

**Northampton Borough Council  
Specialist Housing Supplementary  
Planning Document**

**Consultation Statement  
October 2019**

## Contents

	<b>Chapter</b>	<b>Page number</b>
1	Introduction	3
2	Consultation	3
3	Summary of Responses	3
Appendix 1	Public Notice	4
Appendix 2	Summary of Responses, Officer Comments and Proposed Changes	5

## **Introduction**

1. This Specialist Housing Supplementary Planning Document (SPD) has been prepared to provide guidance to planning applicants and those involved in the delivery of specialist housing. It expands upon the policies set out in the West Northamptonshire Joint Core Strategy (WNJCS) and the emerging Local Plan Part 2.
2. It 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 and is a material consideration in the determination of planning applications.
3. In accordance with Regulations 12 and 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012, the draft Specialist Housing SPD was subject to a six week public consultation period between 8 August 2019 and 3 October 2019.
4. This Consultation Statement analyses the consultation that was undertaken by the Council, provides a summary of representations received and the Council's responses to these representations.

## **Consultation Exercise**

5. The formal 8 week consultation for stakeholders and the community took place between 8 August and 3 October 2019. Letters and emails were sent to 511 contacts on the Planning Policy database, including statutory consultees, Members, neighbouring authorities and those with an interest in specialist housing.
6. A public notice was published in local newspapers inviting representations to the draft SPD and providing details of where more information could be found (see Appendix 1). Details of the consultation were also published on social media, on Northampton Borough Council's Twitter feed.
7. The draft Specialist Housing SPD and supporting documents were available to view:
  - a. Online via the Council's website [www.northampton.gov.uk](http://www.northampton.gov.uk);
  - b. In Northampton Guildhall; and
  - c. In libraries throughout Northampton

## **Summary of Responses**

8. In total, 3 responses were received via completed Survey Monkey forms. A full schedule of consultation responses for the SPD, with the Council's response, can be found at Appendix 2.
9. The consultation responses have resulted in one change to the Specialist Housing SPD which focuses on the security requirements in specialist housing developments.

## Appendix 1: Public Notice

**The Planning and Compulsory Purchase Act 2004**  
**Town and Country Planning (Local Planning) (England) Regulations 2012**

In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, Northampton Borough Council is consulting on draft Supplementary Planning Documents (SPDs) on Houses in Multiple Occupation, Parking Standards and Specialist Housing.

The SPDs will supplement existing development plan policies set out in the West Northamptonshire Joint Core Strategy, Central Area Action Plan and saved policies of the Northampton Local Plan. When adopted, each of the SPDs will be a material consideration when planning applications are considered by the Council.

**Houses in Multiple Occupation SPD**

This SPD provides guidance to manage the concentration and impacts of Houses in Multiple Occupation. It is intended to replace the existing Interim Planning Policy Statement.

**Parking Standards SPD**

This SPD applies Northamptonshire County Council's latest parking standards but expands upon them to incorporate specific guidance to address parking issues in Northampton, including the need to provide infrastructure for charging electric vehicles.

**Specialist Housing SPD**

This SPD addresses housing needs for older people and disabled people and provides guidance to ensure that new provision is desirable, suitable and in the right locations.

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Copies of the draft SPDs can be viewed on the Council's website, from 8<sup>th</sup> August 2019, by accessing the following link:  
[www.northampton.gov.uk/draftspd2019](http://www.northampton.gov.uk/draftspd2019)

They can also be viewed at:  
The One Stop Shop, the Guildhall, St Giles Square, Northampton NN1 1DE, and local libraries, parish council offices and neighbourhood forum venues in Northampton during their normal opening hours.

**Period for making representations**

Representations are invited on the Houses in Multiple Occupation SPD, Parking Standards SPD and Specialist Housing SPD for a period of eight weeks which begins on 8<sup>th</sup> August 2019 and ends on 3<sup>rd</sup> October 2019 at 5:00pm. Comments received during the consultation will be made available for public inspection. Representations received after this time will not be accepted. Only representations received within this period will be considered.

**How to make representations and where to send them**

You can respond to each of the consultations in one of the following ways:

- Online - using our survey portal, accessible via [www.northampton.gov.uk/draftspd2019](http://www.northampton.gov.uk/draftspd2019)
- By email - download the representation form, complete it and email it to the Planning Policy Section (clearly marked SPC Consultation) at: [planningpolicy@northampton.gov.uk](mailto:planningpolicy@northampton.gov.uk).
- By post - to Planning Policy (SPD Consultation), Northampton Borough Council, Planning Service, St Giles Square, Northampton NN1 1DE

Representations received cannot be treated as confidential and will be publicly available and published on the Council's website. Full postal address, telephone and email details will not be published.

Representations must be received no later than 3<sup>rd</sup> October 2019 at 5:00pm.

If you have any questions regarding the Supplementary Planning Documents, please contact the Planning Policy Team by email: [planningpolicy@northampton.gov.uk](mailto:planningpolicy@northampton.gov.uk)

## Appendix 2: Summary of Responses, Officer Comments and Proposed Changes

Reference	Name & Organisation	Summary of comments	Officer Response	Change to SPD
SH001	Jo Moore - Member of the public	There is nothing to consider the needs of deaf people with a learning disability who require specialist services of staff/community who can sign British sign language	This document deals with specialist housing only and not services required by different groups. Advice and information on these services can be found at <a href="http://www.northamptonshire.gov.uk">www.northamptonshire.gov.uk</a>	None
SH002	Sharon Henley - Crime Prevention Design Adviser, Northamptonshire Police	When older people choose to move into specialist accommodation such as an Extra Care village they often do so because they are anxious and feel vulnerable in their own homes because of a fear of crime. Specialist units provided for people with learning difficulties or mental health issues, where there is an element of independent living, have a requirement to provide a safe environment for such people. I am therefore surprised that there is no reference to any requirement for specialist housing to demonstrate compliance with a certain level of security. We would advocate that such developments should be able to demonstrate a layered approach to security which could include such things as robust perimeter treatments, security rated doors and windows, intruder alarms, access control measures, CCTV, lighting. The aim not to provide a fortress but to include risk	Agree and propose additional wording.  <i>In addition to Building Regulation layout requirements for specialist housing, developers of should also demonstrate compliance with high levels of security. The council will advocate developments that demonstrate a layered approach to security which includes things such as robust perimeter treatments, security rated doors and windows, intruder alarms, access control measures, CCTV and lighting. These measures would provide a safe and secure environment for some of the most vulnerable members of society.</i>	See officer response

		commensurate measures to enable a safe and secure environment for some of the most vulnerable members of society. If some wording could be included that ensures this then I would be grateful.		
<b>SH003</b>	Kerrie Ginns - Environment Agency	We have no comments to make on the Draft Specialist Housing SPD	Noted	None