

NORTHAMPTON BOROUGH COUNCIL

**HOUSES IN MULTIPLE OCCUPATION
SUPPLEMENTARY PLANNING
DOCUMENT**

**CONSULTATION STATEMENT
NOVEMBER 2019**

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1 INTRODUCTION

1.1 This Supplementary Planning Document on houses in multiple occupation has been prepared to assist landlords, property owners and planning applicants in delivering houses in multiple occupation. It is also aimed at assisting Development Management officers in considering planning applications associated with houses in multiple occupation.

1.2 This document contains 4 principles. They address matters associated with HMO concentration, amenity space standards, flood risk and parking.

2 CONSULTATION EXERCISE

2.1 The Council undertook an 8 week public consultation exercise between 8th August and 3rd October 2019. Letters and emails were sent to all 511 contacts in the Local Plan database, to include statutory consultees, neighbouring authorities and private individuals.

2.2 A public notice was published in the Northampton Chronicle & Echo inviting representations to be made to the draft SPD and providing details on where more information can be found (see Appendix 1). Details of the consultation were also published on social media. A press release was published on the Council's website.

2.3 This draft HMO SPD and supporting documents were made available to view:

- a. Online via the Council's website www.northampton.gov.uk;
- b. In Northampton Guildhall's One Stop Shop; and
- c. In libraries throughout Northampton

3 SUMMARY OF RESPONSES

3.1 There were 8 responses received in total. Table 1 below summarises the responses and Policy Officers responses.

Table 1: Summary of comments and Officer responses

Ref	Name/ Organisation	Summary of Responses	Planning Policy Officer response
HMO1	I Bhatti	The principle to reduce the 50m radius threshold from 15% to 10% is nonsensical. It has clearly been researched by the study that Northampton's demand for HMOs is increasing. To reduce the agreed limit is unjustifiable	The purpose of reducing the threshold is to manage the concentration of HMOs within a specified radius. It is not intended to reduce the quantum of HMOs within the borough

		Northampton has recently adopted new room sizes as well as a number of other strict rules to ensure landlords provide a good standard of living	Noted. The principle in this SPD updates and strengthens the requirements for acceptable amenity space standards
		15% is not enough to negatively impact an area's character. The remaining 85% of the local area can help to integrate with the HMO population to create a single community environment. Too much negativity an unfounded judgement made on HMOs which is unfair	Evidence shows that the concentration of HMOs within a small radius can have a negative impact on the character of the area
HMO2	Environment Agency	Principle 2 addresses our concerns on no ground floor sleeping in high flood risk areas	Noted and welcomed
HMO3	D Pawlusek	Amount of HMOs far too many in Northampton especially Abington	Noted
		Negative impacts of HMOs in the local area are listed	Noted
		Provide proper consultation, two neighbours is not enough. It impacts more than just those living next door. Affects entire street	The consultation undertaken by Development Management for planning applications is in line with legal requirements. Public notices are also placed to enable others to be aware of any planning applications
		Landlords line their pockets. The Council needs to realise this and require full planning permission and community consultation with a unanimous decision for a HMO to be allowed	Planning permission is not required for a change of use from a dwelling house into an HMO for 3 – 6 unrelated persons. This is a permitted development. For this scheme, planning permission is only required where there is an Article 4 Direction imposed. Any other HMO will require a

			planning application
HMO4	D Kutas	There should be a differentiated licence within the Article 4 area between a regular HMO and ones specifically for students. The respondent outlined the differences between the general HMOs and student HMOs, citing the latter as preferable	The licensing element of HMOs is set down in law. The Council is obligated to comply with the legal requirements
		Recommends that the Article 4 Direction be widened	Noted.
		No HMO licences should be granted within conservation areas	The licensing element of HMOs is set down in law. The Council is obligated to comply with the legal requirements
		Market the development opportunities for larger scale town centre developments to private developers. Focus higher density and taller residential and mixed use developments in the town centre	The Council, through its Local Plan preparation and regeneration projects, aims to deliver town centre growth and regeneration
		Increases to the volume of private student blocks should be a priority over HMOs	Noted
		Neighbourhoods can be regenerated and improved significantly if HMOs are subject to far stricter and further reaching decisions. Large supply of private, non HMO accommodation available in town and families/ professional workers should be encouraged as a priority over HMOs	Noted.
		Workers should be encouraged more towards regular accommodation or longer term flat sharing over HMOs. Increase in large scale apartment blocks would answer these needs better than HMOs increases	Any proposal that comes forward for apartments will be determined in accordance with local plan policies. The Council is also required to deliver a range of housing to suit a variety of needs

HMO5	Great Houghton Parish Council	Welcomes improved controls and management of HMOs	Noted and welcomed
		Seek that planning application requirements are brought in line with licensing requirements	Planning permission is not required for a change of use from a dwellinghouse to a HMO for 3 to 6 unrelated persons, unless the property is located within an Article 4 Direction Area for HMOs
		Seek a requirement for a register of all HMO owners and landlords	
		Welcomes the requirement for suitable parking	Noted and welcomed
HMO6	Town Centre Conservation Area Advisory Committee	The Committee welcomes the SPD and supports the principles set out in 4.2 including the 10% saturation threshold	Noted and welcomed
HMO7	M Pritchard	Where smaller HMOs are concerned, remove PDR and agree that total of HMOs in any area should be 10% as recommended by Loughborough University	Noted.
		There should be regulations to prevent unkempt gardens, fly tipping and excess rubbish, and regular monitoring and enforcement	The Council's Environmental Health team work within their legal remit and undertake regular monitoring and enforcement
		Northampton East should be included in these regulations as many privately rented houses especially in Lings and Lumbertubs are used as HMOs and not always declared by landlords, bringing all the problems mentioned above	The Council's Environmental Health team work within their legal remit and undertake regular monitoring and enforcement
HMO8	Duston Parish Council	Supports the draft SPD	Noted and welcomed
		There should be a Borough wide Article 4 Directive	Noted
		The landlord of the HMO must	Principle 3 of the

		ensure that there is provision for at least 1 parking space per bedroom	SPD contains guidelines on ensuring that sufficient parking is provided by the applicant
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APPENDIX 1: NOTICE IN THE NORTHAMPTON CHRONICLE AND ECHO

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

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

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

Houses in Multiple Occupation SPD

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

Parking Standards SPD

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

Specialist Housing SPD

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

Copies of the draft SPDs can be viewed on the Council's website, from 8th August 2019, by accessing the following link:
www.northampton.gov.uk/draftspd2019

They can also be viewed at:

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

Period for making representations

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

How to make representations and where to send them

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

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

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

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

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