

REPORT TO: Executive Board

DATE: 13th March 2025

REPORTING OFFICER: Executive Director Environment and Regeneration

PORTFOLIO: Environment and Urban Renewal

SUBJECT: Houses in Multiple Occupation SPD and Climate Change and Adaptation SPD

WARD(S) Borough wide

1.0 PURPOSE OF THE REPORT

1.1 This report seeks approval from the Board to adopt the following Supplementary Planning Documents (SPDs):

- Houses in Multiple Occupation (HMO) SPD and
- Climate Change and Adaptation SPD.

1.2 Once agreed the SPDs will be sent to the Secretary of State as part of the adoption process and be made publicly available, and capable of being used as a material consideration in planning decisions in addition to the Local Plan.

2.0 RECOMMENDATION: That

1) the report be noted; and

2) the adoption of the SPDs is approved

3.0 SUPPORTING INFORMATION

3.1 The Local Plan for Halton currently comprises of the adopted Delivery and Allocations Local Plan (2022) and the Joint Waste Plan (2013). The statutory Local Development Plan is the set of Local Plans (also known as Development Plan Documents (DPDs) that together form the statutory basis for determining whether planning permission should be granted.

3.2 Supplementary Planning Documents add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on issues, such as HMOs or Climate Change. They must meet the legal and procedural requirements but once adopted, SPDs are capable of being a material consideration in planning decisions but are not part of the development plan.

- 3.3 Halton Delivery and Allocations Local Plan does not have development plan policies specifically relating to Houses in Multiple Occupation. Therefore, this SPD provides much needed clarity on this topic issue.
- 3.4 The Delivery and Allocations Local Plan does reference Climate Change, specifically in CS(R)19: Sustainable Development and Climate Change. However, due to the ever-evolving nature of the Climate Crisis, it is important that the Council has the most up-to-date information available to developers, to ensure the council meets its Climate targets.

4.0 POLICY IMPLICATIONS

- 4.1 Planning applications should normally be determined in accordance with the Development Plan.

“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.” [Section 38(6): Planning and Compulsory Purchase Act 2004].

- 4.2 The Local Plan is a plan for the future development of a local area, drawn up by the local planning authority in consultation with the community, under the Town and Country Planning (Local Planning) (England) Regulations 2012. The Local Plan is designed to provide broad and strategic policies. SPDs provide detailed guidance on the implementation of policies outlined in the Local Plan. This helps ensure that policy intentions are clear.
- 4.3 Given the new National Planning Policy Framework (NPPF) and emerging Planning Policy Guidance (PPG) the Planning Policy team are preparing to adopt these SPDs to provide more guidance to internal and external stakeholders on the topic issues in question.

5.0 FINANCIAL IMPLICATIONS

- 5.1 The adoption of the HMO and Climate Change SPD's have no direct financial implications to the Council.

6.0 IMPLICATIONS FOR THE COUNCIL'S

6.1 Improving Health, Promoting Wellbeing and Supporting Greater Independence

The Houses in Multiple Occupation SPD ensures specific standards are met by the owners to ensure Halton's residents live in well maintained and appropriate accommodation. The Climate Change and Adaptation SPD ensures that the council hits its sustainability targets which future generations of the borough as well as the current population.

6.2 Building a Strong, Sustainable Local Economy

The HMO SPD provides further clarification on an important part of the

housing sector and ensures that residents have good quality housing which helps enable them to contribute to the local economy. The Climate Change and Adaptation SPD provides further information on how the council can move towards a green economy, protecting the environment while promoting growth.

6.3 Supporting Children, Young People and Families

HMOs make up an important part of the housing sector. This SPD ensures that any young families and people are protected as it outlines the specific standards the council expects from landlords who operate HMOs. The Climate Change and Adaptation SPD helps protect future generations who are most likely to feel the effects of climate change if protective measures are not implemented now.

6.4 Tackling Inequality and Helping Those Who Are Most In Need

The SPDs support the above by providing additional information to develop a fair and equitable borough by providing policies that shape our community.

6.5 Working Towards a Greener Future

The HMO SPD provides information on the councils expected standards on issues such as energy efficiency. The Climate Change and Adaptation SPD also supports the above by providing additional information to guide developers and investors of the aspirations of the borough to reduce its carbon footprint.

6.6 Valuing and Appreciating Halton and Our Community

The HMO SPD contains policies that supports the delivery of suitable homes and the Climate Change SPD helps protect the communities in which we will live and work.

7.0 Risk Analysis

7.1 Supplementary Planning Documents provide up-to-date relevant information in support of the Local Plan, and assists developers by providing clarity on topic area's therefore reducing the risk of a non-determination.

8.0 EQUALITY AND DIVERSITY ISSUES

8.1 Building stronger communities through community engagement and good planning is a key aspect of the Local Plan. The Council is already committed to equality regardless of age, sex, caring responsibility, race, religion, marital status, maternity issues, gender reassignment, socio economic need, sexuality or disability and these commitments are reflected in the Local Plan as far as is relevant. Planning Policy documents are subjected to Equality Impact Assessments during their production to ensure compliance.

9.0 CLIMATE CHANGE IMPLICATIONS

9.1 The HMO SPD provides information on the councils expected housing standards and the impact on the Climate. The Climate Change and Adaptation SPD provides even more detail on the implications of Climate Change and what measures can be implemented to protect the borough.

10.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

Document	Place of Inspection	Contact Officer
Houses in Multiple Occupation SPD	Municipal Building, Widnes	Rebecca Taylor
Climate Change and Adaptation SPD	Municipal Building, Widnes	Rebecca Taylor
The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)	Municipal Building, Widnes	Rebecca Taylor
National Planning Policy Framework (NPPF 2025)	Municipal Building, Widnes	Rebecca Taylor
National Planning Practice Guidance (PPG)	Municipal Building, Widnes	Rebecca Taylor
Halton Delivery and Allocations Local Plan (DALP 2022)	Municipal Building, Widnes	Rebecca Taylor
Waste Local Plan (2013)	Municipal Building, Widnes	Rebecca Taylor
