



CABINET REPORT

Report Title	DRAFT SPECIALIST HOUSING SUPPLEMENTARY PLANNING DOCUMENT (SPD)
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AGENDA STATUS: PUBLIC

Cabinet Meeting Date:	24 July 2019
Key Decision:	YES
Within Policy:	YES
Policy Document:	YES
Service Area:	PLANNING
Accountable Cabinet Member:	Councillor James Hill
Ward(s)	All wards

1. Purpose

- 1.1 The purpose of this report is to ask Cabinet to approve the draft Specialist Housing Supplementary Planning Document (SPD) for public consultation.

2. Recommendations

- 2.1 It is recommended that Cabinet approves the draft Northampton Specialist Housing Supplementary Planning Document (SPD) for consultation for 8 weeks from 8 August 2019 to 3 October 2019.
- 2.2 That the Head of Planning be given delegated authority in consultation with the Cabinet Member for Planning to make minor non-material spelling, formatting and other amendments to the consultation documents where they do not alter the intent of the SPD.

3. Issues and Choices

3.1 Report Background

- 3.1.1 Section 5 of the National Planning Policy Framework (NPPF) sets out one of the key aims of the Government which is to significantly boost the supply of homes and reflect in planning policy the assessed need for those requiring affordable housing, the needs of older people and people with disabilities.
- 3.1.2 The draft submission Northampton Local Plan Part 2 sets out the housing requirements for Northampton to 2029 with policy 13 providing specific guidelines on the type, tenure and mix of housing needed. The policy also supports the delivery of specialist and accessible housing and sets out the necessary requirements for wheelchair user dwellings.
- 3.1.3 The West Northamptonshire Joint Core Strategy (WNJCS), adopted in 2014, also contains policies relating housing. Policy H1 in particular stipulates that new housing across West Northamptonshire will provide for a mix of house types, sizes and tenures to cater for different accommodation needs including the needs of older people and vulnerable groups. The WNJCS also sets out a requirement of 35% affordable housing on developments of 15 or more dwellings.
- 3.1.4 The draft Specialist Housing SPD presents further evidence on the need, justification for and implementation of specialist housing delivery. Once adopted the Specialist Housing SPD would be a material consideration in the determination of planning applications.

3.2 Issues

- 3.2.1 National Planning Practice Guidance (PPG) outlines that providing housing for older people is critical due to the proportion of older people in the population now and forecast into the future. Alongside people with disabilities, the ultimate aim is to allow older people to live in their own homes, independently and for as long as possible.
- 3.2.2 The draft SPD discusses how the various types of specialist housing can fall into either Use Class C2 (includes residential institutions for provision of accommodation and care) or C3 (dwelling house) as defined by the Town and Country Planning (Use Classes) Order 1987 (As Amended) depending on the level of care and communal space available.
- 3.2.3 To understand the required specialist housing need for Northampton, the draft SPD uses data from a variety of sources. These include direct from the Office of National Statistics and data from Northamptonshire County Council's (NCC's) Joint Strategic Needs Assessment (JSNA). Evidence has also been gathered from studies including the West Northamptonshire Housing Market Evidence (2017), Study of Housing and Support Needs of Older People across Northamptonshire (2017) and related data from Sheffield Hallam

University's HOPSR (Housing for Older People Supply Recommendations), POPPI (Projecting Older People Population Information) and PANSI (Projecting Adult Needs and Service Information) models. The SPD also draws on data from Northamptonshire's Transforming Care Partnership Board which utilises data from NCC's Business Intelligence and Performance Improvement Unit.

- 3.2.4 As mentioned above the draft Northampton Local Plan Part 2 contains a specific policy for specialist and accessible housing. Particularly, it stipulates that 4% of all new market and 8% of affordable housing should be constructed to M4(3) wheelchair accessible standards, or their successor. To allow flexibility the policy is also supportive of other specialist and accessible housing.
- 3.2.5 Looking more in depth at evidence the SPD takes the population forecasting into account and then sets out indicative targets for varying types of specialist housing, the expected space standards they should meet and the type of locations where they should be situated. It is intended that the targets for the specialist housing will help guide developers and planners in negotiating specialist housing either as a standalone development or as part of a larger development.

3.2 Choices (Options)

Option 1: Agree to the recommendation

- 3.3.1 If Cabinet approves the Draft Specialist Housing Supplementary Planning Document (SPD) the Council will be able to go out to consultation to residents, stakeholders and other interested parties for 8 weeks from 8 August 2019 to 3 October 2019. After this consultation the planning policy team will consider responses and make any necessary changes to the document. The SPD will then be considered at Cabinet for adoption.
- 3.3.2 The benefit of having a Specialist Housing SPD in place is that it provides the principles and justifications for delivering specialist housing for both developers and Northampton Borough Council's Development Management team. The SPD provides all relevant data and requirements for delivery in one place, making the need for specialist housing transparent.

Option 2: Do not agree to the recommendation

- 3.3.3 Cabinet could decide not to approve the draft Specialist Housing SPD for consultation. The risk of choosing not to approve the SPD for consultation would be that the Council would not have directed guidance for developers for provision of much needed housing for an ageing population now and into the future.

4. Implications (including financial implications)

4.1 Policy

4.1.1 The draft Specialist Housing SPD will not introduce any new planning policies and therefore the Local Development Scheme will not need to be altered. The SPD will relate to existing policies H1 (Housing density and mix and type of dwellings) and H2 (Affordable housing) of the West Northamptonshire Joint Core Strategy, and to policy 13 (Type and mix of housing) of the draft Northampton Local Plan Part 2.

4.2 Resources and Risk

4.2.1 Sufficient resources have been incorporated into the budget for 2019/20 to fund the remaining stages of the SPD preparation.

4.3 Legal

4.3.1 Supplementary Planning Documents provide additional guidance on matters covered by Development Plan Documents. They are not part of the statutory Development Plan, unlike Development Plan Documents. However, Supplementary Planning Documents form part of the Local Development Framework, and will be a material consideration in determining planning applications.

4.3.2 The Specialist Housing SPD has been prepared in accordance with the provisions set out in the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012.

4.4 Equality and Health

4.4.1 An Equalities Impact Assessment has recently been carried for the draft Northampton Local Plan Part 2 (LPP2). As this SPD is being prepared to provide guidance to those involved in the delivery of specialist housing and does not propose new policies in addition to those included within the draft LPP2, the Equalities Impact Assessment undertaken for the draft LPP2 is also relevant for this SPD. The Equalities Impact Assessment is available at: https://www.northampton.gov.uk/info/200205/planning_for_the_future/1746/

4.5 Consultees (Internal and External)

4.5.1 To date a draft of the Specialist Housing SPD has been shared with internal, technical officer colleagues and comments made have been considered in the draft Specialist Housing SPD.

4.6 How the Proposals deliver Priority Outcomes

4.6.1 The Specialist Housing SPD will provide guidance to those involved in the delivery of specialist housing. Northampton's Corporate Plan 2018-20 includes strategic priorities which seek to build stronger and more resilient communities, and support vulnerable people to achieve their full potential. Therefore delivering the right homes in the right locations is essential to meet the housing needs of Northampton's residents.

4.7 Other Implications

4.7.1 There are no other implications arising directly from the proposals in this report.

5. Background Papers

Appendix A - Draft Houses Specialist Housing Supplementary Planning Document, June 2019

National Planning Policy Framework, February 2019, Ministry of Housing, Communities and Local Government

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

West Northamptonshire Joint Core Strategy, December 2014, West Northamptonshire Joint Planning Unit -

<http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=2737424>

West Northamptonshire Joint Planning Unit – Housing Market Evidence – September 2017 -

<http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=2759856>

NCC - Study of Housing and Support Needs of older people across Northamptonshire (March 2017) -

<https://www3.northamptonshire.gov.uk/councilservices/adult-social-care/policies/Documents/Study%20of%20Housing%20and%20Support%20Need%20of%20Older%20People%20Across%20Northamptonshire.pdf>

Northamptonshire Transforming Care Partnership Board – Accommodation Plan (September 2018) - <https://www3.northamptonshire.gov.uk/councilservices/adult-social-care/policies/Documents/Transforming%20Care%20Accommodation%20Plan.pdf>

Northamptonshire County Council JSNA -

<https://www3.northamptonshire.gov.uk/councilservices/health/health-and-wellbeing-board/northamptonshire-jsna/Pages/default.aspx>

6. Next Steps

6.1 The results of this consultation will be fed into the adoption version which will be put before Cabinet later in 2019.

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