

Hambleton District Council

Report To: Cabinet

Date: 7 June 2022

Subject: **Housing Supplementary Planning Document Adoption**

Portfolio Holder: Planning
Councillor D A Webster

Wards Affected: All Wards

1.0 Purpose and Background

- 1.1 This report seeks Cabinet approval and recommendation to Council that the revised draft Housing Supplementary Planning Document (SPD) is adopted. Annex 'A' of this report contains the revised version of the Supplementary Planning Document.
- 1.2 The Supplementary Planning Document will, once adopted, replace the current Affordable Housing Supplementary Planning Document (adopted March 2015) and the Size, Type and Tenure of New Homes Supplementary Planning Document (adopted September 2015).
- 1.3 The draft Supplementary Planning Document has been subject to public consultation from 3 March to 20 April 2022. The draft document was available on the Council's planning consultation website and printed copies were available to view in the Council's offices and local libraries. The updated Consultation Statement that sets out information about the preparation of the draft Supplementary Planning Document, the details of the comments received and how the Supplementary Planning Document has been amended is attached as Annex B of this report.
- 1.4 In total 15 comments were received from 5 consultees. The comments were generally supportive in nature concentrating on specific issues where the requirements and expectations could be clarified.
- 1.5 The issues raised were concerned with:
 - the age of the SHMA and HEDNA documents
 - consultation with MOD
 - the specific requirements/expectations relating to the mix of housing sizes
 - homes meeting accessibility standards
 - detail and support for supported housing
 - the specific expectations/requirements for information to be provided
 - the provision of health infrastructure and affordable housing requirements

1.6 The Supplementary Planning Document was amended as follows (paragraph and section numbering from the consultation draft):

- Paragraph 3.3 was changed to clarify that the ranges set out in table 3.1 are targets.
- Paragraph 3.14 was changed with the addition of ', particularly specialist housing' at the end of the first sentence.
- Paragraph 3.22 was amended with the addition of a note that hybrid models may also be appropriate, particularly in rural areas.
- The list of categories following paragraph 3.22 was amended with the addition of Supported housing/Supported living.
- A paragraph was added following paragraph 3.27, with details on Supported housing/living schemes.
- A reference to the Strategic Housing Market Assessment in paragraph 5.11 was corrected to reference the Housing and Economic Development Needs Assessment.
- Paragraph 5.19 was amended with the addition of ', wherever possible' at the end of the first sentence.
- Paragraph 6.3 was amended to clarify that information should be submitted at the detailed application stage.
- Paragraph 6.23 was amended to indicate that the increase of transfer values would be subject to an affordability check.
- A number of additional minor corrections and clarifications, as well as updating of links.

1.7 The advice from Natural England and the Chief Planning Officer for England on the nutrient pollution issue affecting the Tees river catchment was received during the consultation. The screening for strategic environmental assessment and habitats regulations assessment (HRA) has been updated and is attached to this report as Annex C. Since the SPD does not introduce new policy and any new plans or projects (including planning applications) within the catchment will require their own HRA it has been concluded that a full HRA is not required for the SPD.

2.0 Link to Council Priorities

2.1 The new Local Plan is a priority project for the Council and will help deliver the Council Plan vision of Hambleton as 'A Place to Grow'.

2.2 The Supplementary Planning Document will help implement policies and proposals contained within the Plan supporting the wider Council priorities of Driving Economic Vitality, Enhancing Health and Well-Being, Caring for the Environment and Providing a Special Place to Live.

3.0 Risk Assessment

3.1 The key risk is in not approving the recommendation(s) as shown below:-

Risk	Implication	Gross	Gross	Gross	Preventative action	Net	Net	Net
		Prob	Imp	Total		Prob	Imp	Total
The Housing Supplementary Planning Document is not adopted	The Council's ability to successfully negotiate the provision of housing	4	4	16	Adopt the Housing Supplementary Planning Document	1	4	4

Risk	Implication	Gross Prob	Gross Imp	Gross Total	Preventative action	Net Prob	Net Imp	Net Total
	that reflects the needs of residents will be compromised and will adversely affect the vibrancy of our communities and economic growth.							

Prob = Probability, Imp = Impact, Score range is Low = 1, High = 5

3.2 The two current Supplementary Planning Documents that the Housing Supplementary Planning Document would replace do not provide relevant up-to-date detail or guidance to support Local Plan policies and so without the Housing Supplementary Planning Document the Council's ability to negotiate appropriate housing provision that meets identified needs would be compromised.

4.0 Financial Implications

4.1 There are no financial implications relating to the adoption of the Supplementary Planning Document.

5.0 Legal Implications

5.1 There are no legal implications relating to the adoption of the Supplementary Planning Document.

6.0 Equality/Diversity Issues

6.1 The Housing Supplementary Planning Document will support the implementation of policies in the Hambleton Local Plan, as identified above in paragraph 1.2. An Equalities Impact Assessment was completed during the preparation of the Local Plan. The assessment identified a number of positive impacts for groups with protected characteristics in relation to the policies the Supplementary Planning Document will support. No negative impacts were identified for relevant policies.

7.0 Recommendations

7.1 That Cabinet approves and recommends that Council:-

- (1) adopts the revised Housing Supplementary Planning Document; and
- (2) revokes the previously adopted Affordable Housing Supplementary Planning Document (March 2015) and the Size, Type and Tenure of New Homes Supplementary Planning Document (September 2015).

Mick Jewitt
Deputy Chief Executive

Background papers: Hambleton Local Plan
Equality Impact Assessment Publication Draft February 2020
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