

GUIDANCE FOR PLANNING APPLICATIONS FOR HOUSES IN MULTIPLE OCCUPATION
SUPPLEMENTARY PLANNING DOCUMENT

**THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND)
REGULATIONS 2012 (AS AMENDED) NOTICE OF ADOPTION**

JUNE 2026

In accordance with Regulations 11 and 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), notice is given that Dartford Borough Council adopted its Guidance for Planning Applications for Houses in Multiple Occupation (HMO) Supplementary Planning Document (SPD) on 25 June 2026.

The SPD provides guidance specific to HMOs to be used in considering planning applications for HMOs in the Borough. Minor modifications to the SPD were made in response to representations received during public consultation. These are summarised in the table below.

The SPD, Adoption Statement and Consultation Statement can be viewed:

- Online by clicking [here](#)
- In hard copy at Dartford Borough Council Civic Centre, Dartford Central Library and Longfield Library.

The SPD will be a material consideration in the determination of a future planning applications in the borough. Any person with sufficient interest in the decision to adopt the above SPD may apply to the High Court for permission to apply for judicial review of the decision. Any such application must be made promptly and not later than 3 months after the date on which the SPD was adopted (25 September 2026).

Please contact the Planning Policy team at planning.policy@dartford.gov.uk for further information.

Table 1: Council response to consultation

Respondent ID	Respondent	Rep. No.	Comment	Response
1	Natural England		No comment made on content of SPD policies.	N/A
2	Historic England		No comment made on content of SPD policies.	N/A
3	KCC Highways		Clarification sought on parking and recommends appropriate car parking arrangements including visibility splays and preventing tandem parking. For cycle parking, requested that the requirement is for one space per occupant, and includes include a proportion of accessible/adapted cycle provision.	Minor revisions to supporting text
4	Environment Agency		SPD policy should mitigate if HMOs repurpose ground floor living areas into sleeping accommodation in an area that is at risk of flooding, it has the potential to increase the risk to life if people are asleep when flooding occurs.	Minor revisions to supporting text
5	National Highways		No comment made on content of SPD policies.	N/A
6	Stone Parish Council		SPD welcomed including for: <ul style="list-style-type: none"> • Preventing excessive concentrations of HMOs within individual neighbourhoods. • Protecting the supply of family housing and maintaining a balanced housing mix. • Addressing cumulative impacts that can arise from concentrations of HMOs, including increased pressure on parking, waste management and local infrastructure. 	N/A
7	Resident		Supportive of SPD but objection to growth in HMOs in Dartford and Newtown: <ul style="list-style-type: none"> • Impacts from overconcentration. • Parking pressure • Reduced sense of well-being /safety for vulnerable residents. 	Amendments to Policy H3 and H5

		<ul style="list-style-type: none"> • Intensification of noise and disturbance • Homeowners adversely affected by declining neighbourhood quality. <p>Cumulative impacts need to be carefully considered.</p>	
8	Resident	<p>Objection to growth in HMOs in Dartford:</p> <ul style="list-style-type: none"> • Already overcrowded town • Impacts and infrastructure • Housing scarcity and cost 	Amendments to Policy H3 and H5
9	Resident	<p>Objection to growth in HMOs in Newtown:</p> <ul style="list-style-type: none"> • Already an overconcentration. • Parking pressure • Loss of family housing stock • Impacts on cohesion and community safety. • The approach there should mirror that of Swanscombe. 	Amendments to Policy H3 and H5