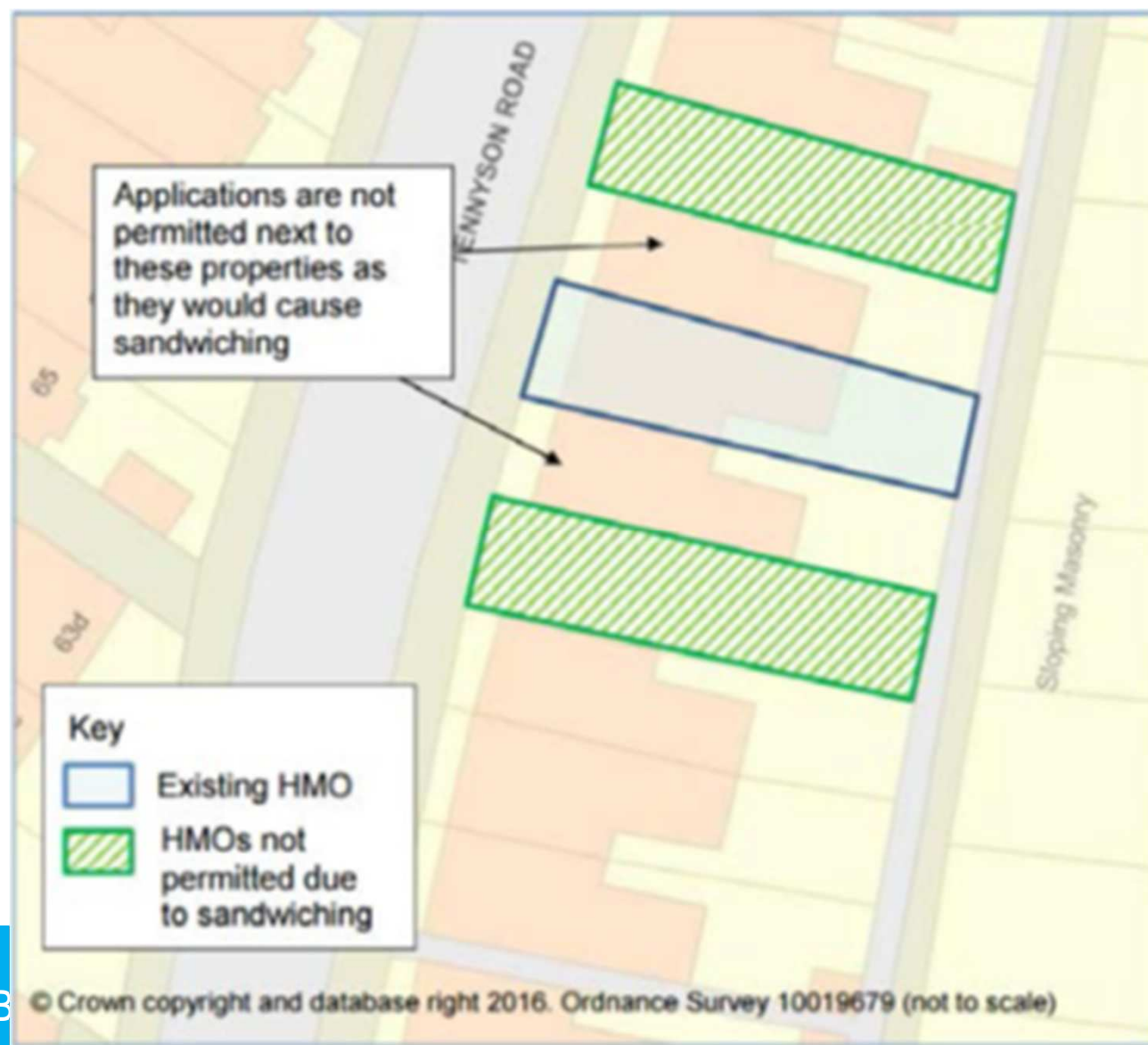


# Preferred approach





# Sandwich Policy



# Timetable

- » **Scrutiny Panel meeting 4<sup>th</sup> July 2017**
- » **Cabinet July 2017**
- » **Draft SPD Consultation mid Aug – Sept 2017**
- » **Adoption October 2017**



# END

