

Daventry District Council

Housing
Supplementary Planning Document

Adopted July 2017



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Explanatory Note

- (i) This Supplementary Planning Document (SPD) has been produced by Daventry District Council.
- (ii) Current development plan policy for housing is set out in the West Northamptonshire Joint Core Strategy (WNJCS) adopted in December 2014, and the saved policies of the 1997 Daventry District Local Plan (referred to as the “Saved Policies”). The 2012 Affordable Housing Supplementary Planning Document (AHSPD) is now withdrawn, following the adoption of this SPD.
- (iii) On 27th March 2012 the government published the National Planning Policy Framework (NPPF), which includes policies for housing, and has subsequently published national guidance in the form of the National Planning Practice Guidance which is updated from time to time.
- (iv) This SPD adds detail to the Saved Policies and the WNJCS policies.
- (v) It will be used to inform the Council's approach to the determination of planning applications for housing within Daventry District.

This Policy has been prepared having regard to the requirements for the preparation of Local Development Documents set out in the Planning and Compulsory Purchase Act 2004, the relevant regulations and the NPPF.

1 PURPOSE

This supplementary planning document was adopted by Council on 27th July 2017. It includes a revision to just one part of the version adopted by the Council on 28th July 2016. That revision relates to the NRDA nominations cascade in appendix J.

The purpose of this supplementary planning document is to support the local authority, developers, housing providers and local communities to deliver a wide range of housing through successful planning applications.

The document contains detailed advice and direction on the implementation of the West Northamptonshire Joint Core Strategy (WNJCS) housing policies and relevant saved policies of the Daventry District Local Plan.

The SPD also takes into account relevant strategies and policies including the National Planning Policy Framework, National Planning Practice Guidance, housing market intelligence and other relevant housing guidance.

Current development plan policy for affordable housing is set out in the West Northamptonshire Joint Core Strategy This Housing SPD is one of a suite of documents which form the Council's planning policies. It will be used as a material consideration in the determination of planning decisions by the Council until such time as it is rescinded or replaced.

It should be noted that the Government has introduced a range of permitted development rights which allow for new housing to be provided without the need for planning permission. In these cases the provisions of this SPD and indeed the policies within the WNJCS cannot be applied by the Council. However, it still contains useful information and developers are encouraged to apply its contents even where this is not mandatory. A summary of the relevant permitted development rights, as they were in October 2015 is set out in Appendix A.

2 DOCUMENT STATUS AND EXTENTS

Supplementary Planning Documents (SPDs) do not have any development plan status but are intended to expand on development plan policy or provide further details to support Development Plan Documents.

SPD's are subject to statutory preparation procedures under Regulations 11-16 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Development proposals should have regard to this document, which will be a material consideration in determining planning applications.

This document applies to the entire area of Daventry District Council including the Sustainable Urban Extensions of the Northampton Related Development Area that lie within Daventry District.

3 OBJECTIVES

The specific objectives for this Housing SPD are to:

- Provide guidance on the new, revised and emerging policy context at both the national and local level affecting the provision of housing including affordable housing and starter homes.
- Enable the delivery of an appropriate mix of market and affordable housing suitable in tenure, type, size and location to meet identified housing need, and aspirations to rent or by drawing on evidence including that from the most recent Strategic Housing Market Assessment.
- Contribute to the achievement of sustainable development, economically, socially and environmentally; for example providing jobs and homes to local communities, enhancing social cohesion, improving living conditions for all households and ensuring that developments respect the local environment.
- Provide guidance on the delivery of affordable housing including thresholds, viability and the approach to exceptions sites (including cross-subsidy)
- Provide guidance on the provision of specialist housing including Extra Care housing, including when it would be appropriate to seek affordable housing as part of new specialist provision.
- Provide guidance for self-build and custom build housing.

4 POLICY CONTEXT

4.1 National Planning Policy Framework and Guidance

National policy on housing provision, including affordable housing, is expressed in the National Planning Policy Framework (NPPF), which was published in March 2012.

The NPPF indicates that Local Plans should plan to meet the full objectively assessed housing need for market and affordable housing in the district. They should identify the mix of housing and identify the size, type and tenure and range of housing that is required. Where there is an identified need for affordable housing Local Plans should set policies for meeting this need on site unless there is a robust justification for accepting off-site contributions.

In rural areas local authorities are expected to plan for housing that reflects local needs, particularly for affordable housing, including through exception sites. Authorities should consider allowing some market housing to facilitate the provision of significant additional affordable housing to meet local needs.

The National Planning Practice Guidance (NPPG) supplements the NPPF with detailed guidance on various topic areas which have relevance to housing including guidance on housing land supply assessments, rural housing and emerging guidance on starter homes as well as providing guidance on the national Optional Technical Standards.

Local planning authorities have the option to set additional technical requirements for exceeding the minimum standards required by Building Regulations in respect of access and water. In addition, they can also set an optional nationally described space standard which exists separately to the Building Regulations. These additional standards can only be set through policies in Local Plans and must be justified by evidence and be proven to not impact on viability. Therefore any implementation of the technical housing standards will be a matter for the Part 2a Local Plan i.e. the Settlements and Countryside Local Plan, and not this document.

The Government has consulted on proposed changes to the NPPF. When they are introduced they will be a material consideration in the determination of applications.

Following a judgement in the court of appeal in May 2016 the government re-introduced a national threshold of ten units for the provision of affordable housing into the National Planning Policy guidance together with a vacant building credit. The judgement made it clear that local authorities were not bound by this guidance and could set their own local policies. The Council has carefully considered the judgement, and is satisfied that it is appropriate to continue to use the recently adopted policy H2 of the Core Strategy and to not apply the vacant building credit.

4.2 Local Policies and Strategies

Daventry District Local Plan

The Daventry District Local Plan was adopted in 1997. Some of the policies were saved by a direction from the Secretary of State in 2007. In December 2014 the WNJCS was adopted and replaced some of the saved policies including those related to affordable housing.

West Northamptonshire Joint Core Strategy (Adopted December 2014)

The WNJCS forms Part 1 of the suite of Local Plans in West Northamptonshire that will guide development in Daventry District, Northampton and South Northamptonshire.

It sets out the long-term vision and objectives for the plan period up to 2029, and contains broad planning strategy and core strategic policies for steering and shaping development in West Northamptonshire. It provides a strategic framework to guide the preparation of Part 2 Local Plans (the 'Settlements and Countryside Local Plan' and the 'Gypsies and Travellers and Travelling Showpeople Local Plan') which will provide more detailed planning policies and non-strategic site allocations.

One of the objectives of the WNJCS 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 level of housing set out in the WNJCS meets the full objectively assessed housing needs as required by the NPPF.

The WNJCS includes strategic policies on housing including strategic allocations at Daventry town and on the fringe of Northampton – to serve Northampton's housing needs.

In recognition of the importance of ensuring that Northampton's housing needs, including affordable housing, are provided in a sustainable and flexible way as well as being well designed, the extent of the area in which Northampton's housing needs will be accommodated is identified in the WNJCS as the Northampton Related Development Area (NRDA).

The NRDA is defined in the WNJCS as:

- The whole of Northampton Borough;
- Those neighbouring parts of Daventry District and South Northamptonshire 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 in the WNJCS.

A map showing the extent of the NRDA is attached as Appendix B.

The mix, size and tenure of the housing delivered by the WNJCS will meet the full range of housing needs that exist in West Northamptonshire, including those who may have specialised needs.

The principal policies within the WNJCS to which this SPD relates are:

- S10 Sustainable Development Principles
- S11 Low Carbon and Renewable Energy
- H1 Housing Density and Mix and Type of Dwellings
- H2 Affordable Housing
- H3 Rural Exception Sites
- H4 Sustainable Housing
- H5 Managing the Existing Housing Stock
- H6 Gypsies, Travellers and Travelling Showpeople
- R1 Spatial Strategy for the Rural Areas

The above WNJCS policies are set out in full in Appendix C.

Daventry District Settlements and Countryside Local Plan (Part 2a)

The Settlements and Countryside Local Plan will supplement the policies and proposals in the West Northamptonshire Joint Core up to 2029.

The plan will cover the entire District and will include policies and proposals to:

- Establish a rural settlement hierarchy to support the retention and provision of local services and facilities
- Distribute the agreed rural housing provision identified in the Core Strategy across the District
- Support employment and the rural economy
- Protect and enhance the natural, built and historic environment
- Address sustainable development
- Regenerate and improve Daventry Town

A programme for the production of the plan (set out in the 'Local Development scheme') was approved by the Council on 1st October 2015. A copy of the Scheme can be seen at [https://www.daventrydc.gov.uk/living/planning-policy/local-development-scheme/?Local Development Scheme](https://www.daventrydc.gov.uk/living/planning-policy/local-development-scheme/?Local+Development+Scheme)

Gypsies and Travellers and Travelling Showpeople Local Plan (Part 2b)

This Local Plan will supplement the policies and proposals in the West Northamptonshire Joint Core up to 2029.

The plan will cover the entire District and will include policies and proposals to identify pitches to meet the identified requirement for pitches.

A programme for the production of the plan (set out in the 'Local Development scheme') was approved by the Council on 1st October 2015. A copy of the Scheme

can be seen at [https://www.daventrydc.gov.uk/living/planning-policy/local-development-scheme/?Local Development Scheme](https://www.daventrydc.gov.uk/living/planning-policy/local-development-scheme/?Local+Development+Scheme)

Neighbourhood Plans and Development Orders

At the time of writing this SPD, 22 neighbourhood areas had been designated for the purposes of producing neighbourhood development plans (NDPs), neighbourhood development orders (NDOs) and community right to build orders (CRBOs). Of the areas designated only one, West Haddon, has been made, but others have reached the examination stage. It is anticipated that a number of areas will continue to progress their NDP's.

It is not anticipated that NDPs will contain policies which materially address the same issues as those contained in this SPD, although they may, of course, help define locations for housing including affordable housing.

Those involved in the preparation of NDOs and CRBOs are encouraged to take account of the content of this SPD.

A list of parishes where neighbourhood development areas have been designated is included at Appendix D.

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a charge that can be placed on new development. It will help towards funding a range of strategic infrastructure that is needed as a result of development for example road schemes, secondary schools and community facilities. Affordable and Self Build Housing are not subject to CIL, and the Government has stated its intention to exempt Starter Homes from CIL.

CIL was introduced in the Daventry District on 1st September 2015. More information on this can be found on the Council website <https://www.daventrydc.gov.uk/living/planning-policy/cil/>

Daventry 2040 Masterplan

The Daventry 2040 Masterplan sets out a vision for Daventry Town up to 2040 and a framework to achieve this vision.

Five Year Housing Land Supply

The National Planning Policy Framework requires local authorities to show they have enough land for housing for the next five years. This figure is reviewed on an annual basis.

More information on this can be found on the Council website [https://www.daventrydc.gov.uk/living/planning-policy/five-year-housing-land-supply/?locale=en?5 Year Housing Land Supply](https://www.daventrydc.gov.uk/living/planning-policy/five-year-housing-land-supply/?locale=en?5+Year+Housing+Land+Supply)

Village Design Statements

The role of a Village Design Statement (VDS) is to provide more detailed design guidance for a parish and to supplement the planning policies of the local planning authority. 22 villages in the district have adopted a VDS for their. These are listed in Appendix E. Work is currently underway in a number of other villages.

More information on this can be found on the Council website at <https://www.daventrydc.gov.uk/living/planning-policy/village-design-statements/?Village%20Design%20Statements>

Strategic Housing Plan 2014-2019

The SHP contains the the Council's Housing Strategy, Homelessness Strategy and Empty Homes Strategy within one document. It contains nine objectives;

- Promote a variety of tenures and mix of properties in urban and rural locations for both market and affordable housing that meet identified need
- Respond to the needs of an ageing population
- Consider use of surplus public land and brownfield sites for housing development subject to national and local policies and sustainability criteria
- Continue working in partnership to deliver quality affordable housing
- Continue to work with owners of empty homes to bring them back into use
- Continue to improve intelligence held by the Council on housing conditions and needs
- Develop sustainable and cohesive communities
- Regeneration of deprived areas
- Provision of suitable housing for vulnerable people

Daventry District Community Strategy 2010-2026 (2014 update)

The Vision of the Daventry District Community Strategy is that 'Daventry District will become a model of sustainable development where all people can realise their potential and have a good quality of life'.

The key housing related priority in the strategy is:

- Provide a range of housing opportunities that meets the needs of existing and future residents

West Northamptonshire Strategic Housing Market Assessment (SHMA)

The West Northamptonshire SHMA 2009 was published in June 2010 with updates in in 2011, 2012 and 2013

The SHMA provides a source of evidence relating to housing need in West Northamptonshire. It 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.

5 AFFORDABLE HOUSING

5.1 Definition of Affordable Housing

The definition of “affordable housing” which underpins this SPD is set out within Annex 2 of the National Planning Policy Framework. A copy of this definition is attached at Appendix F. This document also has regard to the Starter Home guidance contained in National Planning Practice Guidance and Ministerial Statement, but at present Starter Homes are not defined in policy as affordable housing.

The forthcoming revisions to the NPPF in respect of starter homes will be a material consideration in the determination of applications. The council will review the relevant parts of this document to take account of the national guidance and regulations on starter homes as soon as possible after their introduction.

5.2 Pre-Application Discussions for Schemes including Affordable Housing

Pre-application discussions are greatly encouraged and give the relevant parties the opportunity to discuss Council policies, housing need and local market demand, numbers of affordable housing, housing mix, tenure, orientation etc. before a formal application is submitted.

Early negotiation, resolution and drafting of planning obligations is also encouraged.

Pre-application advice to Registered Providers in respect of rural exception sites where proposals are wholly for affordable housing (i.e. sites that do not include open market dwellings) is free.

5.3 Provision of Affordable Housing

As per Policy H2 of the WNJCS the full proportion of affordable housing will be expected to be delivered on each site unless a viability assessment clearly demonstrates that it cannot be delivered (see section 5.5 Viability below), thus:

- Sites within Daventry district (excluding the NRDA) will be required to provide affordable housing on developments of 5 units or more at a provision of either 25% in Daventry Town or 40% in the rural areas; and
- Sites within the NRDA will be required to provide affordable housing on developments of 15 units or more at a provision of 35%

Extract from Joint Core Strategy – Policy H2

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:		
LOCATION	PROPORTION OF AFFORDABLE HOUSING	SITE SIZE THRESHOLD
<u>DAVENTRY DISTRICT</u> ¹⁰		5 OR MORE DWELLINGS
DAVENTRY TOWN	25%	
RURAL AREAS	40%	
<u>NORTHAMPTON RELATED DEVELOPMENT AREA</u>	35%	15 OR MORE DWELLINGS
<u>SOUTH NORTHAMPTONSHIRE</u> ¹¹		5 OR MORE DWELLINGS
BRACKLEY AND TOWCESTER	40%	
RURAL AREAS	50%	
IN ALL CASES THE PERCENTAGE REQUIREMENTS IDENTIFIED ABOVE ARE SUBJECT TO THE ASSESSMENT OF VIABILITY ON A SITE BY SITE BASIS.		
AFFORDABLE HOUSING SHOULD BE PROVIDED ON THE APPLICATION SITE AS AN INTEGRAL PART OF THE DEVELOPMENT.		
IN EXCEPTIONAL CIRCUMSTANCES, OFF-SITE PROVISION AND/ OR COMMUTED PAYMENTS IN LIEU OF ON-SITE PROVISION MAY BE SUPPORTED WHERE THIS WOULD OFFER AN EQUIVALENT OR ENHANCED PROVISION OF AFFORDABLE HOUSING.		
NORTHAMPTON RELATED DEVELOPMENT AREA NEEDS FOR AFFORDABLE HOUSING WILL BE SECURED THROUGH NOMINATION AGREEMENTS ON SITES WITHIN THE NORTHAMPTON RELATED DEVELOPMENT AREA.		

The thresholds for the provision of affordable housing will apply to conversions or redevelopment of buildings, whether or not they are already in residential use.

All schemes which provide self-contained housing units, including sheltered and assisted living housing schemes, are expected to provide affordable accommodation.

When considering whether a development meets the thresholds for the provision of affordable housing the planning authority will consider the net increase in the number of dwellings.

Planning applications should not try to artificially subdivide or phase sites so as to avoid or minimise the provision of affordable housing. The full requirement of affordable housing policy will be required in any event in such circumstances. Further guidance on this is provided in the section '5.4 Efficient Use of Land' below.

When applying the affordable housing percentages, a standard arithmetical approach will be taken to rounding. That is, where applying the percentage achieves 0.5 or more of a dwelling, this will be rounded up; if the value is lower than 0.5 this will be rounded down to the next whole number.

Policy Ho1- Provision of Affordable Housing

When applying the thresholds in Policy H2 of the Joint Core Strategy the number of units will be calculated as the net increase in the number of units where a loss of existing homes is involved.

5.4 Efficient use of land – housing density and sub division

Developments should maximise provision of housing whilst ensuring high quality design and compatibility with the character of the local area.

The Council will look closely at proposals that fall below the thresholds for providing affordable housing to make sure the best use of land is achieved in terms of the appropriate density (dwellings per hectare) and overall objectives for sustainable development.

Policy H1 of the WNJCS adopts a design led approach to determine densities on a site by site basis having regard to the objective of securing the efficient use of land and the particular characteristics of the site and the area in which it is located.

Within the Sustainable Urban Extensions identified in the WNJCS minimum average densities of 35 dwellings per hectare are expected (WNJCS Policy H1).

The subdivision of sites or the development of sites at artificially low densities to avoid the provision of affordable housing by circumventing the size thresholds will not be permitted. Where the Council considers that a site has been artificially

subdivided in order to avoid the application of the affordable housing policies, the entire area, assumed to be developed at a suitable density, will be used to assess the required provision of affordable housing.

Policy Ho2- Efficient Use of Land

Where the Council considers that:

A) a site has been artificially subdivided in order to avoid the application of the affordable policies, or

B) a scheme is proposed at an artificially low density

the entire area assumed to be developed at a suitable density will be used to assess the required provision of affordable housing.

5.5 Viability

The Council expects development proposals to adhere to the levels of affordable housing provision as set out in the WNJCS policy.

Should an applicant consider they are unable to provide the required proportion of affordable housing or tenure split due to viability issues, they must support their case with a viability appraisal. Ideally this should be submitted with the planning application, however in complex cases there may not be sufficient information available on, for example, the costs of infrastructure or planning obligations to mitigate the impact of the development for an accurate appraisal to be submitted with the planning application. In such cases an appraisal should be submitted as soon as reasonably practicable.

The council will require an independent verification of the appraisal. This verification should preferably be undertaken by a company listed on the Homes and Communities Agency's Property Panel (or any successor panel which deals with viability appraisals). Applicants are encouraged to discuss their intended choice from the panel in advance with the District Council. The Council can then open a dialogue at an early stage with the appraiser. Once appointed the appraiser will report directly to the District Council. If the applicant wishes to use an appraiser who is not on the panel this should be agreed in advance with the Council. In all cases it will be necessary to ensure that the appraiser would not have a conflict of interest. The applicant will cover the cost of the independent verification.

On larger sites expected to be developed over a number of years or where there is a significant divergence from the policy requirement, consideration will have to be given to including a review mechanism in respect of phases following the initial development to take account of changes (up or down) in market conditions and other viability factors. This review mechanism will examine the viability later in the 'build-out' of the development and identify if the previously agreed level of affordable housing is still appropriate.

When applicants submit evidence of non-viability, the Council will expect to see the calculations for the inputs set out in enough detail for viability to be properly assessed, audited and tested.

If the Council is satisfied that the base financial appraisal confirms the affordable housing requirement cannot be provided the Council will consider a number of options as set out in policy Ho3 below.

Funding

As is set out within the Homes and Communities Agency's Capital Funding Guide there is an assumption that nil grant will be provided where affordable housing is being provided as part of a wider scheme, unless there are exceptional circumstances. The prospect of securing grant from the HCA is therefore limited. However, before developers seek a revised housing mix or tenure split without grant they should seek to establish from the HCA whether an exceptional case could be made for grant provision.

Policy Ho3- Viability

If the Council is satisfied that the financial appraisal confirms the affordable housing requirement cannot be provided it will consider a number of options in the following order of priority:

- **Option 1 – Investigating whether sources of funding are available to address any shortfall**
- **Option 2 – Investigating whether other costs e.g. those associated with design uplifts or associated with planning obligations could be reduced.**
- **Option 3 – Investigating whether a lower level of affordable housing and/or a change in tenure mix in accordance with housing need would improve viability.**
Where appropriate this could relate to early phase(s) only with a review for later phases. Any undersupply in the early phases should, where possible, be made-up in later phases.

In cases where a reduced initial requirement for affordable housing is agreed consideration will be given to including a review mechanism having regard to;

- **The scale of the proposal**
- **The expected period for the completion of the development**
- **The extent of divergence from the policy.**

5.6 Public disclosure of viability appraisals

The Council will set out the key elements of any viability appraisal and its conclusions in reports on planning applications in order that the decision-maker is appraised of the reasons why policy compliant affordable housing is not viable and cannot therefore be delivered. The Council will also make available the final version of the viability appraisal as a matter of public record. Any applicant who is of the view that any aspects of the appraisal should not be disclosed should set out the reasons why to the Council. The presumption will be in favour of openness, as the appraisal forms a key part of the justification of a planning decision in such instances. The Council will then consider this before deciding what aspects of the appraisal can be disclosed.

5.7 Affordable Housing Tenure Split

The SHMA update in 2013 identified an affordable housing requirement for Daventry District of 1,500 dwellings from 2011 to 2029 for social rented housing and no need for intermediate housing. This is also the case for the NRDA where 7,600 social rented homes have been identified with no need for intermediate housing

These results could imply that for sites in Daventry District and the NRDA only social rented should be provided. However, it is not appropriate to use these results in isolation to determine the tenure split on individual sites.

Developing schemes which are entirely comprised of social rented housing would not be consistent with the aim of creating mixed communities. For example, the NPPF recognises that a sufficient supply of intermediate affordable housing can help address the issues of scheme viability as well as to;

- help those seeking to gain a first step on the housing ladder,
- reduce the call on social-rented housing,
- free up existing social-rented homes,
- provide wider choice for households, and
- ensure that sites have a mix of tenures.

Local housing surveys can also help identify a need for these products.

Intermediate affordable housing should therefore be considered as part of the tenure mix on all sites.

The Government has indicated its intentions to include starter homes within the definition of Affordable Homes. Further guidance on this is expected in due course. When introduced this will be taken into account in applying policy Ho4 below.

The SHMA also acknowledges that the level of the intermediate affordable housing requirement is sensitive to changes in house prices. For example, if house prices

rose by 10% above their 2008/09 level, the need for intermediate housing rises to around 13.5% of the overall requirement.

It is expected that as part of the affordable housing requirement a mix of one third intermediate housing and two thirds rented housing will be delivered on sites and 30%/70% in NRDA. This may vary from site to site, depending on location and need and will be discussed on a site-by-site basis.

It is acknowledged that the rented element of most schemes will be 'Affordable Rent' rather than 'Social Rent'.

Policy Ho4- Affordable Housing Tenure Split

Affordable housing provision on sites outside of the Northampton Related Development Area will normally be provided as;

Two-thirds rented

One-third intermediate housing

Affordable housing provision on sites within the Northampton Related Development Area will normally be provided as;

70% Rented

30% Intermediate housing

This may vary from site to site where specific information suggests alternative ratios would be more appropriate.

5.8 Clustering

In the interests of creating mixed and sustainable communities the design of schemes should create 'tenure blind' developments.

Daventry District Council will expect affordable housing to be integrated in modest groups throughout a development site, rather than concentrated in one particular area. In determining the appropriate size of individual clusters of affordable housing the following factors will be taken into account:

- The size and location of the development
- The tenure mix of the affordable housing
- Responsibility for non-adopted highway and landscaping
- Management and maintenance issues, including those in flatted schemes, and specialist forms of accommodation such as retirement housing.

As a general guide groupings of between 5 and 12 units are likely to be acceptable on sites of up to and including 200 dwellings, however this is dependent on the type

of dwellings proposed i.e. it may not be possible to achieve this grouping where a development includes the formation of flats or apartments.

On large development sites above 200 dwellings groupings of between 5-20 dwellings would be acceptable. The groupings of affordable housing should be distributed across the development site, rather than concentrated in particular locations.

Policy Ho5 – Clustering of Affordable Housing

Affordable housing will be included in the following cluster numbers

- **Between 5 and 12 units for schemes up to and including 200 dwellings**
- **Between 5 and 20 units for schemes over 200 dwellings**

5.9 Phasing

Affordable housing should be built out alongside, and broadly proportionately, to the amount of market housing at any one time. This will be required or managed by condition or through planning obligation.

The number of phases will be dependent on the number of properties on the development.

Proposed development areas which comprise one land holding will be treated as a single site in planning terms even if submitted as separate planning applications unless there are clear reasons why they should be treated as genuinely separate developments.

Outline applications for large areas of land setting an overall level of provision for affordable housing are welcomed. These applications should specify the proportions of market and affordable dwellings, the latter split between social rent, affordable rent and intermediate.

Both within and between phases the arrangements for tenure mix and group of affordable housing set out above will apply. However, where viability is an issue the planning obligation should contain provisions allowing any reduction in provision of affordable housing to be 'made up' in later phases should viability improve over the development period.

Policy Ho6 – Phasing of Affordable Housing

Affordable housing will be phased to ensure it is built alongside the market housing. The precise phasing will be dependent on the specifics of each scheme, but broadly the phasing will be as follows

- **Not more than 50% of the market housing shall be occupied before 50% of the affordable housing units have been built and are ready for**

occupation

- Not more than 75% of the market housing shall be occupied before 75% of the affordable housing units have been built and are ready for occupation
- Not more than 95% of the market housing shall be occupied before 100% of the affordable housing units have been built and are ready for occupation

5.10 Size and Mix

The Council will require that any affordable housing provision proposed be of a suitable size (i.e. number of bedrooms) and mix to satisfy known needs.

Developers will need to satisfy the Council that the mix or unit types proposed reflects the Council's SHMA and local housing need based on up-to-date housing market intelligence including Housing Surveys and analysis of the Housing Register.

On smaller sites, developments may contribute towards the overall mix, that is, they may be developed with a reduced range of house types and sizes within the context of the overall mix that would be required having regard to the evidence in negotiation with the Council.

5.11 Rural Areas and Exception Sites

In rural areas affordable housing can be delivered in three ways:

- as part of a market housing scheme, secured by planning obligations,
- on exception sites or
- Where Registered Providers (RPs) own or secure sites.

WNJCS Policy H3 makes provision for rural exception sites to come forward where they can be justified by evidence of local needs

Exception sites are only intended to provide affordable housing sites in smaller rural settlements of less than 3,000 people and are developed on land adjacent to or in settlements that would not otherwise be permitted for development.

Proposals on exception sites should still take full account of planning considerations, such as site access, accessibility to the settlement, surrounding countryside and other environment:

POLICY H3 – RURAL EXCEPTION SITES

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 THE AFFORDABLE HOUSING. IT WILL BE A REQUIREMENT THAT THE MARKET HOUSING:

- 1) IS THE MINIMUM NECESSARY TO MAKE THE SCHEME VIABLE; AND
- 2) MEETS SPECIFIC LOCALLY IDENTIFIED HOUSING NEEDS.

IN ALL CASES THE FOLLOWING CRITERIA MUST BE MET:

- a) THE SITE IS WITHIN OR IMMEDIATELY ADJOINS THE MAIN BUILT-UP AREA OF A RURAL SETTLEMENT;
- b) THE FORM AND SCALE OF DEVELOPMENT SHOULD BE CLEARLY JUSTIFIED BY EVIDENCE OF NEED THROUGH A LOCAL HOUSING NEEDS SURVEY; AND
- c) 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.

Extract from Joint Core Strategy – Policy H3

of solely affordable housing or can include an element of market housing to cross-fund the scheme.

Identified sites must form suitable extensions to the villages, that is, be set in appropriate locations in planning terms and have a character and appearance appropriate to the existing settlement.

In considering exceptions schemes the Council would expect the non-affordable element of such schemes to comply with the following:

- To reflect other local needs for housing accommodation in the settlement in question (or, exceptionally, a nearby settlement) such as those particularly suitable for older people, those with disabilities or to enable living and working in one location where the work in question is particularly suited to a rural location.
- To be the minimum reasonably required to make the affordable accommodation viable.
- To include a scheme for marketing the local needs market housing for a period of a minimum of 3 months – to be agreed with the Council

Rural exception schemes require occupants to be in housing need and have a residential, family or employment connection to the local parish. Priority will be given to households with a local connection to the Parish.

Exception sites should be small in scale and should secure the affordable and local needs housing in perpetuity. This will be secured through a legal agreement, which will ensure that the housing scheme remains available to those in local need and that the affordable remains at an affordable rate in perpetuity, and is managed appropriately.

In respect of the local needs market housing, a marketing scheme will need to be agreed with the Council, setting out what steps the promoter will take to advertise the properties. This advertising can take place during the construction period. The marketing plan should take account of the cascade at appendix I i.e a particular focus should be in and around the parish where the scheme is located, however wider advertising will also be required in case local buyers do not come forward. Priority for occupation of the properties will be as set out in the cascade at appendix I. Any resales will also be required to be marketed to try and secure a local buyer; however, the Council will not expect the scale of advertising undertaken at first sale, taking account of the fact that individual homeowners do not have the same level of resources at their disposal as a housebuilder

Local need within the relevant settlement must be established, and provision should initially be for households with a local connection to the relevant village. Parish level housing need surveys are normally the required method for the assessment of local housing needs and will be required to support any exceptions development. In some cases it may be appropriate for an exceptions scheme to serve a cluster of well related villages. The Council would be happy to discuss the merits of such an approach with prospective providers or local communities.

The Council requires surveys to be no more than three years old. The information may be complemented by data from the Council's Housing Register or other reliable sources of evidence.

The Housing Register contains a wealth of information including the number of applicants wishing to live in a particular area, the type of accommodation they require and the number of bedrooms.

This information can also be used to help inform development sites where there may be no housing survey present.

Guidance and support in undertaking local needs assessments is available from Daventry District Council's Local Strategy Service.

A list of Housing Surveys and the dates completed can be found at Appendix G. A full version of each completed Housing Survey can be found on the Daventry District Council website.

Policy Ho7- Rural Exception Sites- Housing Needs Surveys

Housing needs surveys that are used to support exceptions schemes should be no more than 3 years old at the time of submission of a planning application.

Policy Ho8- Rural Exception Sites - Local Connection

The market element of any exceptions scheme shall initially be marketed for people currently residing in or with a connection to the parish in accordance with a scheme to be agreed between the Council and the applicant.

Future resales will also be subject of a requirement to market the property to local persons

5.12 On and Off-Site Provision and Financial Contributions

As per Policy H2 of the WNJCS Affordable housing should be built alongside 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 council and the developer to agree that it is more expedient for the affordable element to be provided on a site elsewhere. As a last resort the Council may accept a financial contribution instead of built development. This will be used to provide or support affordable housing provision elsewhere within the District.

Paragraph 50 of the NPPF supports this by stating

Local Planning Authorities should, where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.

Off-site provision

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;
- Provision of 40% affordable housing would be required, equating to 40 affordable homes and 60 market homes, but;
- Off site provision is agreed as a better solution

As the site will now deliver an additional 40 units of market housing, the following calculation needs to be applied to reflect this increase:

$$\begin{aligned} & \frac{\text{Original number of affordable housing units}}{\text{Original number of market units}} \\ &= \frac{40}{60} \\ &= 66\% \end{aligned}$$

This ratio is applied to the original affordable number of homes on the site i.e.

$$40 \times 0.66 = 26.4 \text{ additional homes}$$

Therefore offsite provision will be $40 + 26.4 = 66.4$ affordable homes (rounded down to 66).

The above example generates a substantial requirement for off-site provision of affordable housing, i.e. 66 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 (the “second scheme”).

The affordable housing provided in this way would be in addition to that which would form part of the second scheme. It is essential that the required proportion of affordable housing to market housing is achieved across both sites.

Arrangements for off-site provision will need to be recorded within the planning obligation and will normally include a trigger mechanism (e.g. off-site provision will

be required to have commenced on completion of X market units and all affordable housing should be provided on completion of Y market units).

On smaller schemes the level of off-site provision as a single tenure development may not cause any issues.

Financial Contributions

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

- Where development is taking place in an area where, in the view of the Council, there is already a high proportion of affordable housing, and to require more would work against the development of a balanced community.
- If the development is on a site which is particularly suited to flats, and the local requirement or evidenced need is for family houses.
- If the Council considers the proposed development is in a high cost development area and better value could be achieved through the procurement of affordable housing elsewhere in Daventry District. However, this objective will be set against the need to maintain mixed communities.
- Where, if the affordable housing was provided on-site, the number of affordable homes provided would be too few to be economical to manage.
- Where the Council 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.
- The provision of specialised accommodation within which the provision of affordable accommodation is considered by the Council not to be required or practical.

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.

Off-site provision or financial contributions will not be accepted simply because this is the developer's preference, or the preference of people living near the development site in question.

Financial contributions will be used:

- To support the provision of additional affordable housing on alternative sites.
- To support the provision of larger affordable housing units on alternative sites.
- To support the provision of a higher proportion of social rented units on other sites than would otherwise be achievable.

- To support the renovation or refurbishment of existing housing for affordable housing purposes.
- For any other action which supports the delivery of additional or more useful affordable housing in the District or which benefits people with a connection with the District.

Any financial contribution should be based on the equivalent amount which would be contributed by the developer/landowner were the affordable housing to be 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,;

R 100% M = Residual land value with 100% market housing

RV AH = Residual land value with X% affordable housing

Equivalent commuted sum = (RV 100% M minus RV AH) Arrangements for payment of the developer contribution will need to be included within the planning obligation 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.

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

Financial contributions received and spent will be recorded in the Council's Annual Monitoring Report.

5.13 Involvement of Registered Providers

Daventry District Council expects developers to arrange to make their affordable housing available for those in housing need in perpetuity. Registered providers (RP's) are the recommended agency to achieve this end. Use of any other arrangement will require specific justification and approval by the Council.

To promote suitable design and house mix the early involvement of registered providers in the design of affordable housing will be expected. Dialogue with those acquiring the completed product prior to submission of reserved matters will enhance the take up of properties by providers and tenant satisfaction. Registered providers are able to convey advice and highlight design issues that arise from tenant preferences and the influence of changes in government policy.

The Council maintains regular dialogue with all registered providers active within the District Council area through participation in quarterly Affordable Housing Panel Meetings.

The Council entered into arrangements with selected Registered Providers in 2008 referred to as Preferred Management Partners. This arrangement formally came to an end in 2013 as per the terms of the agreement. However, it continued to be in place by virtue of the Affordable Housing SPD (2012).

The Council considers that its recent practice which is open to any new RPs who wish to invest in the District, and involve them in the Affordable Housing Panel and one to one meetings is a preferred way forward. It therefore intends to no longer pursue the Preferred Management Partner arrangement. This will affect the wording of section 106 agreements.

Further advice on registered provider involvement or other information required should be sought from the Council's housing policy officers in the Local Strategy Service (see Appendix H).

5.14 Planning Obligations

Planning obligations will normally set out how affordable housing is to be delivered and contain controls over its occupancy.

To some degree obligations will need to be tailored to each individual site, but some elements can be common to all agreements. Setting out a standard approach, so far as is possible, will provide for better use of resources for both the Council and applicants.

Local Connection Cascade

A local connection cascade will be incorporated into all planning obligations to include Qualifying Person criteria. The main elements of this being

- Period of residency in the parish
- Employment in the parish
- Close relative in the parish

The Council will expect a Nominations Cascade to be incorporated into the planning obligation (attached at Appendix I).

For sites in the Northampton Related Development Area as defined in the Joint Core Strategy (which are developed to meet a cross boundary need) a different model cascade is attached at Appendix J.

A model planning obligation is included at Appendix K.

5.15 Affordable Housing Design Preferences

The District Council works closely with registered providers and others who seek to deliver affordable housing.

Where development schemes are promoted by volume housebuilders, it is often the case that registered providers are not involved in the development project until such time as the scheme has planning permission. This can result in a number of undesirable outcomes, that, had they been identified earlier in the design process, could have been readily remedied.

As part of the close working with RPs, the Council has sought to identify these matters in order that they can be addressed at the pre-application or application stage, thereby resulting in a more satisfactory outcome for the affordable housing. They are as follows:

- There should be clearly defined ownership and responsibility for landscaping. Incidental landscaping should be kept to a minimum. To avoid disputes or unfairly allocated service costs, different tenures should not share un-adopted surfaces.
- Parking should be well related to the houses and in sight of the home owner from a ground floor room.
- Where parking courts are to be provided these should relate to properties in the same tenure.
- Rear parking courts should be avoided
- Specialist housing should have parking within the curtilage.
- Specialist housing should be provided in clusters
- Flats and cluster homes to be should be designed as pairs of semi-detached houses; each dwelling with its own individual access.
- Two bedroom flats are generally inappropriate accommodation for families due to problems associated with lifts, stairwells, circulation areas and access to play areas. They should only be proposed following consultation with registered providers and the Council
- Dwellings should be orientated to take advantage of solar gain.
- Four bedroomed properties or larger should generally be avoided unless there is specific evidence of their need
- Amenity space should be provided e.g. to hang out laundry
- Public open spaces should be clustered into larger spaces with a defined purpose

The Council strongly urges applicants to work with RPs from an early stage in the development of their schemes. The District Council would be happy to facilitate this.

The design and access statement submitted with any application should set out what discussions have taken place with RPs in the development of the scheme and how any matters raised by the RPs have been addressed.

Policy Ho9- Affordable Housing Design

Applicants should set out how they have engaged RPs and considered the design preferences in the design of their scheme in the Design and Access Statement and explain how any issues raised by the RPs have been addressed.

6 OTHER PLANNING MATTERS

The provision of housing should not only conform to the saved policies of the local plan, WNJCS and this SPD, but also take account of any other policies contained in the development plan and national guidance, particularly those relating to amenity, environmental impacts and sustainable development.

If the site contains provision of affordable housing including on a rural exception site, it does not mean less attention should be paid to other planning matters.

6.1 Standards for Space, Energy and Water Efficiency, Access and Security

Local Planning Authorities have the option to set additional technical requirements for exceeding the minimum standards required by Building Regulations in respect of access and water. In addition, they can also set an optional nationally described space standard which exists separately to the Building Regulations. These additional standards can only be set through policies in Local Plans and must be justified by evidence and be proven to not impact on viability. Therefore any implementation of the technical housing standards will be a matter for the Part 2a Local Plan i.e. the Settlements and Countryside Local Plan.

The Government was working towards the implementation of the Code for Sustainable Homes until March 2015 when the code was withdrawn. The Deregulation Act 2015 sets out that local planning authorities must not set any additional technical standards or requirements relating to construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the Code for Sustainable Homes.

Energy Efficiency

In March 2015 a government statement set out that whilst the Code cannot be applied in full, local planning authorities can continue to set and apply policies which require compliance with the energy performance requirements that exceed building regulation requirements until commencement of the amendments to the Planning and Energy Act 2008. This was expected in late 2016 and was expected to be equivalent to code level 4. However in the Productivity Plan published in July 2015 the Government stated that it did not intend to *'proceed with the zero carbon Allowable Solutions carbon offsetting scheme, or the proposed 2016 increase in on-site energy efficiency standards, but will keep energy efficiency standards under review, recognising that existing measures to increase energy efficiency of new buildings should be allowed time to become established'*.

Policy S11 of the recently adopted WN JCS includes a requirement to meet Code for Sustainable Homes level 4. Whilst it is not now possible to implement the entire code, given the recent adoption of this policy it is possible to continue to implement the energy efficiency part of the code. The Council intends to do so.

Policy Ho10- Energy Efficiency

In accordance with policy S11 of the West Northamptonshire Joint Core Strategy dwellings shall include energy efficiency measures equivalent to those required to achieve level 4 of the former Code for Sustainable Homes.

The Government also set out its approach to housing standards on water, access and space in March 2015 – these are dealt with in turn below.

Water

A national maximum of 125 litres per person per day will continue to apply nationally, applied through the Building Regulations. In cases where there is an appropriate policy in a local plan this can be reduced to 110 litres per day. This would be imposed via a condition on planning permissions and applied through Building Regulations.

The recently adopted Core Strategy includes policy S11 which requires all houses to be built to Code for Sustainable Homes level 4. This standard as a whole can no longer be implemented because of its withdrawal. The water efficiency element of the code requires that homes be built maximum to a maximum of 105 litres per person per day to achieve code level 4. However the Core Strategy included reference to Code 4 partly because water resource availability is an important issue in West Northamptonshire, as confirmed by the 2011 Water Cycle Study. The study concluded that applying equivalent standards to the Code for Sustainable Homes was important to ensure water resource availability for the West Northamptonshire Area. Furthermore the Joint Core Strategy was viability tested applying Code level 4 and proved to be viable. Consequently, it is considered there is robust evidence of a need for the optional water efficiency standard of 110 litres per day.

Policy Ho11 - Water Efficiency

In accordance with policy S11 of the West Northamptonshire Joint Core Strategy dwellings shall include water efficiency measures to comply with a limit of 110 litres per person per day.

Access

The Building Regulations were revised in October 2015. Requirements in terms of accessibility and adaptability (parts M4(2) and M4(3)) and wheelchair use are now optional requirements that can be imposed by planning condition where there is an appropriate policy in a local plan.

There are no policies in the development plan which address this issue, therefore this is something which will be explored further during the preparation of the Part 2a local plan.

Space

The Government set out its intention to introduce new optional national space standards. These standards should only be required through new local plan policies where they address a clearly evidenced need and where their impact on viability has been considered. This is something which will be explored further during the preparation of the Part 2a local plan.

The consultation on this SPD enables early soundings to be taken about what the Part 2 plans might do in these respects. Therefore your views are important on this matter.

Security

The Government has stated¹ that policies are not required on technical security standards for new homes (such as door and window locks) because all new homes will be subject to the new mandatory Building Regulation Approved Document on Security (Part Q).

“Secured by Design” is the UK Police flagship initiative supporting the principles of “designing out crime” by use of effective crime prevention and security standards for a range of applications. Developers should, where possible and appropriate, ensure that the scheme design reflects advice provided by the local Police Crime Prevention Design Adviser and the Northamptonshire Planning Out Crime Supplementary Planning Guidance 2003.

Lifetime Homes

In order to be sustainable in the long term new housing should be designed and built to a standard that ensures that it can cater for changing household needs. The Joseph Rowntree Foundation’s Lifetime Homes Standard is a recognised benchmark for accessibility and flexibility and was a mandatory element within the Code for Sustainable Homes. Although no longer a requirement to obtain planning approval the Council will encourage the inclusion of Lifetime Homes wherever this is appropriate in the context of the type and location of housing under consideration.

Policy Ho12- Lifetime Homes

The Council will encourage the inclusion of Lifetime Homes wherever this is appropriate

6.2 Specialist Provision

Some groups such as older people or those with disabilities (including learning disabilities) may require specialised housing. This can vary from level access housing such as bungalows to schemes which support independent living but also offer care packages.

Policy H1 of the West Northamptonshire Joint Core Strategy states

¹ Written Ministerial Statement by Eric Pickles 25th March 2015

“Across West Northamptonshire new housing development 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 Council will seek specialised housing on sites where need can be demonstrated. The type and scale of specialist housing which will be sought will depend on both the evidence of need and the scale of any proposal, as viability will be a consideration.

Typically a small scheme, in the order of 25 units, could provide housing to meet the needs of the elderly, for instance in the form of bungalow accommodation, where local need is evident. On larger schemes more extensive accommodation should be provided. On schemes in the order of 1,000 units, facilities such as extra care facilities will be sought; these will provide for a range of care needs.

Units within an extra care scheme should consist of self-contained units of occupation suitable for independent living. They should contain facilities for cooking, eating, sleeping and bathing. Extra Care schemes should incorporate a range of communal facilities, all of which can be used as a social and health resource for older people and promote integration with the wider community.

The Council understands there will be a minimum scale of provision for Extra Care schemes in order for them to be viable; however, proposals should be well related to their local surrounding in respect of size and design.

Provision could be made in the form of

- A purpose built retirement village
- A block of apartments or other linked buildings
- A development of bungalows and a mix of apartments and a central resource building that houses community health services or other facilities serving the both occupants and other local people

Schemes should offer a number of tenures including leasehold, shared ownership, private rental and affordable.

Where such schemes provide accommodation that is self-contained and falls within Use Class C3, affordable housing should be provided in accordance with this SPD.

Proposals for care homes (whether residential, nursing or combined) which fall within Use Class C2 and do not provide self-contained accommodation or support independent living will not be expected to contribute to the provision of affordable housing.

Policy Ho13- Specialist Provision

On housing developments of 25 or more units provision will be required to meet identified special needs. The level and type of provision will depend both on the evidence of local need and the scale of the housing scheme

being proposed.

For schemes of 25 units or more this provision may be in the form of specific house types e.g. provision of bungalows for the elderly

For larger schemes, in the order of 1,000 units or more, provision may be in the form of an extra care facility

Affordable housing will be required for all housing types that fall within Use Class C3 including specialist provision such as extra care and other assisted living accommodation

6.3 Self-Build and Custom-build housing

The 'self-build portal' of the National Custom and Self-Build Association and endorsed by the Government defines custom build and self-build as follows:

Self-build

- A one-off home. The owner manages the design and construction process and undertakes a fair proportion of the actual building work too.
- Contractor built one-off home. The owner manages the design process, selects a contractor who takes care of the construction work.
- Kit home. The owner selects a kit home which is erected by the kit home company.
- Independent community collaboration. The owner works with others to acquire a site to split up into plots then organise design and construction of your own home.
- Supported community self-build group. A social landlord or the Community Self Build Agency help to build a group of homes together.

Custom Build

- Developer built one off home. A developer with a site and a design takes care of everything
- Developer led group project. A developer organises a group and builds the homes

The Self-build and Custom Housebuilding Act 2015 and associated regulations introduced a duty on local authorities to keep a register of individuals and associations who have expressed an interest in acquiring land to bring forward self-build and custom-build projects – applications to be included on the register can be made via the councils website..

The Council through its Housing Need Survey work has also started to identify individuals who would be interested in developing either self-build or custom build homes.

Local authorities are expected to take account of and make provision for those on such registers when developing their housing initiatives and their local plans. Local authorities should also allow volume house builders to include self-build and custom build projects as contributing towards affordable housing obligations when in partnership for this purpose with registered providers.

The Housing and Planning Act sets out a requirement that local authorities grant sufficient permissions to meet the needs identified on the register. It is proposed that the time period within which authorities do this will be set out in regulations.

Self-build housing can meet an element of the intermediate affordable housing requirement.

For the Council to consider custom or self-build housing as part of an affordable housing contribution the housing must meet affordability and eligibility criteria as per the planning obligations set out for the site, that is:

- The owners must be willing to enter into a section 106 obligations which shall include provisions controlling the future occupancy and affordability of the dwellings.
- Where the site contains individual plots on one site a single proposal should come forward to ensure the most comprehensive form of development possible.
- There is clear evidence of housing need.
- A limit on the size of dwelling will assist in retaining its affordability for future occupiers.
- To ensure that the properties remain affordable for future occupiers, the Council would reserve the right to make nominations for the occupation of the homes if they were rented.
- Conditions may be imposed to remove permitted development rights.

Policy Ho14- Self-Build and Custom-Build Housing

The Council encourages the provision of self-build and custom-build housing as part of market housing and affordable provision. For sites in excess of 500 units it will expect a reasonable proportion of plots to be set aside for self-build and custom build.

For the Council to consider custom or self-build housing as part of an affordable housing contribution a suitable section 106 agreement will need to be in place to secure the future occupancy of the property to ensure that it meets the needs of those in need of affordable housing in perpetuity.

6.4 Gypsies, Travellers and Travelling Showpeople

Policy H6 of the Joint Core Strategy identifies the level of provision that is required within the District over the plan period and a range of criteria against which any application for planning permission would be judged.

Daventry District Council is producing a Gypsies, Travellers and Travelling Showpeople Local Plan (Part 2b) which will set out how future accommodation needs identified within the WNJCS will be met.

A [programme](#) for the production of the Local Plan was agreed by the Council in October 2015.

Policy Ho15- Gypsy, Traveller and Travelling Showpeople

When considering sites for Gypsy and Traveller sites, applicant should set out how the criteria contained within Policy H6 of the Joint Core Strategy have been considered and applied in the Design and Access Statements

6.5 Starter Homes

The Government introduced its Starter homes initiative in a Ministerial Statement in March 2015. Some advice on this was included in the National Planning Practice Guidance in March 2015.

Initially it was intended that the Starter homes initiative would be limited to underused or unviable industrial and commercial sites or land allocated for industrial or commercial use in local plans or neighbourhood plans where the land is underused or unviable for those purposes, but the government indicated its intentions to extend this in its productivity Plan (July 2015) by:

- extending the exceptions site policy to include unviable or underused brownfield land for retail, leisure and institutional uses,
- enabling local communities to allocate land including through neighbourhood plans
- bringing forward proposals to ensure every reasonably sized housing site include a proportion of starter homes.

In its Rural Productivity Plan published in August 2015 the Government stated that it would “Help our villages to thrive by making it easier for them to establish a neighbourhood plan and allocate land for new homes, including through the use of rural exception sites to deliver Starter Homes.”

In early October 2015 the Government announced its intentions to include Starter Homes within the definition of Affordable Housing.

On 13th October 2015 the Housing and Planning Bill was published, and following a series of amendments was enacted on 12th May 2016. The Actl includes provisions

for the Secretary of State to introduce regulations which could require local authorities to only grant planning permission for sites over a certain size to include a certain proportion of Starter Homes. This is clearly an area where certain aspects of the Government's approach is currently unclear. Daventry District Council will take into account the position of the Government at the time of any application and will review parts of this SPD to reflect that position as soon as possible. .

6.6 Brownfield (Previously Developed) Land

In January 2015 the Government consulted on its proposals for increasing the amount of homes being built on brownfield land².

The Consultation set out proposals for councils to establish and maintain registers of brownfield land. It also stated that local authorities should put in place Local Development Orders (LDOs) on at least 90% of sites which do not already have planning permission by 2020. The Consultation also sets out an expectation that LDOs are in place for 50% of sites by 2017. The approach would apply to sites with a capacity of five or more dwellings. In cases where authorities did not meet the requirement they would be categorised as poorly-performing (placed in special measures). The Government is still considering the responses to this consultation.

In May 2016 the Housing and Planning Act introduced provisions for local authorities to maintain the register. The Act, will be supplemented by regulations to explain how the process will work and what information will be kept on the register. The Government is now looking at 'Permissions in Principle' being granted subject to certain criteria being met, although it is understood that LDOs and traditional planning permission would also be allowed for.

Given the uncertainties surrounding this approach at the time of publication, it was not possible for this housing SPD to provide any further guidance or suggest policies. However clearly during the lifetime of this SPD this will be a source of housing supply which will eventually be included in the housing land supply calculations.

² Building more homes on brownfield land – consultation proposals DCLG January 2015

Appendices

Appendix A - Summary of Permitted Development Rights

In 2013 the Government introduced permitted development rights which allowed for the conversion of offices class B1(a) to homes without the need for planning permission. This was initially for a 3 year period, however in October 2015 the Government announced its intentions to make the right permanent. The right requires that the developer must apply to the authority for a determination as to whether prior approval of the authority is required highway impacts, contamination risk or flood risks.

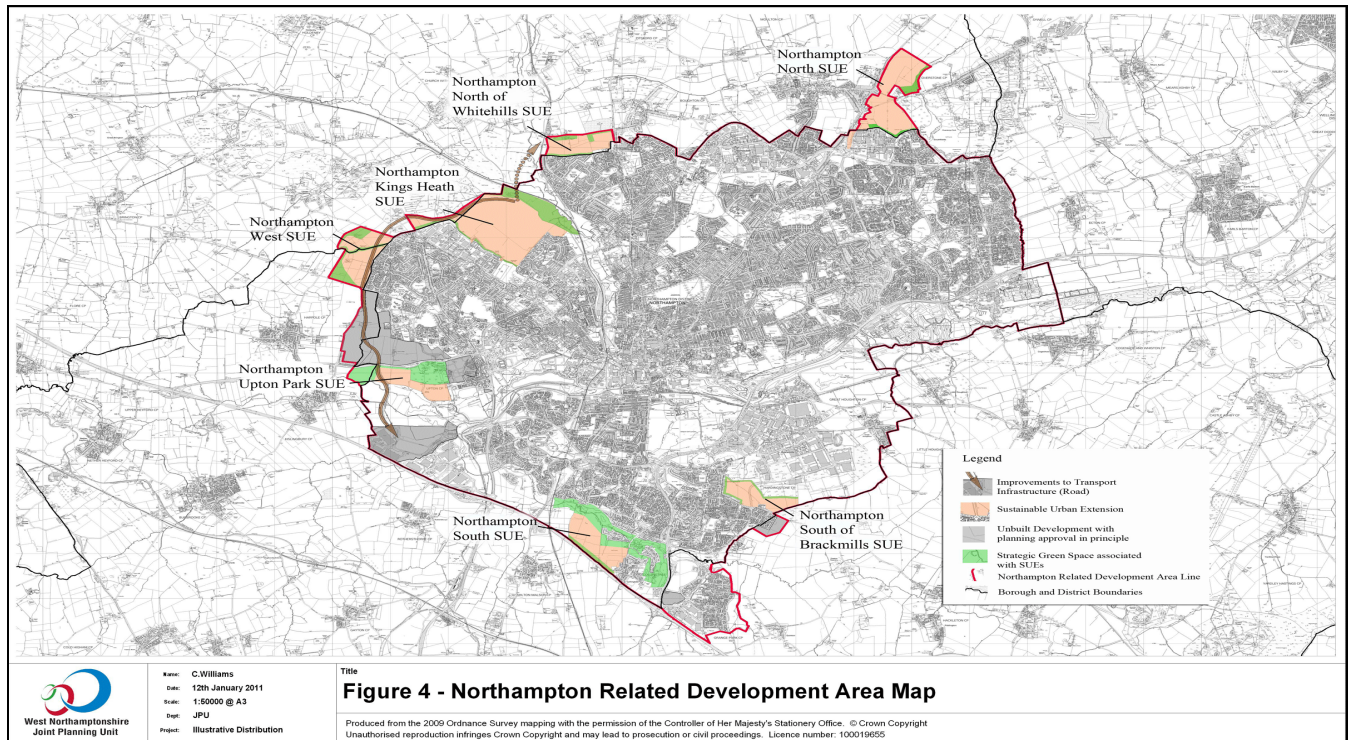
Rights also exist for the conversion of storage and distribution uses (B8), retail, betting offices, pay day loan shops and agricultural buildings to residential.

The government announced its intentions in October 2015 to extend the permitted development rights to allow the demolition of office buildings and new building for residential use, and also extend the rights to include light industrial buildings and launderettes.

In all cases above the right are subject to certain criteria and limitations and are all subject to change from time to time. The Council may also use Article 4 directions to remove these rights where it considers their use would cause particular harm. Therefore reference should always be made to the current Permitted Development Rights and professional advice sought as appropriate.

Appendix B - Northampton Related Development Area Map

An electronic version of this map can be seen at www.westnorthamptonshirejpu.org



Appendix C – West Northamptonshire Joint Core Strategy - extracts

The relevant policies from the WNJCS are set out below. The supporting text can be seen in the Core Strategy which can be viewed at www.westnorthamptonshirejpu.org.

POLICY H1 – HOUSING DENSITY AND MIX AND TYPE OF DWELLINGS

ACROSS WEST NORTHAMPTONSHIRE NEW HOUSING DEVELOPMENT 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.

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

- a) THE LOCATION AND SETTING OF THE SITE;
- b) THE EXISTING CHARACTER AND DENSITY OF THE LOCAL AREA;
- c) ACCESSIBILITY TO SERVICES AND FACILITIES;
- d) PROXIMITY TO PUBLIC TRANSPORT ROUTES;
- e) THE IMPLICATIONS OF DENSITY FOR AFFORDABILITY AND VIABILITY;
- f) THE LIVING CONDITIONS PROVIDED FOR FUTURE RESIDENTS; AND
- g) 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 INDIVIDUAL SITES AS FOLLOWS:

LOCATION	PROPORTION OF AFFORDABLE HOUSING	SITE SIZE THRESHOLD
<u>DAVENTRY DISTRICT</u> ¹⁰		5 OR MORE DWELLINGS
DAVENTRY TOWN	25%	
RURAL AREAS	40%	
<u>NORTHAMPTON RELATED DEVELOPMENT AREA</u>	35%	15 OR MORE DWELLINGS
<u>SOUTH NORTHAMPTONSHIRE</u> ¹¹		5 OR MORE DWELLINGS
BRACKLEY AND TOWCESTER	40%	
RURAL AREAS	50%	

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

¹⁰ Excluding the Northampton Related Development Area.

¹¹ Excluding the Northampton Related Development Area.

AFFORDABLE HOUSING SHOULD BE PROVIDED ON THE APPLICATION SITE AS AN INTEGRAL PART OF THE DEVELOPMENT.

IN EXCEPTIONAL CIRCUMSTANCES, OFF-SITE PROVISION AND/ OR COMMUTED PAYMENTS IN LIEU OF ON-SITE PROVISION MAY BE SUPPORTED WHERE THIS WOULD OFFER AN EQUIVALENT OR ENHANCED PROVISION OF AFFORDABLE HOUSING.

NORTHAMPTON RELATED DEVELOPMENT AREA NEEDS FOR AFFORDABLE HOUSING WILL BE SECURED THROUGH NOMINATION AGREEMENTS ON SITES WITHIN THE NORTHAMPTON RELATED DEVELOPMENT AREA.

THE TENURE MIX OF AFFORDABLE HOUSING SHOULD REFLECT LOCAL HOUSING NEED AND VIABILITY ON INDIVIDUAL SITES.

POLICY H3 – RURAL EXCEPTION SITES

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 THE AFFORDABLE HOUSING. IT WILL BE A REQUIREMENT THAT THE MARKET HOUSING:

- 1) IS THE MINIMUM NECESSARY TO MAKE THE SCHEME VIABLE; AND
- 2) MEETS SPECIFIC LOCALLY IDENTIFIED HOUSING NEEDS.

IN ALL CASES THE FOLLOWING CRITERIA MUST BE MET:

- a) THE SITE IS WITHIN OR IMMEDIATELY ADJOINS THE MAIN BUILT-UP AREA OF A RURAL SETTLEMENT;
- b) THE FORM AND SCALE OF DEVELOPMENT SHOULD BE CLEARLY JUSTIFIED BY EVIDENCE OF NEED THROUGH A LOCAL HOUSING NEEDS SURVEY; AND
- c) 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 – 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.

POLICY H5 - MANAGING THE EXISTING HOUSING STOCK

THE EXISTING HOUSING STOCK WILL BE MANAGED AND SAFEGUARDED BY:

- RESTRICTING THE LOSS OF EXISTING DWELLINGS TO OTHER USES
- SECURING THE RE-USE OF EMPTY DWELLINGS FOR RESIDENTIAL USE
- ALLOWING HOUSES IN MULTIPLE OCCUPATION (HIMOS) WHERE THEY WOULD NOT ADVERSELY AFFECT THE CHARACTER AND AMENITY OF EXISTING RESIDENTIAL AREAS.

WHERE REQUIRED THE ENVIRONMENT OF EXISTING RESIDENTIAL AREAS WILL BE ENHANCED, INCLUDING THE RENOVATION AND REPLACEMENT OF EXISTING HOUSING THROUGH AREA BASED RENEWAL.

POLICY R1 - SPATIAL STRATEGY FOR THE RURAL AREAS

WITHIN THE RURAL AREAS OF WEST NORTHAMPTONSHIRE THERE IS AN IDENTIFIED NEED FOR 2,360 DWELLINGS WITHIN DAVENTRY DISTRICT AND 2,360 DWELLINGS WITHIN SOUTH NORTHAMPTONSHIRE TO BE PROVIDED BETWEEN 2011 AND 2029 BEYOND THE TOWNS OF DAVENTRY, TOWCESTER AND BRACKLEY. WITHIN THE RURAL AREAS THE DISTRIBUTION OF THE RURAL HOUSING REQUIREMENT WILL BE THE SUBJECT OF THE PART 2 LOCAL PLANS THAT ARE BEING PREPARED BY DAVENTRY DISTRICT AND SOUTH NORTHAMPTONSHIRE COUNCILS ACCORDING TO THE LOCAL NEED OF EACH VILLAGE AND THEIR ROLE WITHIN THE HIERARCHY.

DEVELOPMENT WITHIN THE RURAL AREAS WILL BE GUIDED BY A RURAL SETTLEMENT HIERARCHY THAT WILL COMPRISE THE FOLLOWING CATEGORIES:

- PRIMARY SERVICE VILLAGES;
- SECONDARY SERVICE VILLAGES;
- OTHER VILLAGES; AND
- SMALL SETTLEMENTS/ HAMLETS.

THE RURAL HIERARCHY IN THE PART 2 LOCAL PLANS WILL HAVE REGARD TO BUT NOT EXCLUSIVELY, THE FOLLOWING:

- 1) THE PRESENCE OF SERVICES AND FACILITIES TO MEET THE DAY TO DAY NEEDS OF RESIDENTS, INCLUDING THOSE FROM SURROUNDING SETTLEMENTS;
- 2) OPPORTUNITIES TO RETAIN AND IMPROVE THE PROVISION AND ENHANCEMENT OF SERVICES CRITICAL TO THE SUSTAINABILITY OF SETTLEMENTS;
- 3) ACCESSIBILITY, PARTICULARLY BY PUBLIC TRANSPORT, TO THE MAIN TOWNS AND SUSTAINABLE EMPLOYMENT OPPORTUNITIES;
- 4) EVIDENCE OF LOCAL NEEDS FOR HOUSING (INCLUDING MARKET AND AFFORDABLE HOUSING), EMPLOYMENT AND SERVICES;
- 5) THE ROLE, SCALE AND CHARACTER OF THE SETTLEMENT;
- 6) THE CAPACITY OF SETTLEMENTS TO ACCOMMODATE DEVELOPMENT IN TERMS OF PHYSICAL, ENVIRONMENTAL, INFRASTRUCTURE AND OTHER CONSTRAINTS;
- 7) THE AVAILABILITY OF DELIVERABLE SITES INCLUDING PREVIOUSLY DEVELOPED LAND IN SUSTAINABLE LOCATIONS;
- 8) SUSTAINING THE RURAL ECONOMY BY RETAINING EXISTING EMPLOYMENT SITES WHERE POSSIBLE, BY ENABLING SMALL SCALE ECONOMIC DEVELOPMENT, INCLUDING TOURISM, THROUGH RURAL DIVERSIFICATION AND BY SUPPORTING APPROPRIATE AGRICULTURAL AND FORESTRY DEVELOPMENT;
- 9) PROTECT AND ENHANCE THE CHARACTER AND QUALITY OF THE RURAL AREAS' HISTORIC BUILDINGS AND AREAS OF HISTORIC OR ENVIRONMENTAL IMPORTANCE; AND
- 10) ENABLING LOCAL COMMUNITIES TO IDENTIFY AND MEET THEIR OWN LOCAL NEEDS.

RESIDENTIAL DEVELOPMENT IN RURAL AREAS WILL BE REQUIRED TO:

- A) PROVIDE FOR AN APPROPRIATE MIX OF DWELLING TYPES AND SIZES, INCLUDING AFFORDABLE HOUSING TO MEET THE NEEDS OF ALL SECTORS OF THE COMMUNITY, INCLUDING THE ELDERLY AND VULNERABLE; AND
- B) NOT AFFECT OPEN LAND WHICH IS OF PARTICULAR SIGNIFICANCE TO THE FORM AND CHARACTER OF THE VILLAGE; AND

C) PRESERVE AND ENHANCE HISTORIC BUILDINGS AND AREAS OF HISTORIC OR ENVIRONMENTAL IMPORTANCE INCLUDING THOSE IDENTIFIED IN CONSERVATION AREA APPRAISALS AND VILLAGE DESIGN STATEMENTS; AND

D) PROTECT THE AMENITY OF EXISTING RESIDENTS; AND

E) BE OF AN APPROPRIATE SCALE TO THE EXISTING SETTLEMENT; AND

F) PROMOTE SUSTAINABLE DEVELOPMENT THAT EQUALLY ADDRESSES ECONOMIC, SOCIAL AND ENVIRONMENTAL ISSUES; AND

G) BE WITHIN THE EXISTING CONFINES OF THE VILLAGE.

DEVELOPMENT OUTSIDE THE EXISTING CONFINES WILL BE PERMITTED WHERE IT INVOLVES THE RE-USE OF BUILDINGS OR, IN EXCEPTIONAL CIRCUMSTANCES, WHERE IT WILL ENHANCE OR MAINTAIN THE VITALITY OF RURAL COMMUNITIES OR WOULD CONTRIBUTE TOWARDS AND IMPROVE THE LOCAL ECONOMY.

ONCE THE HOUSING REQUIREMENT FOR THE RURAL AREAS HAS BEEN MET THROUGH PLANNING PERMISSIONS OR FUTURE ALLOCATIONS, FURTHER HOUSING DEVELOPMENT WILL ONLY BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT IT:

i) WOULD RESULT IN ENVIRONMENTAL IMPROVEMENTS ON A SITE INCLUDING FOR EXAMPLE THE RE-USE OF PREVIOUSLY DEVELOPED LAND AND BEST PRACTICE IN DESIGN; OR

ii) IS REQUIRED TO SUPPORT THE RETENTION OF OR IMPROVEMENT TO ESSENTIAL LOCAL SERVICES THAT MAY BE UNDER THREAT (IN PARTICULAR THE LOCAL PRIMARY SCHOOL OR PRIMARY HEALTH SERVICES); AND

iii) HAS BEEN INFORMED BY AN EFFECTIVE COMMUNITY INVOLVEMENT EXERCISE PRIOR TO THE SUBMISSION OF A PLANNING APPLICATION; OR

iv) IS A RURAL EXCEPTIONS SITE THAT MEETS THE CRITERIA SET OUT IN POLICY H3; OR

v) HAS BEEN AGREED THROUGH AN ADOPTED NEIGHBOURHOOD PLAN.

POLICY S10 – SUSTAINABLE DEVELOPMENT PRINCIPLES

DEVELOPMENT WILL:

- a) ACHIEVE THE HIGHEST STANDARDS OF SUSTAINABLE DESIGN INCORPORATING SAFETY AND SECURITY CONSIDERATIONS AND A STRONG SENSE OF PLACE;
- b) BE DESIGNED TO IMPROVE ENVIRONMENTAL PERFORMANCE, ENERGY EFFICIENCY AND ADAPT TO CHANGES OF USE AND A CHANGING CLIMATE OVER ITS LIFETIME;
- c) MAKE USE OF SUSTAINABLY SOURCED MATERIALS;
- d) MINIMISE RESOURCE DEMAND AND THE GENERATION OF WASTE AND MAXIMISE OPPORTUNITIES FOR REUSE AND RECYCLING;
- e) BE LOCATED WHERE SERVICES AND FACILITIES CAN BE EASILY ACCESSED BY WALKING, CYCLING OR PUBLIC TRANSPORT;
- f) MAXIMISE USE OF SOLAR GAIN, PASSIVE HEATING AND COOLING, NATURAL LIGHT AND VENTILATION USING SITE LAYOUT AND BUILDING DESIGN;
- g) MAXIMISE THE GENERATION OF ITS ENERGY NEEDS FROM DECENTRALISED AND RENEWABLE OR LOW CARBON SOURCES;
- h) MAXIMISE WATER EFFICIENCY AND PROMOTE SUSTAINABLE DRAINAGE;
- i) PROTECT, CONSERVE AND ENHANCE THE NATURAL AND BUILT ENVIRONMENT AND HERITAGE ASSETS AND THEIR SETTINGS;
- j) PROMOTE THE CREATION OF GREEN INFRASTRUCTURE NETWORKS, ENHANCE BIODIVERSITY AND REDUCE THE FRAGMENTATION OF HABITATS; AND
- k) MINIMISE POLLUTION FROM NOISE, AIR AND RUN OFF

POLICY S11 – LOW CARBON AND RENEWABLE ENERGY

MAJOR DEVELOPMENT AND SUSTAINABLE URBAN EXTENSIONS SHOULD CONTRIBUTE TO REDUCTIONS IN CARBON EMISSIONS AND ADAPT TO THE EFFECTS OF CLIMATE CHANGE THROUGH THE

SUSTAINABLE DEVELOPMENT PRINCIPLES (POLICY S10), SO AS TO MINIMISE ENERGY USING SUSTAINABLE DESIGN AND CONSTRUCTION, MAXIMISE ENERGY EFFICIENCY AND THE PROVISION OF LOW CARBON AND RENEWABLE ENERGY, INCLUDING WHERE FEASIBLE AND APPROPRIATE, THROUGH PROVISION OF DECENTRALISED ENERGY.

PROPOSALS SHOULD BE SENSITIVELY LOCATED AND DESIGNED TO MINIMISE POTENTIAL ADVERSE IMPACTS ON PEOPLE, THE NATURAL ENVIRONMENT, BIODIVERSITY, HISTORIC ASSETS AND SHOULD

MITIGATE POLLUTION. IN ADDITION, THE LOCATION OF WIND ENERGY PROPOSALS SHOULD HAVE NO SIGNIFICANT ADVERSE IMPACT ON AMENITY, LANDSCAPE CHARACTER AND ACCESS AND PROVIDE FOR

THE REMOVAL OF THE FACILITIES AND REINSTATEMENT AT THE END OF OPERATIONS.

ALL NEW RESIDENTIAL DEVELOPMENTS (INCLUDING MIXED USE) ARE REQUIRED TO ACHIEVE A MINIMUM OF LEVEL 4 STANDARD IN THE CODE FOR SUSTAINABLE HOMES AND TO ACHIEVE THE ZERO CARBON STANDARD FROM 2016 OR NATIONAL EQUIVALENT STANDARD, INCLUDING WHERE APPROPRIATE A CONTRIBUTION TO COMMUNITY OR PRIVATE ENERGY FUNDS.

ALL NEW NON-RESIDENTIAL DEVELOPMENTS OVER 500M² GROSS INTERNAL FLOORSPACE ARE REQUIRED TO ACHIEVE A MINIMUM RATING OF AT LEAST BREEAM (BRE ENVIRONMENTAL ASSESSMENT METHOD) VERY GOOD STANDARD (OR EQUIVALENT) OR ANY FUTURE NATIONAL EQUIVALENT ZERO CARBON STANDARD FROM 2019.

THESE REQUIREMENTS WILL APPLY UNLESS IT CAN BE DEMONSTRATED THAT THEY WOULD MAKE THE DEVELOPMENT UNVIALE.

Appendix D – List of Parishes where Neighbourhood Development Areas have been designated

Correct as at July 2016

Parish	Neighbourhood Area Designated	Regulation 14 Consultation	Regulation 15/16 Consultation	Examination
Norton	15/10/15			
Charwelton	30/07/15			
Crick	13/07/15			
Staverton	08/05/15			
Badby	26/02/15			
Overstone	02/10/14			
Harlestone	02/10/14			
Guilsborough	02/10/14			
Woodford	02/10/14			
East Haddon	24/07/14			
Flore	04/06/14	29/04/15-10/06/15	07/10/15-20/11/15	
West Haddon	27/02/14	08/12/14-31/01/15	19/02/15-02/04/15	23/07/15
Weedon Bec	05/12/13	08/04/15-03/06/15		
Kilsby	05/12/13	18/05/15-29/06/15	05/08/15-18/09/15	
Braunston	05/12/13	27/07/15-21/09/15		
Barby and Onley	25/07/13	21/09/15-01/11/15		
Brixworth	28/02/13	21/05/15-13/07/15		
Creaton	28/02/13			
Spratton	06/12/12	28/10/14-10/12/14	01/05/15-12/06/15	
Moulton	06/12/12	16/01/15-27/02/15	01/09/15-16/10/15	

Appendix E – List of current Village Design Statements

Correct as at July 2016

Parish	Date Adopted
Arthingworth	February 2016
Boughton	March 2003
Brixworth	September 2004
Byfield	2016
Clipston	May 2013
Creton	September 2004
Crick	December 2010
Daventry Town	May 2008
Farthingstone	February 2004
Flore	May 2008
Great Oxenden	July 2016
Hollowell and Teeton	May 2008
Long Buckby	May 2008
Naseby	May 2008
Norton	May 2008
Ravensthorpe	July 2016
Scaldwell	May 2008
Sibbertoft	May 2008
Spratton	May 2013
Walgrave	May 2011
Whilton	May 2008
Yelvertoft	October 2015

Appendix F – Definition of Affordable Housing (NPPF Extract)

Affordable Housing - Source National Planning Policy Framework (March 2012)

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 purposes.

Appendix G – List of Current Housing Needs Surveys

Correct as at 28th July 2016

Parish	Date
Althorp	January 2012
Arthingworth	March 2013
Ashby St Ledgers	April 2012
Badby	February 2013
Barby and Onley	April 2012
Boughton	November 2012
Braunston	October 2013
Brington	April 2012
Brixworth	February 2013
Brockhall	October 2011
Byfield	January 2013
Canons Ashby	April 2012
Catesby	February 2013
Charwelton	February 2013
Church with Chapel Brampton	April 2012
Clay Coton	July 2012
Clipston	March 2014
Cold Ashby	July 2012
Cottesbrooke	July 2012
Creaton	December 2012
Crick	September 2012
Daventry	December 2011
Dodford	October 2011
East Farndon	April 2012
East Haddon	August 2012
Everdon	December 2012
Farthingstone	April 2012
Fawsley	February 2013
Flore	April 2013
Great Oxendon	March 2013
Guilsborough	May 2016
Hannington	January 2016
Harlestone	April 2012
Haselbech	March 2013
Hellidon	February 2013
Holcot	January 2016
Holdenby	August 2012
Hollowell and Teeton	August 2012
Kelmarsh	March 2013
Kilsby	January 2015
Lamport and Hanging Houghton	October 2012

Lilbourne	July 2012
Long Buckby	October 2012
Maidwell	May 2013
Marston Trussell	July 2012
Moulton	September 2012
Naseby	March 2013
Newnham	March 2014
Norton	March 2015
Old	January 2016
Overstone	October 2012
Pitsford	March 2014
Preston Capes	April 2012
Ravensthorpe	August 2012
Scaldwell	October 2012
Sibbertoft	July 2012
Spratton	September 2012
Staverton	April 2012
Stowe IX Churches	October 2011
Sulby	November 2012
Thornby	September 2012
Walgrave	January 2016
Watford	October 2012
Weedon	February 2015
Welford	November 2012
Welton	August 2013
West Haddon	March 2014
Whilton	December 2011
Winwick	September 2012
Woodford Halse	April 2012
Yelvertoft	February 2014

Appendix H - Contact details for Council Officers

Daventry District Council

Local Strategy Service (Housing Strategy)

Email: Affordable Housing housingstrategy@daventrydc.gov.uk

Address	Daventry District Council Lodge Road Daventry Northamptonshire NN11 4FP
Web Address	www.daventrydc.gov.uk
Switchboard	(01327) 871100
Main Fax	(01327) 300011

Appendix I – Daventry District Nominations Cascade

Nominations Cascade for the allocation of properties within Daventry District, outside of the Northampton Related Development Area.

The applicant		
1.	A	is and has been resident of xxxx for a period of at least 12 months; or
	B	has been resident in xxxx for at least three years out of the preceding five years;
	C	has for five years out of the preceding ten years been resident of xxxx; or
	D	Is permanently employed or has an offer of permanent employment within xxxx
	E	Is temporarily employed or has an offer for temporary employment, in a contract not less than 12 months, within xxxx
	F	is a person who has a Close Relative currently resident in xxxx; or
2.	A	is and has been a resident in the parishes adjoining xxxx for the preceding 12 (twelve) months; or
	B	has been resident in the parishes adjoining xxxx for 3 (three) years out of the preceding 5 (five) years; or
	C	has been resident in the parishes adjoining xxxx for 5 (five) years out of the preceding 10 (ten) years; or
	D	Is permanently employed or has an offer of permanent employment in the parishes immediately adjoining xxxx; or
	E	Is temporarily employed or has an offer for temporary employment, in a contract of not less than 12 months, in the parishes adjoining xxxx; or
	F	has a Close Relative currently resident in the parishes adjoining xxxx (for the purposes of sub-paragraphs (a) to (d) of this paragraph (2) the parishes adjoining xxxx are xxxx,xxxx,xxxx
3.	A	is and has been a resident in any of the parishes in Daventry District for the preceding 12 (twelve) months; or
	B	has been resident in any of the parishes in Daventry District for 3 (three) years out of the preceding 5 (five) years; or
	C	has been resident in any of the parishes in Daventry District for 5 (five) years out of the preceding 10 (ten) years; or
	D	Is permanently employed or has an offer of permanent employment in any of the parishes in Daventry District; or
	E	Is temporarily employed or has an offer for temporary employment, in a contract of not less than 12 months in any of the parishes in Daventry District; or
	F	has a Close Relative currently resident in any of the parishes of Daventry District; or
4.	A	is and has been a resident in any parish in West Northamptonshire for the preceding 12 (twelve) months; or
	B	has been a resident in respect of any parish in West Northamptonshire for 3 (three) years out of the preceding 5 (five) years; or
	C	has been a resident in respect of any parish in West Northamptonshire for 5 (five) years out of the preceding 10 (ten) years; or
	D	Is permanently employed or has an offer of permanent employment in respect of any parish in West Northamptonshire; or
	E	Is temporarily employed or has an offer for temporary employment, in a contract of not less than 12 months in respect of any parish in West Northamptonshire; or
	F	has a Close Relative currently resident in any parish in West

		Northamptonshire; or
		(for the purposes of (a) to (d) of this paragraph (4) West Northamptonshire consists of the administrative areas of Daventry District, South Northamptonshire and Northampton Borough) or;
5.	A	is and has been a resident in any parish in Northamptonshire for the preceding 12 (twelve) months; or
	B	has been a resident in respect of any parish in Northamptonshire for 3 (three) years out of the preceding 5(five) years; or
	C	has been a resident in respect of any parish in Northamptonshire for 5 (five) years out of the preceding 10 (ten) years; or
	D	Is permanently employed or has an offer of permanent employment in respect of any parish in Northamptonshire; or
	E	Is temporarily employed or has an offer for temporary employment, in a contract of not less than 12 months in respect of any parish in Northamptonshire; or
	F	has a Close Relative currently resident in any parish in Northamptonshire; or
		(for the purposes of (a) to (d) of this paragraph (5) Northamptonshire consists of the administrative areas of Daventry District, South Northamptonshire, Northampton Borough, Kettering Borough, Corby Borough, Wellingborough, East Northamptonshire.
6.	A	is any person who the Council in consultation with the Registered Provider of Social Housing believes is in need of accommodation
		(in interpreting this definition, the date to be used when calculating the preceding period is the date on which an Affordable Housing Unit is to be provided to that said person);

Appendix J - NRDA Nominations Cascade

Nominations Cascade for the allocation of properties in Sustainable Urban Extensions (SUE's) of the Northampton Related Development Area (NRDA)

The applicant		
<u>1</u>	A	Is and has been a resident for the past 3 years within the Northampton Related Development Area
	B	Is employed (permanent contract, temporary/fixed term or self-employed for a minimum of 16 hours per week, for 9 out of the past 12 months) within the Northampton Related Development Area
	C	Is a person with a close relative ¹ , who is and has been a resident for the past 5 years, and requires support/care from the relative, or need to provide support/care to the relative, in the Northampton Related Development Area
<u>2</u>	A	Is and has been a resident for 6 out of the past 12 months in any of the parishes immediately adjoining the Northampton Related Development Area, in the Daventry district. This could be a continuous period of 6 months or a combination of periods totaling 6 months.
	B	Is permanently employed in or has an offer of permanent employment within the parishes immediately adjoining the Northampton Related Development Area in the Daventry district
	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 district of Daventry
	D	Has been a resident in the parishes immediately adjoining the Northampton Related Development Area in the district of Daventry for 3 out of the immediately preceding 5 years
	E	Has been a resident within the parishes immediately adjoining the Northampton Related Development Area, in the district of Daventry, 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 in the parishes immediately adjoining the Northampton Related Development Area within the district of Daventry
<u>3</u>	A	Is and has been a resident for the past 12 months within the district of Daventry
	B	Is permanently employed in or has an offer of permanent employment within the district of Daventry
	C	Is temporarily employed or has an offer for temporary employment, in a contract not less than 12 months, within the District of Daventry
	D	Has been a resident within the district of Daventry for 3 out of the immediately preceding 5 years

	E	Has been a resident within the district of Daventry 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 district of Daventry
<u>4</u>	A	Is and has been a resident for the past 12 months within the district of South Northamptonshire
	B	Is permanently employed in or has an offer of permanent employment within the district of South Northamptonshire
	C	Is temporarily employed or has an offer for temporary employment, in a contract not less than 12 months, within the District of South Northamptonshire
	D	Has been a resident within the district of South Northamptonshire for 3 out of the immediately preceding 5 years
	E	Has been a resident within the district of 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 district of South Northamptonshire
<u>5</u>	A	Is and has been a resident for the immediately preceding 12 months within Northamptonshire
	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
6	A	Is any person who the council considers to be in need of affordable housing
7	A	Is any person who the Registered Provider considers to be in need of affordable housing

End Note

- The whole of Northampton Borough Council's administrative area;
- 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 on the attached plan.(attach fig 4 from JCS)

¹ 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).

¹ 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*

- Boughton*
- Church with Chapel Brampton*
- Harlestone*
- Moulton*
- Overstone*

2. South Northamptonshire are those of

- Brafield on the Green
- Cogenhoe and Whiston
- Courteenhall
- Grange Park
- Hackleton
- Harpole
- Kislingbury
- Little Houghton
- Milton Malsor
- Quinton
- Rothersthorpe

Appendix K – Model Planning Obligation

Set out below are the main components that would be expected to be included, as appropriate, in a planning obligation;

The definitions section should include the following:

“Affordable Housing”	means housing to be provided in Perpetuity through the involvement of an RPSH to eligible households as part of the Development whose needs are not met by the market having regard to local incomes and local house prices and which shall include provision for the housing to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative Affordable Housing provision within the district of Daventry;
“Affordable Housing Details”	means the details relating to Affordable Housing Units on the Site approved in writing pursuant to paragraph [] of Schedule []
“Affordable Housing Units”	means a minimum of []% of the Dwellings being at least [] ([]_) Dwellings to be provided in accordance with the Scheme Mix;
“Affordable Rented Units”	means Affordable Housing Units to be provided as part of the Development pursuant to a tenancy and through the involvement of an RPSH which are not subject to the national rent regime but are subject to rent controls that require a rent of not more than 80% (eighty per cent) of the local market rent (including service charges where applicable);
“Choice Based Lettings Service Level Agreement”	"means the agreement to be entered into between the Council and the Registered Provider of Social Housing in relation to the Social Rented Housing Units substantially in the form of the document which is attached at Schedule X".
“Close Relative”	means father, mother, son, daughter, stepfather, stepmother, stepson, stepdaughter, grandparent, grandchild, brother, sister, wife, husband or civil partner;
“Completion Date”	means the date on which the Affordable Housing Units have been made ready for Occupation;

“First Occupation Date”	means the date upon which any part of the Development is first Occupied other than for the purposes of marketing or fitting out and the terms “First Occupation” and “First Occupied” shall be construed accordingly;
“Full Occupation Date”	means the date upon which all the Dwellings are Occupied and the terms “Full Occupation” and “Fully Occupied” shall be construed accordingly;
“Grant Funding”	means gap funding provided by the Homes and Communities Agency or other bodies to Registered Providers of Social Housing or other bodies for the purpose of subsidising the provision of Affordable Housing;
“Homes and Communities Agency” or “HCA”	means the non-departmental public body established by Section 1 of the Housing and Regeneration Act 2008 (which replaced the Housing Corporation) responsible for funding Affordable Housing, regeneration and infrastructure in England or such other body that may replace it;
“Implementation”	means implementation of the Permission by the carrying out of any material operation within the meaning of Section 56(2) and (4) of the 1990 Act [other than (for the purposes of this Deed and for no other purpose) operations consisting of] and “Implement” and “Implemented” and cognate expressions will be interpreted in accordance with this definition;
“Implementation Date”	means the date of Implementation of the Permission;
“Index”	means the RPI (All Items) or the BCIS All in Tender Price Index (as the case may be);
“Lifetime Homes Standards”	means the 16 (sixteen) lifetime homes standards developed by the Joseph Rowntree Foundation;
“Market Housing Details”	means the details relating to the Market Housing Units on the Site approved in writing pursuant to paragraph [] of Schedule [];
“Market Housing Units”	means all Dwellings which are not Affordable Housing Units;
“Mortgagee”	means the party of the fourth part hereto and its successors and assigns;
“Occupation”	means the earlier of:-
	(a) the date upon which a Dwelling is Occupied as a residential unit for the first time; and

	(b) the date of legal completion of the initial sale by the Developer of the freehold interest of or a long leasehold interest in a Dwelling
	and for the avoidance of doubt this shall exclude any Occupation of the relevant Dwelling for the purposes of marketing, construction, fit out or site clearance and the terms “Occupy” and “Occupied” and cognate expressions shall be construed accordingly;
“Perpetuity”	means the period of 125 (one hundred and twenty five) years from the date of this Deed;
“Phase”	means a phase of the Development identified in accordance with the Phasing Plan;
“Phasing Plan”	means a plan submitted by the Developer and approved in writing by the Council identifying the phases of the Development;
“Qualifying Person”	means a person nominated by the Council’s Housing Options Team in accordance with the Choice Based Lettings Service Level Agreement and Allocations Scheme who meets any of the following criteria in order of descending priority:
	See appendices for details of the cascade – the details depend on whether the site is located in the NRDA (appendix J) or elsewhere in Daventry District (Appendix I)
	(for the avoidance of doubt when interpreting this definition the relevant date to be used when calculating the immediately preceding period is the date on which an Affordable Housing Unit is to be provided to that said person);
“Registered Provider of Social Housing” or “RPSH”	means a registered provider of social housing within the meaning of Section 80 of the Housing and Regeneration Act 2008 and approved in writing by the Council and registered by the Regulator of Social Housing pursuant to Chapter 3 of the Housing and Regeneration Act 2008 or any successor;
“Scheme Mix”	means the mix of Affordable Housing Units to be provided as part of the Development as approved in advance by the Council and the Registered Provider of Social Housing such mix to include the following:-

“Shared Ownership”	means a form of tenure granted by lease by the Registered Provider of Social Housing to be disposed of pursuant to “shared ownership arrangements” within the meaning of Section 70(4) of the Housing and Regeneration Act 2008 and based on the model form of lease issued by the HCA, extracts of which are appended to this Deed at Schedule [];
“Shared Ownership Units”	means Affordable Housing Units to be provided as part of the Development and let on Shared Ownership terms where the leaseholder’s share of the equity in the Dwelling may be increased from time to time with any remaining equity being retained by a Registered Provider of Social Housing;
“Site”	means all that land described in X as the same is shown edged red on Plan 1 annexed hereto;
“Social Rented Housing Units”	means the Affordable Housing Units to be provided as part of the Development pursuant to a tenancy and through the involvement of a Registered Provider of Social Housing at the rents below market rents and at levels controlled by the HCA and set at a level not exceeding HCA rent restructuring guidelines;

Schedule X
Affordable Housing

1. The Developer shall submit to the Council details of the Affordable Housing Units Details and the Market Housing Units to be constructed by showing, by reference to a plan, the location of each such Unit for the approval of the Council and there shall be no Implementation unless and until the Affordable Housing Details and the Market Housing Details have been approved as aforesaid.
2. The Developer covenants to construct at least 50 (fifty)% of the Affordable Housing Units and to make the same ready for Occupation to the reasonable satisfaction of Council prior to the Occupation of 50 (fifty)% of the Market Housing Units being the [] Market Housing Unit.
3. The Developer covenants not to Occupy or permit, suffer or cause Occupation of more than [] Market Housing Units unless and until at least 50 (fifty)% of the Affordable Housing Units have been constructed and made ready as aforesaid.
4. The Developer covenants to construct 75 (seventy five)% of the Affordable Housing Units and to make the same ready for Occupation to the reasonable

satisfaction of the Council as part of the Development upon the Site prior to Occupation of 75 (seventy five)% of the Market Housing Units being the [] Market Housing Unit.

5. The Developer covenants not to Occupy or permit, suffer or cause Occupation of more than [] Market Housing Units unless and until at least 75 (seventy five)% of the Affordable Housing Units have been constructed and made ready as aforesaid.
6. The Developer covenants to construct 100 (one hundred)% of the Affordable Housing Units and to make the same ready for Occupation to the reasonable satisfaction of the Council as part of the Development upon the Site and to grant a long lease of 125 (one hundred and twenty five) years for the Affordable Housing Units in accordance with paragraph below prior to Occupation of 95 (ninety five)% of the Market Housing Units being the [] Market Housing Unit.
7. The Developer covenants not to occupy or permit, suffer or cause Occupation of more than [] Market Housing Units unless and until 100 (one hundred)% of the Affordable Housing Units have been constructed and made ready as aforesaid.
8. The Developer covenants with the Council that:-
 - 8.1 save in the circumstances referred to in paragraph 8.4 below the Affordable Housing Units shall not be Occupied other than for Affordable Housing and by a Qualifying Person;
 - 8.2 the Affordable Housing Units shall be transferred to a Registered Provider of Social Housing no later than the Completion Date;
 - 8.3 subject to paragraph 8.4 below the Shared Ownership Units may only be used or Occupied pursuant to a disposal of the same as Shared Ownership;
 - 8.4 The Developer shall not dispose of its interest in the freehold of the Affordable Housing (except by way of mortgage) other than to a Registered Provider of Social Housing PROVIDED THAT the covenants contained in this Deed shall not be binding upon a mortgagee in possession (or a receiver appointed by such a mortgagee in possession or chargee or successors in title) of any or all of the Affordable Housing Units (hereinafter called the "Mortgaged Properties") or a bona fide purchaser for value thereof from such a mortgagee in possession or chargee or receiver (except in the case of a purchaser who is a Registered Provider of Social Housing within the meaning of Part I of the Housing Act 1996) or the successors in title of such purchaser PROVIDED THAT the following procedures shall have been followed:-
 - 8.4.1 any mortgage in possession (or receiver appointed by such a mortgagee in possession or chargee or successor in title) entitled to exercise a right of disposal in accordance with this paragraph shall first have served written notice on the

Council of its intention to exercise its right of disposal of the Mortgaged Properties;

- 8.4.2 the mortgagee or chargee in possession (or a receiver appointed by such a mortgagee or chargee or successor in title) exercising any power of sale or leasing shall first have made every effort to the satisfaction of the Council over a period of three months from the date on which it took possession to dispose of the Mortgaged Properties to an alternative RPSH [or the Council] on terms which are reasonable in all respects to enable the same to be used for the purposes specified in this Deed;
- 8.4.3 if any such mortgagee or chargee in possession (or a receiver appointed by a mortgagee or chargee or successor in title) is unable within the said period of three months to dispose of the Mortgaged Properties in accordance with paragraph 8.4.2 above this Schedule shall not be binding upon the mortgagee or chargee or successor in title and they shall be entitled to dispose of the Mortgaged Properties free of the restrictions set out in this Deed and they and their successors in title shall be released from all obligations and covenants set out in this Agreement in perpetuity.
- 8.4.4 any mortgagee or chargee in possession (or receiver appointed by a mortgagee or chargee or successor in title) shall act in good faith in seeking to secure the transfer of all of the affordable housing units to an alternative Registered Provider of Social Housing or the Council on terms specified in paragraphs 8.4.1 and 8.4.2. hereof before seeking to apply paragraph 8.4.3; and
- 8.4.5 for any notice to be validly served under this paragraph 8.4 it shall be marked "Urgent Notice" and sent by recorded delivery post for the attention of the Corporate Manager for Community or the Chief Officer responsible for Housing at the Council at that time .
- 8.4.6 Any Mortgagee in Possession is not required to agree a price which does not cover all monies due under mortgage/charge'

9. The covenants contained in this Deed shall not be binding on any tenant who:-

- 9.1 has exercised the right to acquire pursuant to the Housing Act 1996 or any statutory provision for the time being in force (or equivalent contractual right) in respect of a particular Affordable Housing Unit;
- 9.2 has exercised any statutory right to buy (or equivalent contractual right) in respect of a particular Affordable Housing Unit; or
- 9.3 has been granted a Shared Ownership lease by a Registered Provider of Social Housing (or similar arrangement where a share of

the Affordable Housing Unit is owned by the tenant and a share is owned by the Registered Provider of Social Housing) in respect of a particular Affordable Housing Unit and the tenant or its mortgagee or charge has subsequently purchased from the Registered Provider of Social Housing all the remaining shares so that the tenant owns the entire Affordable Housing Unit.

10. The Developer covenants with the Council that no later than 2 (two) months prior to Implementation it shall submit to the Council the name of the proposed Registered Provider of Social Housing. The appointment of the proposed Registered Provider of Social Housing shall first be approved in writing by the Council for the purposes of this Deed (such proposed Registered Provider of Social Housing as approved by the Council shall hereafter be referred to as the "Approved RPSH"
11. The long leasehold/freehold interest of at least 125 (one hundred and twenty five) years will be granted to the Approved RPSH by no later than the date that 95 (ninety five)% of the Market Housing Units being the [] Market Housing Unit) are first Occupied.

Appendix L – Registered Provider Contacts

The following is a full list of all Registered Providers in the district with affordable housing stock as at May 2017

Bedfordshire Pilgrim Housing Association
Pilgrims House
Horne Lane
Bedford
MK40 1NY
Tel: 01234 328828
Website: www.bpha.org.uk

Bromford Housing Group
Friars Gate
1st Floor
1011 Stratford Road
Solihull
B90 4BN
Tel: 0845 6050603
Website: www.bromford.co.uk

Derwent Living
No. 1 Centro Place,
Pride Park,
Derby,
DE24 8RF
Tel: 01332 346477
Website: www.derwentliving.com

emh homes
44 Conduit Street
Leicester
LE2 0JN
Tel: 0116 2544230
Website: www.emhhomes.org.uk

Futures Housing Group
Nene House
Sopwith Way
Daventry
NN11 8PB
Tel: 0300 4562531
Website: futureshg.co.uk

Grand Union Housing Group
Derwent House,
Cranfield Technology Park,
University Way,
Cranfield, MK43 0AZ
0300 1234844

Hyde Minister Housing Association
Jubilee House
92 Lincoln Road
Peterborough
PE1 2SN
Tel: 01733 349800
Website: www.hyde-housing.co.uk

Northamptonshire Rural Housing Association
Whitwick Business Centre
Stenson Road
Coalville
Leicestershire
LE67 4JP
Tel: 0300 1234009
Website: www.northamptonshirerha.org.uk

Notting Hill Genesis
Atelier House
64 Pratt Street
Camden
NW1 0DL
Tel: 033 30003000
Website: www.nhggroup.org.uk

Optivo
Colwell House
376 Clapham Road
London
SW9 9AR
Tel: 0330 1230220
Website: www.optivo.org.uk

Orbit Group
Garden Court
Harry Weston Road
Binley Business Park
Binley
Coventry
Tel: 0800 6781221
Website: www.orbit.org.uk

PA Housing
3 Bede Island Road
Leicester
LE2 7EA
Tel: 0116 2576716
Website: asra.pahousing.co.uk

Places for People Living+
PO Box 2070
Preston
PR5 9BY
Tel: 01772 666134
Website: livingplus.placesforpeople.co.uk

Rockingham Forest Housing Association
Atlanta House
John White Business Centre
Midland Road
Higham Ferrers
NN10 8DN
Tel: 01933 411400
Website: <http://www.rfhousing.co.uk/>

Sanctuary Housing Association
164 Birmingham Road
West Bromwich
B70 6QG
Tel: 0800 1313329
Website: www.sanctuary-housing.co.uk

South Northants Homes
Wood Burcote House
Burcote Road
Towcester
NN12 6TF
Tel: 0300 1235544
Website: www.southnorthantshomes.co.uk

Spire Homes
1 Crown Court
Crown Way
Rushden
NN10 6BS
Tel: 0300 1236611
Website: www.spirehmes.org.uk

Wellingborough Homes
Thompson Court
9f Silver Street
Wellingborough

Northamptonshire
NN8 1BQ
01933 231316

Riverside Housing
49 Western Boulevard
Leicester
LE2 7HN
0116 247 3800
