



CABINET REPORT

Report Title	SPECIALIST HOUSING SUPPLEMENTARY PLANNING DOCUMENT
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AGENDA STATUS: PUBLIC

Cabinet Meeting Date:	13 November 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 This report seeks Cabinet's to approval to adopt the Specialist Housing Supplementary Planning Document .

2. Recommendations

- 2.1 That Cabinet approves the adoption of the Specialist Housing Supplementary Planning Document (SPD).
- 2.2 That the Head of Planning be given delegated authority in consultation with the Cabinet Member for Planning to make any necessary minor amendments, including spelling and changes in the format of the SPD where they do not alter the intent of the SPD prior to its publication.

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 to 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 Specialist Housing SPD provides 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 The main issues related to the Specialist Housing SPD were raised in a report to Cabinet on 24 July 2019. Those issues are not repeated here.
- 3.2.2 As agreed at Cabinet on 24 July 2019, a consultation was held for 8 weeks between 8 August and 3 October 2019. The consultation was open to statutory consultees, stakeholders and members of the public who could view and make comments on the draft Specialist Housing SPD.
- 3.2.3 Three responses to the consultation were received: one relating to services for people with disabilities, one confirming no comments and a further relating to security measures in specialist housing developments. As such, an amendment to the Specialist Housing SPD has been made reflecting the need for developers to demonstrate compliance with high levels of security so that vulnerable residents feel safe in their homes.
- 3.2.4 A further amendment has been made relating to the revision of Building Regulation specification for 'age restricted / age exclusive independent accommodation'. The amendment allows the above type of specialist housing

to be built to Category M4(1) (Visitable dwellings) standards; allowing developers some flexibility when delivering this type of housing.

- 3.2.5 A number of other small non-material amendments have been made which do not alter the principle of specialist housing delivery.

3.3 Choices (Options)

Option 1: Agree to the recommendation

- 3.3.1 If Cabinet approves the adoption of the Specialist Housing SPD the Council will be able to use the evidence contained within the SPD to help guide development of specialist housing.
- 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 the recommendation

- 3.3.3 If Cabinet does not approve the adoption of the Specialist Housing SPD, it will be much harder for the Council to guide the provision of Specialist Housing in Northampton and the amount and quality of provision may, as a consequence, be lower.

4. Implications (including financial implications)

4.1 Policy

- 4.1.1 The draft Specialist Housing SPD does 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 Submission 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 Letters and emails were sent to 511 contacts on the Planning Policy consultee database including statutory consultees, councillors, neighbouring authorities and those with an interest in specialist housing.

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 Environmental Implications (including climate change issues)

- 4.7.1 The draft Specialist Housing SPD provides further evidence and guidance on the types of specialist housing needed in Northampton and does not introduce any new planning policies. Consequently this SPD does not discuss environmental implications (including climate change issues) as the policies contained in the emerging Northampton Local Plan Part 2 will be assessed on their climate change impact.
- 4.7.2 Any new specialist housing development will need to adhere to policies in Development Plan Documents which include those on sustainable design and other environmental / climate change matters.

4.8 Other Implications

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

5. Background Papers

5.1 The following documents are appended to this report:

- Northampton Borough Council Specialist Housing Supplementary Planning Document – November 2019
- Northampton Borough Council Specialist Housing Supplementary Planning Document – Consultation Statement – October 2019

5.2 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%20Needs%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 Specialist Housing Supplementary Planning Document is adopted and published on Northampton Borough Council's website.

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