

Text Underlined is that has been added and ~~strikethrough~~ text is that which has been removed since the draft document was issued for consultation.

Northampton Borough Council

Affordable Housing Interim Statement

~~June 2012~~ February 2013

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BENGALI

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Explanatory Note:

- (i) — ~~Northampton Borough Council has produced the Draft Affordable Housing Interim Statement for the purposes of public consultation. It adds detail to the pre-submission policy as set out within the West Northamptonshire Joint Core Strategy, as applied to the Northampton Related Development Area. It will be used to inform the Council's preferred approach in the determination of planning applications for housing within the boundary of Northampton Borough, and also in representations the Council will make on planning applications determined in Daventry District and South Northamptonshire District within the defined Northampton Related Development Area. The West Northamptonshire Joint Planning Unit is responsible for planning policy in West Northamptonshire, which covers the areas administered by Northampton Borough Council, Daventry District Council and South Northamptonshire Council.~~
- (ii) — ~~The partner Councils in West Northamptonshire remain committed to the preparation and adoption of an updated development plan. This will provide the planning policy framework for the area. Once adopted, the Plan will replace existing "saved" local plan policies and will provide the strategic policy framework for the provision of affordable housing against which a further supplementary planning document may be prepared.~~
- (iii) — ~~Preparation of the Joint Core Strategy, which is a key document in the development plan, is ongoing. However, the Council considers that there is a need for up to date guidance on the provision of affordable housing in the area reflecting the latest evidence of housing need and the changing policy context. It is recognised that the adoption of the Northampton Affordable Housing Interim Statement will fall outside of the statutory procedures for development plan adoption and that it will not form part of the development plan. It will however be used as a material consideration in the determination of planning applications.~~
- (iv) — ~~This Interim Statement has been prepared having regard to the requirements for the preparation of Development Plan Documents in the National Planning Policy Framework. In particular the Interim Statement will:~~
 - a) — ~~include participation with stakeholders at this Draft Stage~~
 - b) — ~~have regard to existing and emerging national policy~~
 - c) — ~~be based on the provisions of the Pre-submission Joint Core Strategy, which have been subject to consultation and sustainability appraisal~~
 - d) — ~~be justified, timely and deliverable~~
- (v) — ~~The partner Councils will produce and adopt a joint Supplementary Planning Document (SPD) on Affordable Housing, but this will only be possible once the Joint Core Strategy is completed. Northampton Borough Council will use the Affordable Housing Interim Statement as a material consideration in determining new residential development in Northampton Borough, and for negotiation on planning applications for and the area of the Northampton Related Development Area until such time that the Partner Councils have adopted a joint SPD in accordance with an adopted Joint Core Strategy.~~

Document Matters

- (i) ~~—~~ **Title:** Northampton Affordable Housing Interim Statement
- (ii) ~~—~~ **Subject Matter:** To provide policy guidance on the provision of affordable housing in the area of Northampton borough and how the Council will approach affordable housing within the Northampton Related Development Area in negotiation with South Northamptonshire and Daventry District Councils by means of planning agreements or conditions attached to planning approvals and in rural areas on sites falling within planning policies specifically intended to provide such housing in these areas.

- (iii) ~~—~~ Period for Representations, 5 weeks

Representations can be made:

Online at: www.northampton.gov.uk/consultation

By Post: ~~—~~ Northampton Borough Council, St Giles Square, Northampton, NN1 1DE

By Fax: ~~—~~ 01604 838543

By e-mail to: ~~—~~ planningpolicy@northampton.gov.uk

Representations may be accompanied by a request for notification of the adoption (or otherwise) of this Interim Policy Statement. If making such a request, please specify the address for this purpose.

Consultation

- (iv) ~~—~~ This document is published for public consultation purposes. The consultation period starts on the 21st June and will run for 5 weeks.
- (v) ~~—~~ The consultation will be undertaken in accordance with the Northampton Statement of Community Involvement issued Northampton Borough Council and includes:
- a) ~~—~~ A Press Notice and Press Release
 - b) ~~—~~ Copies being made available for public viewing at the council offices, local libraries, and the council website.
 - c) ~~—~~ Letters to stakeholders informing them of the draft document and where it is available
 - d) ~~—~~ A facility enabling the public to respond on-line.

Sustainability Appraisal

- (vi) ~~—~~ The Interim Statement provides additional guidance on the operation of policies in the Pre-Submission Joint Core Strategy, which have already been subject to Sustainability Appraisal. This Interim Statement will not give rise to any significant effects that have not already been assessed in the context of the Joint Core Strategy, and as such a separate Sustainability Appraisal is not required.

Adoption

- ~~(vii) — Following the consultation period the comments received will be taken into account by Northampton Borough Council when drawing up the final version of this document for adoption as the Northampton Affordable Housing Interim Statement.~~

- ~~(viii) — Once adopted the Interim Statement will be used by Northampton Borough Council when deciding relevant planning applications, commenting on applications within Daventry District and South Northamptonshire Councils' areas as defined in the Northampton Related Development Area and at Local Planning Inquiries.~~

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1. Introduction

- 1.1. This Northampton Affordable Housing Interim Statement sets out Northampton Borough Council's position on affordable housing alongside practical details of delivery. It reflects of the emerging policies content within the Pre-Submission West Northamptonshire Joint Core Strategy submitted for Examination in December 2012. The Council is very much committed to working jointly with its neighbours to plan properly for the future development of Northampton and wider West Northamptonshire. Once the Joint Core Strategy is adopted, Northampton Borough will continue to work proactively with its partners to adopt a West Northamptonshire Affordable Housing Supplementary Planning Document, which will supersede this document.
- 1.2. The Council remains committed to delivering much required housing in the West Northamptonshire area; this includes the provision of market and affordable housing to meet identified demands and needs. The impact of the recession started in 2008 has undoubtedly affected housing delivery in the area. Development site viability and lack of demand for market housing due to restrictions on mortgage lending and market sentiment continue to be an issue affecting delivery of housing. In the short term it is difficult to see this situation changing substantially. Understanding and against this background, the Council will seek to take a pro-active approach to encourage both market and affordable housing to be developed wherever possible.
- 1.3. The Council is aware that a significant proportion of the affordable housing that has been and will be delivered in future will be as a result of planning obligations associated with private housing developments. To that end the Council is keen to ensure that it will work positively with developers to ensure that an acceptable solution to ensuring both delivery of market and affordable housing through development can be achieved. The Council encourages the developer to undertake early dialogue preferably in advance of purchasing a site for housing development, or certainly through formal pre-application discussions.
- 1.4. This Interim Statement will be used to inform the position of the Council in the negotiations that it has regarding Affordable Housing provision. This include developers as well as the partner councils of Daventry District and South Northamptonshire Council where the development concerns affordable housing provision in neighbouring Sustainable Urban Extensions that form part of the Northampton Related Development Area (as defined within the Pre-Submission Joint Core Strategy). It supplements the Memorandum of Intent (included within Appendix A), which is presently being negotiated and drafted with the partner authorities with regard to cross-boundary nomination rights. Where relevant, this Interim Statement will form a vital material consideration in determining planning applications and delivering affordable housing to meet Northampton's needs.
- 1.5. Northampton has a population of approximately 2120,500 (201109 Mid Year Estimate) and is the largest urban area within the County of Northamptonshire, having nearly 92,000 dwellings. Continued growth is expected for the foreseeable future to meet the needs of the existing

population. There will also be additional pressure created by in-migration as a result of its relatively strong economic performance. This means that a significant amount of additional housing is planned for the period to 2026. Despite the relative prosperity of the town, a substantial proportion of this will have to be affordable homes to meet identified needs.

1.6. Northampton Borough Council previously adopted an Affordable Housing Policy Statement in December 2004. There have been substantial changes in national planning and housing policy since that time. Now that there has been some clarity at a national level on affordable housing policy from the collation Government, e.g. through the ~~draft~~ National Planning Policy Framework, the Council considers it an appropriate time to provide updated guidance on its approach to affordable housing provision in new developments.

1.7. This Interim Statement will supersede 'Affordable Housing - Council Planning Policy Statement' (Dec 2004). Where appropriate this document refers to Northampton Borough Council's Housing Strategy, up-to-date housing market intelligence and other relevant housing guidance. It is intended to provide clear guiding procedures and practical advice and, in conjunction with a forthcoming Northampton Developer Contributions Supplementary Planning Document, clarity with regard to the costs associated with the provision of affordable housing in West Northamptonshire.

1.8. This Interim Position Statement covers the following relevant areas:

- Definition of Affordable Housing
- Affordable Housing Level requirements
- Affordable Housing thresholds
- Calculation of mix and type of affordable housing
- Funding arrangements
- Financial viability assessments
- Integration of affordable housing within housing developments.
- Design expectations/requirements

1.9. Northampton Borough Council endeavour to ensure that the Affordable Housing, which is delivered in the town is 'affordable' to those who are eligible to occupy them. To this end, where possible, rents and values will be sought at a level that adheres to this requirement. This affordability factor will be looked at in two ways; one is by looking at average incomes versus average house prices in the town. The other is to evaluate those on the housing register who are in priority housing need and evaluate affordability of those specific groups.

1.10. ~~The Council remains committed to delivering housing in the West Northamptonshire area and includes the provision of market and affordable housing to meet identified demands and needs.~~

2. Key Principles

2.1. This document contains a number of "key principles" for delivering affordable housing. These are not "policies", but are intended to provide a quick reference points in each of the key areas. The Key Principles cover:

Key Principle 1: Delivery of Market and Affordable Housing

Key Principle ~~4~~2: Definition of Affordable Housing

Key Principle ~~2~~3: Housing Need

Key Principle ~~4~~3: Site thresholds

Key Principle ~~4~~5: Percentage of Affordable Housing

Key Principle ~~5~~6: Viability

Key Principle ~~6~~7: Tenure Split

Key Principle ~~7~~8: Specialist Housing Provision

Key Principle ~~8~~9: Size of Property

Key Principle ~~9~~10: Affordable Housing Clustering and Phasing

Key Principle ~~10~~11: Planning considerations

Key Principle ~~11~~12: Design Requirements

Key Principle ~~12~~13: Off Site Provision

3. Delivery of Housing Sites

Key Principle 1: Delivery of Market and Affordable Housing

When considering housing development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework. It will always work pro-actively with applicants jointly to provide solutions which mean that proposals for sustainable development will be approved.

3.1. The Council is aware that in order to meet the needs of the population and ensure the continued prosperity of the town that the minimum levels of additional housing identified in the Development Plan needs to be provided. This need will be for both market and affordable housing. The Council is aware that a significant proportion of the affordable housing that has been and will be delivered in future will be as a result of planning obligations associated with private housing developments. To that end the Council is keen to ensure that it will work positively with developers of market housing to ensure that an acceptable solution to ensuring both delivery of market and affordable housing through development can be achieved.

4. Definition of Affordable Housing

Key Principle 12: Definition of Affordable Housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

~~Non-market housing, including social rented, affordable rent and intermediate housing (that which is at prices or rents above those of social rents but below market prices or rents) and which will remain available as affordable housing in the future or include provision for any subsidy to be recycled for the provision of additional affordable housing in the event that it ceases to remain affordable.~~

In considering whether a property is affordable regard will be had to the latest published data in respect of house prices, rents and incomes across the Borough.

4.1. Affordability of housing hinges on a number of variables, the main ones being:

- a) Housing costs
- b) Incomes
- c) Other resources – mainly equity and savings

4.2. The terms “*affordability*” and “*affordable housing*” have different meanings. “*Affordability*” is a measure of whether housing may be afforded by certain groups of households. “*Affordable housing*” refers to particular products outside the main housing market. For Northampton, the affordable housing needs and affordability of homes are quite different to the neighbouring rural areas of Daventry and South Northamptonshire.

4.3. The definition of affordable housing set out in the ~~Planning Policy Statement 3 Housing (PPS3)~~ and the emerging National Planning Policy Framework (NPPF) includes social rented, affordable rented and intermediate housing. A key aspect of affordable housing is defining what is affordable (or affordability). This matter will depend upon particular local circumstances and is about the relationship between incomes and house prices.

4.4. The Government’s headline definition set out in national planning policy is set out in Key Principle 2 and more fully in the NPPF Annex 2 Glossary

~~Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision~~

~~Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.~~

~~Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).~~

~~Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing~~

~~Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning.”~~

5. Background and Policy Framework

5.1. This chapter briefly summarises the relevant National, Regional and Local Planning Policy context for this Interim Policy Statement. A fuller review, which includes the replication of the most relevant policies, is included within Appendix B: Policy Context.

National Policy

5.2. The National Planning Policy Framework was adopted in March 2012. It requires Councils to use an evidence base to objectively address the need for market and affordable housing (para 47); to illustrate an expected rate of delivery through a housing trajectory; where affordable housing is needed to set policies meeting need on site, or through off site provision or financial contribution broadly equivalent; (para 50) to ensure viability and delivery taking into account affordable housing needs (para 173, 174). Affordable housing / housing standards requirements should where possible be assessed at plan making stage.

Regional Policy

5.3. The East Midlands Regional Plan set the overall housing figures for the East Midlands, including Northampton as well as the requirements for the total *minimum* number of affordable units to be delivered (35% across the whole of West Northamptonshire, equivalent to 17,900 homes). In addition, the housing priority for the West Northamptonshire HMA (which includes the whole of Northampton Borough) requires that affordable housing needs be met in a way that promotes a more sustainable pattern of development.

5.4. However, it is the intention of the Coalition Government to revoke the Regional Plan, and the legislation to enable this is contained within the Localism Act, which was granted Royal Assent in November 2011.

Local Policy

5.5. The West Northamptonshire Joint Core Strategy, which will supersede the Adopted Local Plan, is currently being prepared by the West Northamptonshire Joint Planning Unit. ~~and~~ It contains a series of policies relating to the provision of affordable housing, in addition to other matters. The ~~Pre~~ Submission Policies are replicated in full within Appendix B. The policies that this Interim Statement relates are:

- Policy H1 – Housing Density and Mix and Type of Dwellings
- Policy H2 – Affordable Housing
- Policy H3 – Rural Exception Sites
- Policy H4 – Specialised Accommodation
- Policy H5 – Sustainable Housing

5.6. Northampton Borough Council, in response to the ~~Pre-Submission~~ Joint Core Strategy supported the policy direction and thresholds ~~within the proposed set out in the plan.~~

5.7. The existing Northampton Local Plan 1997 includes a saved policy dealing with affordable housing and other housing issues. The principal Local Plan policy is H32.

6. Evidence Base and Housing Need

Key Principle 23: Housing Need

The Council when considering planning applications will use the latest housing requirement and need surveys, subsequent updates and other relevant housing market intelligence to demonstrate the need for affordable housing.

This includes the information shown in the tables, which may change in the light of new evidence.

6.1. The West Northamptonshire HMA 2009 was published in June 2010 and looks at a range of factors which influence the housing market including population change, economic drivers and the nature of the existing housing stock. All these factors are modelled to produce an estimate of the housing need and requirements in the area. The key findings relating to housing need are summarised below:

~~5.1. The West Northamptonshire HMA 2009 was published in June 2010 and looks at a range of factors which influence the housing market including population change, economic drivers and the nature of the existing housing stock. All these factors are modelled to produce an estimate of the housing need and requirements in the area. The key findings relating to housing need are summarised below~~

- a) **Unsuitable housing** – 16.3% (13,200) of all households in Northampton are in unsuitable housing, this is 67% of all households in unsuitable housing from across West Northamptonshire. The definition of unsuitable housing comprises the following categories; household who are homeless or have insecure tenure, circumstances where the dwelling does not meet the needs of the household, dwelling amenities and condition, and social needs.
- b) **Affordability** – In West Northamptonshire only 24.3% of properties sold are affordable to households with incomes below £35,000. Only 6.5% of owner occupied housing and 23.9% of market rented housing is affordable to those earning less than £25,000, which accounts for a significant proportion of those living in Northampton Borough.

6.2. An update of the SHMA was published by the Joint Planning Unit in February 2011 using the ORS Housing Mix Model which was used in the original report. Taking the overall residual housing requirement of 34,400 the SHMA

model was used to assess the housing tenure mix required by local authority area. The results are presented in

6.3.

6.4.

6.5. . It should be noted that the figure for Northampton includes all of the Northampton Related Development Area (NRDA). The results show that no intermediate housing is required in the Northampton Related Development Area. The principal reason for this difference is the presence of relatively low cost market housing in the urban area of Northampton.

6.6. The practical experience of the local housing authorities suggests that the SHMA may underestimate the intermediate housing need in Northampton. Whilst the SHMA provides a useful guide, in practice the need for intermediate housing will have to be considered on a site-by-site basis.

Table 1: Housing Requirement by Area 2010-2026 (Note: Figures may not sum due to rounding, Source: ORS Housing Market Model)

Housing Type	Northampton Related Development Area
Housing Requirement 2010-26	
Market housing	16,100
Intermediate affordable housing	0
Social rented housing	7,600
Total Housing Requirement	23,700
Market housing	67.9%
Intermediate affordable housing	0.0%
Social rented housing	32.1%

6.7. In order to inform further on affordability, affordable housing delivery and changes to the housing environment a further study was commissioned and completed in August 2011 which looked at the impact of the Affordable Rent product introduced by central government. It analysed the affordability of such a product for those who are in housing need.

http://www.westnorthamptonshirejpu.org/gf2.ti/f/278178/6962597.1/PDF/-/1108_SHMA_update.pdf This study will help inform future considerations and policy development including the development of the West Northamptonshire SPD in due course.

6.8. Whilst the SHMA provides the principal source of evidence relating to housing need for Northampton via the West Northamptonshire Joint Planning Unit, other sources of housing market intelligence will be considered, including the Local Authority Housing Register.

7. The Affordable Housing Requirement

7.1. The following section sets out the thresholds and requirements for delivering affordable housing within Northampton.

a. ~~Thresholds for providing affordable Housing~~

Key Principle 43: Site thresholds

The provision of affordable housing will be sought on all sites of 15 or more dwellings

7.2. The Joint Core Strategy sets out the minimum site threshold of 15 dwellings. The Economic Viability Study indicated that, for some areas within Northampton Borough, and particularly in Northampton East, there are viability issues associated with providing new affordable units as part of a site mix. ~~On whereas on~~ suburban sites and Greenfield areas around the town according to the SHMA viability assessment there are no these viability issues. In addition, as a proportion of overall housing supply, sites fewer than 15 dwellings will not deliver a significant proportion of all housing development. It is therefore considered that retaining the current policy position of requiring affordable housing on sites of 15 or more dwellings across the Borough is a justified approach.

7.3. Reducing the threshold, at this time, is not considered appropriate when taking account of the likely impact on addressing housing need versus encouraging the development of smaller sites by independent builders to meet the overall housing requirement of the area.

b. ~~The requirement for Affordable Housing~~

Key Principle 45: Percentage of Affordable Housing

35% affordable housing should be delivered will be sought on any site, which is required to do so. Exceptions may be made on the grounds of viability on a case-by-case basis.

7.4. For those sites that meet the threshold for providing affordable housing, the requirement for affordable housing (the proportion) has been set at 35%. This figure ~~has been used historically and~~ is included within the affordable housing policy contained within the ~~Pre~~ Submission Joint Core Strategy. The evidence, including recent viability work contained within the SHMA (2010) and the SHMA Update (2012) http://www.westnorthamptonshirejpu.org/gf2.tif/278178/6962565.1/PDF/-/1203_EVA_update.pdf , has shown that, in general, this is viable for the majority of areas in Northampton. For some areas, particularly the Greenfield sites, suburban sites and other Greenfield areas, the proportion of affordable housing ~~could be~~ is likely to be greater than inner urban areas. However, within these broad areas there are variations on a site-by-site basis ~~even within the broad locations, where sites may not be viable (for example, where flood attenuation is also required).~~ It is ~~therefore considered that 35% will be retained for the purposes of the interim statement as a compromise between potential variations between greater and lesser provision that has been evidenced on sites.~~ However, ~~g~~Given the evidence produced by the SHMA the Council is aware that depending on market conditions and affordable housing funding mechanisms it will have to adopt a flexible approach on some sites where viability is an issue.

Key Principle 5~~6~~: Viability

It is assumed that all sites that are required to provide affordable housing will do so.

If a site is perceived to be unviable, the applicant is encouraged to enter into early dialogue with the Council ideally prior to purchase of the site and certainly before submission of a planning application so that an appropriate solution can be agreed. ~~It~~ will be the applicant's responsibility to provide Northampton Borough Council with financial data that enables a full open-book assessment to determine the viability of the site.

In the case of phased developments, the viability of each phase may be ~~conducted~~ re-assessed in light of changing market conditions.

Negotiations on small alterations to Affordable Housing requirements/ principles may take place without the need for a full financial appraisal. ~~It is the duty of the applicant to discuss this with Northampton Borough Council Officers.~~

7.5. In circumstances where providing 35% affordable housing, together with other planning obligations makes the site unviable, the Council will adopt a flexible approach to ensure that an otherwise acceptable development can proceed. It will consider either a justifiable reduction in other planning obligations, the proportion of affordable dwellings provided or ~~on occasion perhaps~~ thirdly an alternative mix of affordable dwellings away from those

that are more costly for the developer. However, in the majority of cases the preferred emphasis will be on providing affordable housing for those on the lowest incomes. ~~In viability terms therefore this points to a position of lower proportion of affordable dwellings. However, recognising that at different times, the circumstances may mean that for site development viability purposes a different approach may be required, the Council will be willing to consider alternative solutions. Where developers propose a lower level of affordable housing, they will be required to present auditable evidence of the lack of viability to support their case.~~

7.6. In the cases where the applicant believes that they are unable to provide the ~~required proportion~~ proportion of affordable housing or tenure split sought, then the council will expect that their case is supported with robust and transparent financial evidence, which should be submitted at the pre-application stage with the planning application. On larger sites, where phasing is required (for example, sites of 50 or more) viability will be reviewed in respect of phases following the initial development to take account of changes in market conditions and other viability factors. The evidence will be provided on an open book basis for consideration by the Development Management and Housing Strategy teams and, if necessary, audited by external experts. This evidence should include the calculations for the important factors set out in enough detail for viability to be properly assessed, audited and tested.

7.7. There are a number of options available if, following the analysis of the financial appraisal confirms that the affordable housing requirement cannot be provided. The following list sets out the *general* priority order:

- a) Investigating whether sources of grant funding are available to address shortfall
- b) Investigating whether costs associated with other planning obligations could be reduced
- c) looking at the potential to alter the unit type to increase site values
- d) if the focus is on tenures for those most in need, through reducing the levels of affordable housing
- e) if the focus is on tenures not necessarily meeting those in need, Changing the tenure mix of the affordable housing to improve viability
- f) ~~Investigating whether costs associated with other planning obligations could be reduced~~
- g) ~~Looking at the potential to alter the unit type to increase site values. As a last resort, reducing the levels of affordable housing~~

~~d. Tenure Split~~

Key Principle ~~67~~: Tenure Split

~~In terms of identified need it is expected that as part of the 35% requirement the following tenure mix will be delivered sought on sites:~~

*70% Social Rent
30% Intermediate Housing*

However, it is recognised that due to Government support for affordable rent, this is heavily dependent on limited external funding availability and consequential viability issues, and This may delivery will therefore vary from site to site, depending on location, viability, and need. This will be discussed on a site-by-site basis.

7.8. The SHMA identifies a total dwelling requirement for the Northampton Related Development Area as 23,700, with 7,600 affordable homes. Whilst this current findings of the SHMA indicate that no intermediate housing (including affordable rent) is required, Northampton Borough Council do not believe that a requirement solely for social rented would create mixed stable communities that might reflect changes in a households circumstances, or might endure through changes in economic cycles. For example a household in private housing might in the future be no longer able to afford this type of housing but want to stay in the area and not qualify for socially rented housing, but might be able to afford intermediate properties, e.g. shared ownership. In addition, those in social or intermediate rent might save up sufficient capital to afford a shared ownership property, but would otherwise have to move out of the area. For this reason, intermediate housing is considered as a vital element in the tenure mix.

7.9. Furthermore, intermediate housing is sensitive to changes in house prices. A 10% increase in house prices above the 2008/9 level would mean that across the whole of the West Northamptonshire area the requirement would rise to around 13.5% of the overall requirement

7.10. Affordable Rent has ~~recently~~ been introduced as an Affordable Housing product by Government and is has been targeted as a priority for delivery by the Homes and Communities Agency. A recent study ~~which~~ was conducted to ascertain the affordability of Affordable Rent within Northampton Borough. This found that in general terms the level of rent that would be charged i.e. 80% of market rents is not affordable to those seeking affordable housing on the Council's Housing Register. Therefore it has limited reference in meeting identified affordable needs. ~~It is therefore the assertion of this interim position statement that~~ Nevertheless, Affordable Rent ~~should only be a consideration when~~ can assist in aiding in viability of delivering a site. The provision of Social Rent ~~should be~~ is the preferred initial assumption tenure when considering submission of a planning application/proposal to the Council.

7.11. ~~Rather than forming 100% of the affordable housing delivered, it is expected to form a proportion of the tenure mix of the site, which should include~~ Nevertheless, it is anticipated that most developments will accommodate a mix of Social Rented, Affordable Rent and other Intermediate Housing to aid in both the viability of the site and the sustainable mix. Discussions regarding specific sites and tenure mix will be held on a site-by-site basis. With regard to Grant, the assumption should be

made that there is no grant is available as this is the current HCA position¹. In cases where grant does become available the Council will be receptive to proposals for 'betterment' either in terms of a higher proportion of affordable housing, or a move towards the preferred tenure mix. Ideally, this situation would be clarified early on in the planning application process through the involvement of an affordable housing provider.

e. ~~Specialist provision~~

Key Principle ~~78~~: Specialist Housing Provision

Affordable Housing will be sought ~~within any as part of specialist housing provision schemes (e.g. older person's self-contained housing that falls within the appropriate residential criteria e.g. that falls within the C3 Use Class.~~ This can include extra care and other assisted living provision where the Council feels that sufficient need warrants securing Affordable Housing.

7.12. Specialist provision also forms part of the definition of affordable housing, for example 'extra care' housing schemes for older people. Schemes that contain self-contained accommodation and fall within Use Class C3 should seek to provide affordable housing.

7.13. Due to the nature of change in demographics both within the Borough and the County to a more elderly population the need to secure elderly and assisted living accommodation for Affordable Housing is evident. There are those who currently reside in Social Rented accommodation that have increasing needs which can no longer be accommodated within their current dwelling. It is therefore necessary for the Borough Council together with the County Council to secure more specialist accommodation which is affordable and can better meet those persons housing and personal requirements. To this end, within specialist schemes, Affordable Housing will be sought where the Borough and County Councils feel it is appropriate and necessary to fulfil this need.

8. Design and Sustainability of Affordable Housing

8.1. It is important that affordable housing is of sufficient quality and located on suitable sites. This particular chapter looks at the issues of design, location, and mix of affordable housing.

a. ~~Size, mix and density~~

Key Principle ~~89~~: Size of Property

There is an identified need to provide affordable family houses within the Borough. This type of property will be sought as a priority where it forms a suitable part of the overall design of a site.

¹ De

- 8.2. Alongside the guidance relating to the type, tenure and proportion of affordable housing, Northampton Borough Council will also require that any affordable housing will be of a suitable size and mix (for example, apartments and houses) that will meet known housing needs. Developers will, as part of the application process, need to satisfy the Council that the mix of unit types proposed address this need based on up-to-date housing needs intelligence.
- 8.3. It is acknowledged that different sites are suited to different densities based on their location and proximity to services, for example sites close to the town or district centres may be appropriate for higher density development than suburban locations. Guides, such as the *Urban Design Compendium* contain guidance on densities for a range of different sites. Particular attention will be paid to sites proposed at an unusually low density to avoid the need to provide affordable housing, or to reduce the quantity of affordable housing. These sites will be subject to the usual planning negotiations and, if it is considered that the density is too low, permission may be refused on the grounds of inefficient use of land (See also section c, below, for other planning considerations).
- 8.4. It is important that, where affordable housing is being provided, that the mix of dwelling sizes is mindful of the need to meet affordable housing needs as well as ideally reflecting the wider mix of housing within the development. As family housing is a high affordable housing need, proposals for a range of market family housing that limit the affordable requirement to single bedroom flats ~~will not~~ are not likely to be accepted. This would be because the proposal is not in keeping with the size and mix of housing in addition to not meeting identified housing need.
- 8.5. In higher density locations, where there is an emphasis in the private housing on providing one or two bedroom properties, the Council might seek to limit the number of affordable one-bed properties. On occasion, where the Council can show that the provision of smaller affordable accommodation would not meet priority needs within the area, the Council will seek to negotiate family housing provision. In negotiating for larger affordable dwellings than might be being provided in the rest of the development the Council will be mindful of its desire to not provide an obvious distinction between the visibility of affordable and market housing and also of its impact on the development's viability. In some cases where the difference would be too distinct or the proposal would make the development unviable, off site provision of affordable homes might be a more appropriate solution.
- 8.6. Affordable housing ~~will~~ could also need to meet additional criteria, ~~such as the Homes and Communities Agency Design and Quality Standards,~~ which are set out later in this chapter (Design of Affordable Housing)

b. Clusters and Phasing

Key Principle 910: Affordable Housing Clustering and Phasing

In the interest of providing mixed and sustainable communities, the schemes should create tenure blind developments.

To this end modest sized clustering of affordable housing throughout the development is sought, and negotiated with the applicant dependent on unit types, scheme design and the size of the site.

Where a site is delivered in phases either as a single

Consistent with Joint Core Strategy Policy, Lifetime homes will be encouraged as part of the Affordable Housing mix.

8.7. In the interests of creating mixed and sustainable communities, the design of schemes should create ‘tenure blind’ developments. Northampton Borough Council will expect affordable housing to be integrated in modest groupings or ‘clusters’ throughout a development site, rather than concentrated in particular areas. In determining the appropriate size of clusters, the following factors will be taken into account:

- a) The size and location of the development
- b) The tenure mix of affordable development
- c) Management and maintenance issues, particularly in apartment schemes or in the provision of specialist housing, such as retirement homes.

8.8. In general, it is acceptable to have clusters of between 8-15 units together, but it will be down to the applicant to demonstrate that appropriate consideration has been taken to integrate the affordable housing within the development proposals. Such proposals on unit and tenure positioning will need to be agreed with Council officers.

8.9. During construction and phasing of sites, affordable housing should be built out alongside and proportionately to the amount of market housing; this will be required or managed via legal agreement (see part 10.120 for other elements that may be managed by legal agreement)

8.10. Proposed development areas that comprise one land holding will be treated as a single site for the purposes of the affordable housing requirement. Outline applications for large areas of land setting an overall level of affordable housing will be particularly welcomed. These applications should specify the proportions of both market and affordable dwellings, with the latter broken down into the amount of social rented, affordable rented and intermediate housing. Phases built under subsequent detailed permissions should provide proportionate numbers of affordable housing. This criterion will be strictly enforced by Northampton Borough Council and managed through the terms of any permission or legal agreement. **However,**

each phase will be assessed on the viability conditions prevailing at the time of the detailed planning application.

~~c. Planning Considerations~~

Key Principle ~~10~~11: Planning considerations

The provision of affordable housing on a site does not override other material conditions.

8.11. The provision of affordable housing and conformity with the interim statement does not over-rule policies contained within the Development Plan or National Policy. This is particularly pertinent to issues in relation to amenity, environmental impacts and sustainable development. Due regard must also be given to the impact of development on the historic environment and the opportunities to enhance buildings and the setting of buildings.

8.12. The provision of affordable housing on a site does not mean that standards relating to good design or other material considerations will be relaxed.

8.13. It should be noted that the subdivision of sites and/or the development of sites at low densities to avoid the provision of affordable housing to circumvent the size thresholds will not be permitted (see also paragraph 8.2, which relates to appropriate density of development).

~~d. Design of Affordable Housing~~

Key Principle ~~11~~12: Design Requirements

Affordable Housing units should be delivered to a minimum of Sustainable Code Level 4, subject to viability negotiations (consistent with Joint Core Strategy policy).

The Council will encourage the provision of Affordable Housing units will to meet the Homes and Communities Agency's Design and Quality Standards including minimum Housing Quality Indicators, and, where possible should seek to exceed these standards.

It is expected that 10% of the Affordable Housing units will meet the Council's Mobility Standard and on specific sites, usually those massing more than 100 units in total to provide 1% to the Council's full Wheelchair Adapted Standards.

It is required that the Affordable Housing units should be designed in a way to make them tenure blind within the overall development. Applicants should work with the Borough Council and Registered Providers in order to achieve this.

8.14. High quality schemes in terms of layouts and building design will be expected. The layout, external design, materials, orientation and the finishes of affordable homes should make them indistinguishable from the market housing on the same site, taking into account the surrounding development.

8.15. The Homes and Communities Agency Design and Quality Standards were used to set out the minimum standards which all new affordable housing in receipt of Social Housing Grant should meet. Whilst Grant may no longer be available for those affordable housing units secured through planning gain, Northampton Borough Council will ~~still expect~~seek all affordable homes to meet these standards. The provision of the Design and Quality standards are summarised in Appendix C and are consistent with Policy H5 of the Submission Joint Core Strategy. The standards cover a range of criteria including the internal environment, sustainability and the external environment.

8.16. Building for Life is a criteria based assessment that deals with the overall design of developments. There are 20 different criteria and is a nationally recognised standard for the development of new residential areas. The principal areas covered under the Building for Life Criteria are:

- a) Environment;
- b) Character;
- c) Streets, parking and pedestrianisation and;
- d) Design and Construction

8.17. The council does not require schemes to be officially assessed, although those that wish to undergo official accreditation will be supported to do so. Under the scoring, schemes will be expected to achieve the equivalent of “good” or above (14+), whether formal or informal.

8.18. Although incorporated into the building regulations (part L) the Code for Sustainable Homes is still an important consideration for ensuring the sustainability of new affordable housing, particularly recognising the potential for fuel poverty amongst those in housing need. Northampton Borough Council will, therefore, require new developments of affordable housing to meet Code 4 standards (as per the ~~Pre~~ Submission JCS), unless viability considerations indicate that this is not possible.

8.19. Lifetime Homes will be encouraged as part of the affordable housing mix. This standard ensures that new housing can be built to cater for changing household needs. The Joseph Rowntree Foundation Lifetime Homes Standard is a recognised benchmark for accessibility and flexibility and is now a mandatory element within the Code for Sustainable Homes at Code Level 6 and above.

8.20. There will also be a requirement to provide 10% of the affordable units to NBC's mobility standard pursuant to Saved Local Plan Policy H17 and JCS policy H4 on sites which amass a certain number, for example 100+ units in total to provide a percentage to NBC's full wheelchair standards. This is to be negotiated on a site-by-site basis.

9. Off Site Provision

Key Principle ~~13~~12: Off Site Provision

Only in exceptional circumstances will off-site provision or financial contributions be considered. Such circumstances could include but are not limited to:

The developer can provide clear evidence that affordable

9.1. Northampton Borough Council requires the provision of affordable housing on-site along side market housing. Alternative forms of provision will only be accepted in exceptional circumstances where developers can provide clear evidence that affordable housing cannot be provided on-site. If it can be demonstrated that off-site provision is the only way of providing affordable housing then this may be considered. It will be necessary for both the planning authority and the developer to agree that it is more expedient for the affordable element to be provided on a site elsewhere. In the last resort the planning authorities may accept a financial contribution instead of built development. This will be used to provide or support affordable housing provision elsewhere within the respective authority's area.

Delivering Off-site provision

9.2. Where off-site provision is agreed developers should ensure that they are able to fulfil the full complement of affordable dwellings in relation to market houses. This is often referred to as parity of provision and is illustrated in the example below:

A housing scheme consisting of 100 dwellings is proposed;

- a) Provision of 35% (equating to 35 dwellings) is in the form of affordable housing, but;
- b) Off-site provision is agreed as a better solution

9.3. In such circumstances, the provision of 35 affordable to 65 market dwellings produces a ratio of 54%. This is applied to the additional number of open market homes on the original site, i.e. $35 \times 54\%$ produces an additional 19 affordable dwellings (rounded up to the nearest whole dwelling unit). Whereas on-site provision of affordable housing would have been for 35 dwellings, the total off site contribution will be 54 dwellings reflecting the increased number of market houses on the original site. In other words 154 dwellings will be built in total and 35% will be affordable, i.e. 54.

9.4. The above example generates a substantial requirement for off-site provision of affordable housing, i.e. 54 dwellings. It would be inappropriate for this to be provided as a single tenure development and an off-site development of

this scale should be provided as part of larger mixed tenure scheme. It is essential that the required proportion of affordable housing to market housing is achieved across both sites.

9.5. Arrangements for off-site provision will need to be recorded within the Section 106 Agreement and will normally include a trigger mechanism (e.g. off-site provision will be required to have commenced on completion of market X units and all affordable housing should be provided on completion of market Y units).

Financial Contributions

9.6. Financial contributions will be used to support the:

- a) provision of additional affordable housing on alternative sites.
- b) provision of larger affordable housing units on alternative sites.
- c) provision of a higher proportion of social rented units than would otherwise be achievable.
- d) renovation or refurbishment of existing housing for affordable purposes.

This list is not to be taken as exhaustive.

9.7. Any financial contribution should be based on the equivalent amount which would be contributed by the developer/landowner were the affordable housing provided on site, but at all times must be sufficient to deliver the right number and sizes of affordable housing. The following formula should be used to calculate the appropriate financial contribution:

- a) $RV\ 100\% M = \text{Residual value with } 100\% \text{ market housing}$
- b) $RV\ AH = \text{Residual value with } X\% \text{ affordable housing}$
- c) $\text{Equivalent commuted sum} = RV\ 100\%M \text{ minus } RV\ AH.$

9.8. To reflect the cost of providing the units elsewhere, an additional 15% should be added to the commuted sum value to reflect the costs associated with the acquisition and servicing of an alternative site (unless the site is provided serviced by the developer from whom the original contribution is sought).

9.9. Arrangements for payment of the developer contribution will need to be included within the S106 Agreement and will normally include a trigger mechanism (e.g. staged payment will be required on completion of X or Y units). Where development takes place over several years developers will be required to submit a revised financial appraisal based on indexing at each trigger point in order to assess what the cost of providing affordable housing would have been at that time. The viability of each phase of development will be assessed at the time it comes forward for development.

9.10. The S106 Agreement will also (as appropriate) indicate the period within which any financial contribution must be committed. This is usually 10 years.

9.11. Financial contributions received and spent will be recorded in the Annual Monitoring Report and will count towards the achievement of the local authority's annual affordable housing target.

When will developer contributions be considered?

9.12. The exceptional circumstances in which off-site provision or financial contributions will be considered in lieu of on-site provision include:

- a) Where development is taking place in an area, where in the view of the planning authority, there is already a high proportion of affordable housing, and to require more would work against the development of a balanced community.
- b) If the development is on a site that is particularly suited to flats, and the local requirement or evidenced need is for family houses.
- c) If the authority considers the proposed development is in a high cost development area and better value could be achieved through the procurement of affordable housing elsewhere to meet local needs. However, enclaves of expensive housing should be avoided to maintain mixed communities.
- d) Where, if the affordable housing was provided on-site, the number of affordable homes provided would be too few to be economical to manage.
- e) Where the planning authority considers the affordable housing would be very expensive for occupiers. This situation often arises with apartment blocks with high service charges which apply equally to purchasers and occupiers of affordable housing.
- f) The provision of specialised accommodation within which the provision of affordable accommodation is considered.

9.13. The above will be considered within the context of creating mixed and sustainable communities and the reasonable prospect of alternative sites or land being readily available to deliver the affordable housing requirement. In all of the above cases, the views of the housing authorities will be taken into account.

9.14. Off-site provision or financial contributions will not be accepted simply because this is the developer's preference, or the preference of local communities.

10. Delivery of Affordable Housing

10.1. Affordable housing provided on development sites is secured through legal agreements under S106 of the Town and Country Planning Act. The provision of affordable housing (as referred to in the viability section) is expected in conjunction with other contributions to make the development acceptable. These additional requirements are set out within the Developer Contributions SPD. It is intended that, following the adoption of the Joint Core Strategy, that a Community Infrastructure Levy is brought into force.

10.2. Northampton Borough Council expects developers to arrange and make affordable housing available for those in housing need in perpetuity

and it is current policy that Registered Providers are the preferred agency to achieve this. Northampton Borough Council supports and encourages the setting up of Community Land Trusts to manage affordable housing in the same way as a Registered Provider and will work proactively with developers who wish to explore this route.

10.3. Legal Agreements will be the preferred mechanism for securing the affordable housing requirement. They will normally specify the requirements in the following areas:

- a) Provision of serviced land at nil cost or the provision of completed units at an agreed price
- b) Cascades relating to the tenure mix and mix of house types
- c) The control and management of the housing, which will usually be by the transfer of the affordable homes to a RP and the hand over arrangements
- d) The offering of affordable dwellings to initial and subsequent occupiers and the formula used to calculate this
- e) The occupancy of the housing which will be reserved for people in housing need according to local housing authority nomination preferences and letting arrangements
- f) The location and phasing of affordable housing provision in relation to the development of the site, and any trigger points when affordable housing must be provided
- g) The affordability in rental levels of the affordable housing to be provided
- h) Standards such as the HCA Design and Quality standards, Code for Sustainable Homes and Lifetime Homes
- i) Cluster sizes
- j) Management of the completed units by a Registered Provider
- k) Service charges set at a fair and reasonable proportion of costs of services provided
- l) The form of shared ownership leases
- m) Recycling of net receipts from stair casing or right to acquire to be used within the local authority area
- n) Mortgagee in Possession clause

10.4. Northampton Borough Council strongly encourages pre-application discussions. As with issues regarding viability, it is hoped that early resolution and drafting of legal agreements can be carried out early in the process.

10.5. Cascades for Affordable Housing levels, tenure and unit types can be negotiated in specific circumstances; however it will be the general policy to negotiate to a point that is mutually acceptable within a S106 agreement rather than resorting to a cascade mechanism. Any cascade proposed will be reliant on the specific circumstances of the site in question and the purposes of having such a cascade.

10.6. Northampton Borough Council retains a list of Preferred Registered Provider Framework Partners that was established in October 2010. Developers should, in the first instance, approach these in order to secure the transfer of the affordable housing for management purposes. Discussions between developers and Registered Partners will be private and have minimal input from the Council. Nevertheless, ~~on rare occasions~~ allys

there may be times where sustainability and consistency of management mean that the Council proposes a specific Registered Partner to take on the Affordable Housing element. The list is reviewed every 3 years. The current list is contained within Appendix D. However, developers should check with the Housing Strategy team that this is still current.

11. Monitoring of the Impact of the contents of this Interim Statement

11.1. The Interim Statement is intended to have a relatively short term shelf life. It will be replaced by a Supplementary Planning Document once the West Northamptonshire Joint Core Strategy has been adopted.

11.2. The impacts of the contents of document will be monitored on a regular basis internally between the development management, planning policy teams and housing strategy and delivery teams to identify which parts are working well and not so well. The information gained through this monitoring will be used to inform current / future policy development in the Development Plan, improvement of working practices and also updating / improving the contents of the future Supplementary Planning Document. It will also assist in understanding what can be achieved on sites in terms of likely delivery of affordable housing in relation to viability considerations.

Appendix A: Memorandum of Understanding

Options for Allocating Properties within the Sustainable Urban Extensions of the Northampton Related Development Area

Option 1	All three authorities adopt a form of Choice Based Lettings for the Sustainable Urban Extensions in the NRDA
Advantages	<ul style="list-style-type: none"> ▪ Good Customer Service ▪ Customer would only fill out one application for any SUE within the NRDA ▪ Application could be registered by any of the three West Northants Local Authorities ▪ All properties could be placed on the sub-regional section of the CBL scheme and priority to applicant in higher bands. ▪ Nomination rights would belong to the local authority where the property is based in accordance with the cascade agreement ▪ The CBL fee would be paid to the local authority where the property is based
Disadvantages	<ul style="list-style-type: none"> ▪ SNC do not operate a CBL scheme ▪ Differing allocations policies ▪ Need to achieve Political buy in ▪ May require policy and operational changes ▪ Nominations cascade would have to be applied ▪ Time implications
Option 2	Continue to operate existing nomination arrangements
Advantages	<ul style="list-style-type: none"> ▪ No change for the local authority in terms of administration of the scheme ▪ Political buy in ▪ No change to the way customers are given information or receive information
Disadvantages	<ul style="list-style-type: none"> ▪ Customer may have to register up to three times depending on which SUE they would like to live on ▪ Customer would have to understand three allocations policies and processes if they registered for all SUEs ▪ Customer would need to check information on up to three websites ▪ The overall customer experience would be poor ▪ Political buy in

Option 3	DDC & NBC extend the sub-regional CBL agreement to include all SUE properties within the district of Daventry.
Advantages	<ul style="list-style-type: none"> ▪ DDC & NBC Customers would only have to register with one of the local authorities ▪ SUE properties would be registered via the sub-regional section of the website so the customer would not have look at multiple sites ▪ Bidding would take place via one website not several ▪ A sub regional agreement already exists between DDC and NBC which could be used as the basis of any extension to the scheme ▪ Similar allocations policies
Disadvantages	<ul style="list-style-type: none"> ▪ Mechanism would still need to be developed for SNC e.g. one of the other authorities advertising properties on behalf of SNC ▪ If SNC agree to this arrangement, customers would still have to register with two authorities ▪ Not customer friendly ▪ Political buy in
Option 4	NBC Register all applications expressing an interest in the SUE's and nominate to these properties
Advantages	<ul style="list-style-type: none"> ▪ One authority would have 100% of properties within the SUE's ▪ One authority would receive all income generated from the SUE nominations ▪ Nominations cascade would not need to be developed or applied as all nominations would be from the NBC Waiting list ▪ Clear process for customers
Disadvantages	<ul style="list-style-type: none"> ▪ One authority's waiting list would increase ▪ One authority's workload would increase in terms of registration and administration of customers ▪ May be difficult to achieve political buy in from members from the other two authorities ▪ Customers would still need to register with two authorities if they wanted the option to live in other parts of the other two districts ▪ The other two authorities would lose potential income

Proposed Nominations Cascade for the allocation of properties in the Sustainable Urban Extensions of the Northampton Related Development Area

The applicant	
1.	<p>A Is and has been a resident for the past 12 months within the Northampton Related Development Area</p> <p>B Is permanently employed or has an offer of permanent employment within the Northampton Related Development Area</p> <p>C Is temporarily employed or has an offer for temporary employment, in a contract not less than 12 months, within the Northampton Related Development Area</p> <p>D Has been a resident for at least 3 out of the immediately preceding 5 years within the Northampton Related Development Area</p> <p>E Has been a resident for at least 5 out of the immediately preceding 10 years within the Northampton Related development Area</p> <p>F Is a person with a close relative, who is and has been a resident for the past 12 months, in the Northampton Related Development Area</p>
2.	<p>A Is and has been a resident for the past 12 months in any of the parishes immediately adjoining the Northampton Related Development Area, in the districts of Daventry and South Northamptonshire</p> <p>B Is permanently employed in or has an offer of permanent employment within the parishes immediately adjoining the Northampton Related Development Area in the districts of Daventry and South Northamptonshire</p> <p>C Is temporarily employed or has an offer for temporary employment, in a contract not less than 12 months, within the parishes immediately adjoining the Northampton Related Development Area, in the districts of Daventry and South Northamptonshire</p> <p>D Has been a resident in the parishes immediately adjoining the Northampton Related Development Area in the districts of Daventry and South Northamptonshire for 3 out of the immediately preceding 5 years</p> <p>E Has been a resident within the parishes immediately adjoining the Northampton Related Development Area, in the districts of Daventry and South Northamptonshire, for 5 out of the immediately preceding 10 years.</p> <p>F Is a person with a close relative who is and has been a resident for the past 12 months in the parishes immediately adjoining the Northampton Related Development Area within the districts of Daventry and South Northamptonshire</p>

3.	A	Is and has been a resident for the past 12 months within the districts of Daventry and South Northamptonshire
	B	Is permanently employed in or has an offer of permanent employment within the districts of Daventry and South Northamptonshire
	C	Is temporarily employed or has an offer for temporary employment, in a contract not less than 12 months, within the Districts of Daventry or South Northamptonshire
	D	Has been a resident within the districts of Daventry or South Northamptonshire for 3 out of the immediately preceding 5 years
	E	Has been a resident within the districts of Daventry or South Northamptonshire for 5 out of the immediately preceding 10 years
	F	Is a person with a close relative, who is and has been a resident for the past 12 months, within the districts of Daventry and South Northamptonshire
4.	A	<i>Is and has been a resident for the immediately preceding 12 months within Northamptonshire</i>
	B	Is permanently employed in or has an offer of permanent employment within Northamptonshire
	C	Is temporarily employed or has an offer for temporary employment, in a contract not less than 12 months, within Northamptonshire
	D	Has been a resident within Northamptonshire for 3 out of the immediately preceding 5 years
	E	Has been a resident within Northamptonshire for 5 out of the immediately preceding 10 years
	F	Is a person with a close relative, who is and has been a resident for the past 12 months, within Northamptonshire
5.	A	Is any person who the council considers to be in need of affordable housing
	B	Is any person who the Registered Provider considers to be in need of affordable housing

¹ The Northampton Related Development Area (NRDA) is defined in the West Northamptonshire Joint Core Strategy as:

- The whole of Northampton Borough Council's administrative area;

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- Those neighbouring parts of Daventry and South Northamptonshire Councils' administrative areas where 'development related to the growth of Northampton' has already been completed or has planning permission or an approval in principle; and
- Those neighbouring parts of Daventry District and South Northamptonshire Councils' administrative areas that are allocated for Sustainable Urban Extensions.

The boundary of the NRDA is shown below.

² A close Relative is defined as mother, father, son, daughter, brother, sister, grandparent, grandchild, husband, wife, civil partner, stepparents, stepsiblings, step-grandparents, step-grandchildren. (Please note that these relationships are not in any order of preference).

³ For the purpose of Paragraph 2, clauses A-F, the parishes immediately adjoining the Northampton Related Development Area within the district of

1. Daventry are those of
 - a. Boughton
 - b. Church with Chapel Brampton
 - c. Harlestone
 - d. Moulton
 - e. Overstone

2. South Northamptonshire are those of
 - a. Brafield on the Green
 - b. Cogenhoe and Whiston
 - c. Courteenhall
 - d. Grange Park
 - e. Hackleton
 - f. Harpole
 - g. Kislingbury
 - h. Little Houghton
 - i. Milton Malsor
 - j. Quinton
 - k. Rothersthorpe

Map of Northampton Related Development Area

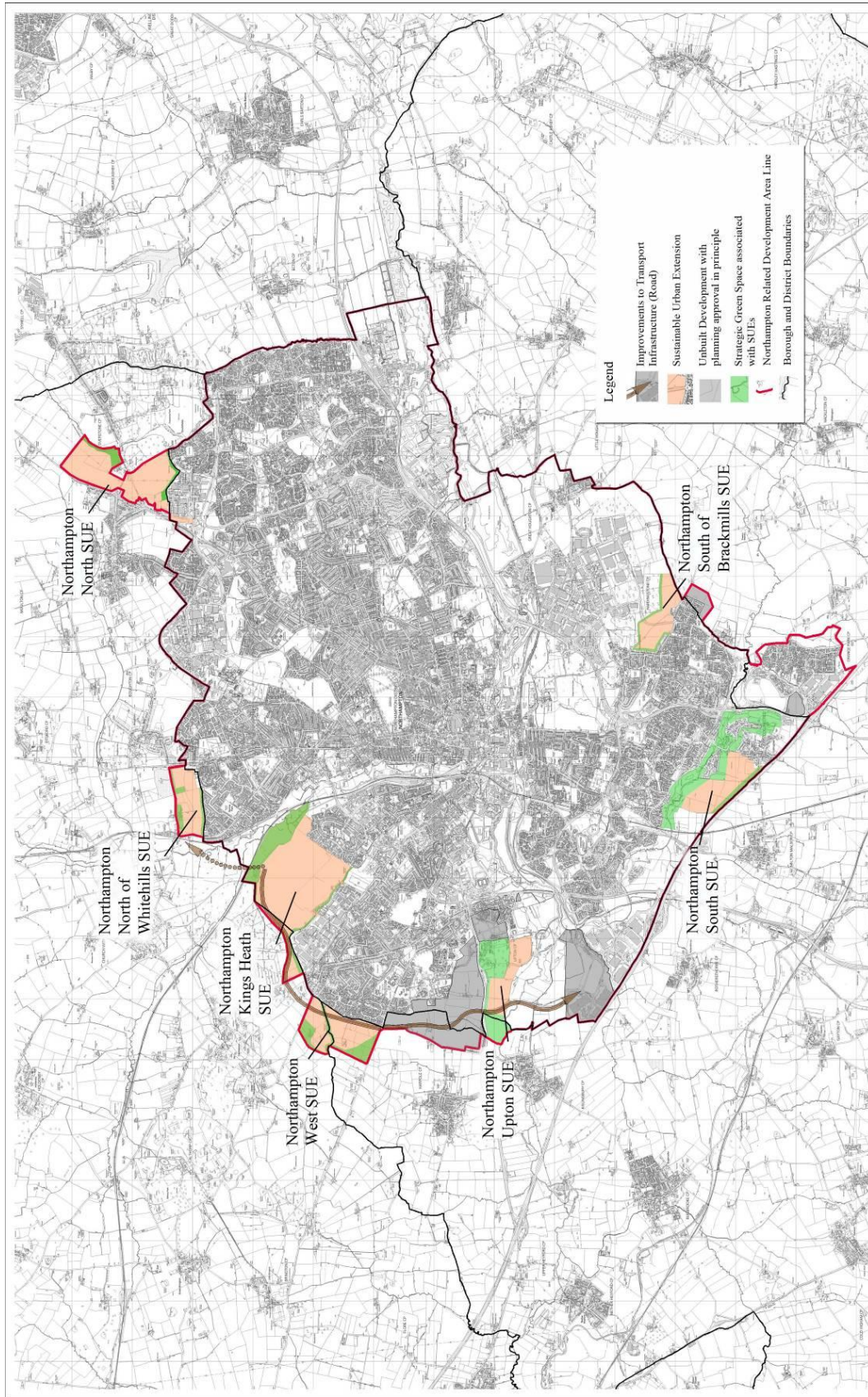


Figure 4 - Northampton Related Development Area Map

Title

Name: C. Williams
 Date: 12th January 2011
 Scale: 1:50000 @ A3
 Dept: JPU
 Project: Illustrative Distribution



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Appendix B: Policy Context

National Policy:

B.1 The section on national policy reflects the extent of national policy as set out in the National Planning Policy Framework on affordable housing.

Regional Policy

B.2 At the regional level the East Midlands Regional Plan adopted in March 2009, supports the building of sustainable communities. Government has indicated its intention to revoke ~~the regional plan will be revoked following the enactment of through provisions within~~ the Localism Bill. However, the evidence base to support the Regional Plan remains a vital material consideration until superseded by adopted local policy, such as the Joint Core Strategy. Although the Government intends to abolish Regional Spatial Strategies, the Regional Plan is currently part of the development plan and as such, its policies have been taken into account.

B.3 The Regional Plan seeks the provision of a mix of dwellings in terms of size, type, affordability and location. Interim targets for the provision of affordable housing are given, but these are to be superseded by up to date housing market assessments (HMA). An HMA has been undertaken for West Northamptonshire (June 2010) and further updates of the HMA were undertaken to inform the Joint Core Strategy in February, ~~and~~ July 2011 and in relation to viability in May 2012. The information contained in the HMA and the update has been used in this document.

B.4 The relevant Policy extracts from the East Midlands Regional Plan ² are:

Policy 13b Housing provision (Northamptonshire)

The housing provision figures below are the figures that local planning authorities should plan for over the indicated periods. Local authorities can test higher numbers through their development plan documents provided they are consistent with the principles of sustainable development set out in PPS1 and tested through sustainability appraisal.

Total 2001-2026 Provision for West Northamptonshire: 62,125

Policy 14 Regional Priorities for Affordable Housing

...for monitoring purposes indicative affordable housing targets are set out below, representing the total amount of affordable housing for each HMA for the period 2006-26. These targets do not represent a maximum for each HMA

West Northamptonshire 17,900

Policy MKSM SRS Northamptonshire 1

² The East Midlands Regional Plan is proposed to be revoked by the provisions of the Localism Act 2011.

Extract, Housing Provision West Northamptonshire

	2001-06	2006-11	2011-16	2016-21	2021-26	Total 2001-26
Daventry	540	540	540	540	2645	62125
Northampton	1300	1450	1775	1775		
South Northamptonshire	330	330	330	330		
Total West Northamptonshire HMA	2170	2320	2645	2645		

Policy MKSM SRS Northamptonshire 2

Extract, Northamptonshire Implementation Area

... *LD*DS should provide for an increase in the number of homes in the NIA in the period to 2026 as follows:

	2001-06	2006-11	2011-16	2016-21	2021-26	Total 2001-26
Total	6,500	7,250	8,875	8,875	8,875	40,375
Annual Average Rate	1,300	1,450	1,775	1,775	1,775	

Development Plan / Local Plan

B.5 The Development Plan / Local Plan will be comprised of a suite of planning policy documents, together, guide the development of West Northamptonshire in the years that lie ahead. The Joint Core Strategy (JCS) is a significant document that sets out strategic policies that will apply across West Northamptonshire and provides a planning framework for the area up to 2026. It sets out the long term vision and objectives for the whole area and includes strategic policies for steering and shaping development.

B.6 One of the objectives of the JCS is to provide a range of housing in sustainable locations to ensure all residents have access to a home that they can afford and that meets their needs. The JCS includes strategic policies on housing which seek to ensure that quality housing is provided to meet the current and future needs of our communities. The mix size and tenure of the housing delivered by the JCS will contribute to meeting the full range of housing needs that exist in West Northamptonshire, including those who may have specialised needs. The housing delivered through the JCS will be sustainable, flexible and well designed.

B.7 The principal policies proposed within the JCS are:

POLICY H1 – HOUSING DENSITY AND MIX AND TYPE OF DWELLINGS

ACROSS WEST NORTHAMPTONSHIRE NEW HOUSING DEVELOPMENT WILL PROVIDE A MIX OF HOUSE TYPES, SIZES AND TENURES TO CATER FOR DIFFERENT ACCOMMODATION NEEDS.

HOUSING DEVELOPMENTS WILL BE EXPECTED TO MAKE THE MOST EFFICIENT USE OF LAND HAVING REGARD TO THE FOLLOWING CONSIDERATIONS:

- **THE LOCATION AND SETTING OF THE SITE;**
- **THE EXISTING CHARACTER AND DENSITY OF THE LOCAL AREA;**
- **ACCESSIBILITY TO SERVICES AND FACILITIES;**
- **PROXIMITY TO PUBLIC TRANSPORT ROUTES;**
- **THE IMPLICATIONS OF DENSITY FOR AFFORDABILITY AND VIABILITY;**
- **THE LIVING CONDITIONS PROVIDED FOR FUTURE RESIDENTS;**
AND
- **THE IMPACT ON THE AMENITIES OF OCCUPIERS OF NEIGHBOURING PROPERTIES.**

DEVELOPMENT WITHIN THE PROPOSED SUSTAINABLE URBAN EXTENSIONS WILL BE EXPECTED TO ACHIEVE MINIMUM AVERAGE DENSITIES OF 35 DWELLINGS PER HECTARE.

POLICY H2 - AFFORDABLE HOUSING

AFFORDABLE HOUSING WILL BE PROVIDED AS A PROPORTION OF THE TOTAL NUMBER OF DWELLINGS TO BE DELIVERED ON INDIVIDUAL SITES AS FOLLOWS:

- ~~DAVENTRY DISTRICT (EXCLUDING THE NORTHAMPTON RELATED DEVELOPMENT AREA): 31% AFFORDABLE HOUSING WILL BE REQUIRED ON ALL SITES OF 5 OR MORE DWELLINGS~~
- ~~NORTHAMPTON RELATED DEVELOPMENT AREA: 35% AFFORDABLE HOUSING WILL BE REQUIRED ON ALL SITES OF 15 DWELLINGS OR MORE~~
- ~~SOUTH NORTHAMPTONSHIRE (EXCLUDING THE NORTHAMPTON RELATED DEVELOPMENT AREA): 38% AFFORDABLE HOUSING WILL BE REQUIRED ON ALL SITES~~

<u>Location</u>	<u>Proportion of Affordable Affordable Housing</u>	<u>Site Size Threshold</u>
<u>Daventry District</u>		
<u>Daventry Town</u>	<u>25%</u>	<u>5 or more Dwellings</u>
<u>Rural Areas</u>	<u>40%</u>	
<u>Northampton Related Development Area</u>	<u>35%</u>	<u>15 or more Dwellings</u>
<u>South Northamptonshire</u>		<u>5 or more dwellings</u>
<u>Brackley & Towcester</u>	<u>40%</u>	
<u>Rural Areas</u>	<u>50%</u>	

IN ALL CASES THE PERCENTAGE REQUIREMENTS IDENTIFIED ABOVE ARE SUBJECT TO THE ASSESSMENT OF VIABILITY ON A SITE BY SITE BASIS.

POLICY H3 – RURAL EXCEPTION SITES

PERMISSION WILL BE GRANTED FOR THE PROVISION OF AFFORDABLE HOUSING ON SMALL RURAL EXCEPTION SITES WHERE THE FOLLOWING CRITERIA ARE MET:

- THE SITE IS WITHIN OR IMMEDIATELY ADJOINS THE MAIN BUILT-UP AREA OF A RURAL SETTLEMENT;**
- THE DEVELOPMENT CONSISTS ENTIRELY OF AFFORDABLE HOUSING, THE TYPE AND SCALE OF WHICH IS JUSTIFIED BY EVIDENCE OF NEED FROM A LOCAL HOUSING NEEDS SURVEY;**
- ARRANGEMENTS FOR THE MANAGEMENT AND OCCUPATION OF THE HOUSING MUST ENSURE THAT THE HOUSING WILL BE AVAILABLE AND AFFORDABLE IN PERPETUITY FOR LOCAL PEOPLE IN HOUSING NEED**

THE PROVISION OF AFFORDABLE HOUSING TO MEET IDENTIFIED LOCAL NEEDS IN RURAL AREAS ON 'EXCEPTION SITES' WILL BE SUPPORTED

SCHEMES MUST EITHER BE PURELY AFFORDABLE HOUSING OR MIXED TENURE SCHEMES INCLUDING AN ELEMENT OF MARKET HOUSING WHERE THIS IS ESSENTIAL TO THE DELIVERY OF AFFORDABLE HOUSING. IT WILL BE A REQUIREMENT THAT THE MARKET HOUSING:

IS THE MINIMUM NECESSARY TO MAKE THE SCHEME VIABLE

MEETS SPECIFIC LOCALLY IDENTIFIED HOUSING NEEDS

IN ALL CASES THE FOLLOWING CRITERIA MUST BE MET:

THE SITE IS WITHIN OR IMMEDIATELY ADJOINS THE MAIN BUILT UP AREA OF A RURAL SETTLEMENT

THE FORM AND SCALE OF DEVELOPMENT SHOULD BE CLEARLY JUSTIFIED BY EVIDENCE OF NEED THROUGH A LOCAL HOUSING NEEDS SURVEY; AND

ARRANGEMENTS FOR THE MANAGEMENT AND OCCUPATION OF AFFORDABLE HOUSING MUST ENSURE THAT IT WILL BE AVAILABLE AND AFFORDABLE IN PERPETUITY FOR PEOPLE IN LOCAL HOUSING NEED

POLICY H4 - SPECIALISED ACCOMMODATION

HOUSING TO CATER FOR THE NEEDS OF OLDER PEOPLE AND VULNERABLE GROUPS WILL BE REQUIRED WHERE THERE IS A PROVEN NEED IN A LOCAL COMMUNITY, REGARDLESS OF TENURE. DEVELOPMENTS COMPRISING MARKET SPECIALIST HOUSING WILL ALSO BE REQUIRED TO INCLUDE AFFORDABLE HOUSING IN ACCORDANCE WITH POLICY H2.

POLICY H5 - SUSTAINABLE HOUSING

RESIDENTIAL DEVELOPMENT MUST BE DESIGNED TO PROVIDE ACCOMMODATION THAT MEETS THE REQUIREMENTS OF THE LIFETIME HOMES STANDARD SUBJECT TO THE ASSESSMENT OF VIABILITY ON A SITE BY SITE BASIS. NEW HOUSING MUST ALSO MEET THE SUSTAINABLE DEVELOPMENT PRINCIPLES AND STANDARDS SET OUT IN POLICIES S10 AND S11 IN THE SPATIAL STRATEGY

Local Plans

B.8 The existing local plan includes a saved policy dealing with affordable housing and other housing issues. The principal Local Plan policy (H32) is as follows:

In granting Planning permission for residential developments of 40 or more dwellings, the council will negotiate an element of affordable housing. The level of provision will depend upon the identified need for such housing in the vicinity and site/ market conditions

B.9 As highlighted under national policy, the site threshold of this policy has been reduced to the national suggested minimum of 15. This policy position has been operated within Northampton Borough since 2004 and still remains justified when considering the viability assessments recently undertaken by 3 Dragons – see the site threshold section below for further justification.

Housing Strategies

B.10 Northampton Borough Council had produced a Housing Strategy for its area³. The key priorities which have been identified in the strategy is summarised in Table 2 below:

Table 2: Housing Strategy Priorities

Key Priorities
<ul style="list-style-type: none">• Managing supply and growth for the future of Northampton• Creating resilient and cohesive communities• Delivering well-designed, high quality homes, neighbourhoods and services• Improving customer access, opportunity and choice.

Other Relevant Local Policies and Strategies

B.11 In addition to the national, regional and local guidance outlined above, other local policies also address a lack of affordable housing as a key issue.

B.12 The Sustainable Communities Strategy for Northamptonshire 2008 seeks to ensure that residents live in housing that is sustainable, affordable and of good quality. It also recognises the need to create a mix of homes which local residents and first time buyers can afford.

B.13 Housing priorities, including the provision of affordable housing, also feature in the Community Strategies prepared by the three local authorities in West Northamptonshire for their respective areas.⁴

B.14 It should be noted that the Northampton Borough Council, in partnership with the Joint Planning Unit and partner authorities would apply the latest government statements and development plan policies when considering development proposals. Up-to-date housing strategies and housing market intelligence will also apply.

³ Northampton Borough Council (2010) Housing Strategy 2010-2015

⁴ Sustainable Communities Strategy for Daventry District 2010-2026, A Sustainable Community Strategy for Northampton 2008-2011, South Northamptonshire Sustainable Communities Strategy 2010-2015

Appendix C Design and Quality standards

Building for Life Criteria

Environment and community

- | | | |
|-----|---|----|
| 01. | Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes? | 11 |
| 02. | Is there an accommodation mix that reflects the needs and aspirations of the local community? | 12 |
| 03. | Is there a tenure mix that reflects the needs of the local community? | 13 |
| 04. | Does the development have easy access to public transport? | 14 |
| 05. | Does the development have any features that reduce its environmental impact? | 15 |

Streets, parking and pedestrianisation

- | |
|--|
| Does the building layout take priority over the streets and car parking, so that the highways do not dominate? |
| Is the car parking well integrated and situated so it supports the street scene? |
| Are the streets pedestrian, cycle and vehicle friendly? |
| Does the scheme integrate with existing streets, paths and surrounding development? |
| Are public spaces and pedestrian routes overlooked and do they feel safe? |

Character

- | | | |
|-----|--|----|
| 06. | Is the design specific to the scheme? | 16 |
| 07. | Does the scheme exploit existing buildings, landscape or topography? | 17 |
| 08. | Does the scheme feel like a place with distinctive character? | 18 |
| 09. | Do the buildings and layout make it easy to find your way around? | 19 |
| 10. | Are streets defined by a well-structured building layout? | 20 |

Design and construction

- | |
|---|
| Is public space well designed and does it have suitable management arrangements in place? |
| Do the buildings exhibit architectural quality? |
| Do internal spaces and layout allow for adaptation, conversion or extension? |
| Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness? |
| Do buildings or spaces outperform statutory minima, such as building regulations? |

The Lifetime Homes Standard

The Lifetime Homes Standard is the result of careful study and research. The design Criteria forming the Standard relate to interior and exterior features of the home.

There are a total of 16 design Criteria. Each is valuable in itself, but to achieve the Lifetime Homes Standard a dwelling must incorporate all relevant Criteria.

Wheelchair accessibility was chosen as the benchmark for a good space requirement. Good space requirements also help many other people – for example, parents with pushchairs and small children, or people carrying bags of shopping. Good accessibility helps everyone, not just people who use wheelchairs.

- (1) Parking (width or widening capability)
- (2) Approach to dwelling from parking (distance, gradients and widths)
- (3) Approach to all entrances
- (4) Entrances
- (5) Communal stairs and lifts
- (6) Internal doorways and hallways
- (7) Circulation space
- (8) Entrance level living space
- (9) Potential for entrance level bedspace
- (10) Entrance level WC & shower drainage
- (11) WC and bathroom walls
- (12) Stairs and potential through-floor lift in dwelling
- (13) Potential for fitting of hoists and bathroom / bedroom
- (14) Bathrooms
- (15) Glazing and window handle heights
- (16) Location of service controls

Appendix D: Current RSL partners

<p>Bedfordshire Pilgrims Housing Association Pilgrims House Horne Lane Bedford MK40 1NY Tel: 0330 100 0272 Email: info@bpha.org.uk Website: www.bpha.org.uk</p>	<p>Derwent Living No1 Centro Place Pride Park Derby DE24 8RF</p>
<p>East Midlands Housing Association (EMHA) Seymour House Queen Eleanor Office Park Newport Pagnell Road Northampton NN4 7JJ Tel: 0844 892 9000 Email: customerservices@emha.org.uk Website: www.emha.org.uk</p>	<p>Guinness Midsummer Henshaw House 851 Silbury Boulevard Central Milton Keynes MK9 3JZ Tel: 01908 544757 Email: gs.mail@guinness.org.uk Website: www.guinnesspartnership.com/about-us/about-guinness-south.aspx</p>
<p>Home Group Norfolk House 413/415 Silbury Boulevard Central Milton Keynes MK9 2AH Tel: 0845 155 2305 Website: www.homegroup.org.uk</p>	<p>Minster-Hyde Group Jubilee House 92 Lincoln Road Peterborough PE1 2SN Tel: 01733 349800 E-mail: info@minsterha.co.uk</p>
<p>Metropolitan Housing Trust (MHP) Unit 9 Evans Business centre Regents Pavillion 4 Summerhouse Road Moulton Park Nothampton NN3 6BJ Tel: 01604 641207 Email: info@mhp-online.co.uk Website: www.mhp-online.co.uk</p>	<p>Midland Heart 20 Bath Row Birmingham B15 1LZ 0345 602 0540 Email: customer.servicecentre@midlandheart.org.uk Website: www.midlandheart.org.uk</p>

Northampton Affordable Housing Interim Statement – ~~June~~ February 20132

<p>Nottingham Community Housing Association 12/14 Pelham Road, Sherwood Rise Nottingham NG5 1AP Tel: 0800 013 8555 Email: info@ncha.org.uk Website: www.ncha.org.uk</p>	<p>Orbit Housing Association 5-7 Dormer Place Leamington Spa Warwicks CV32 5AA Tel: 03458 500 500 Email: info@orbit.org.uk Website: www.orbitheartofengland.org.uk</p>
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