

**Subject:** Revised Interim Housing Position Statement      **Status:** For Publication

---

**Report to:** Development Control Committee Cabinet      **Date:** 9<sup>th</sup> January 2007  
24th January 2007

---

**Portfolio Holder:** Cabinet Member for Regeneration

---

**Key Decision:** YES

Forward Plan       General Exception       Special Urgency       "X" In  
*Relevant Box*

---

**1. PURPOSE OF REPORT**

1.1 To inform members of the Committee of the proposal to introduce a Revised Interim Housing Position Statement which is attached at Appendix 1.

**2. CORPORATE PRIORITIES**

2.1 Regeneration is a corporate priority, the Revised Interim Housing Position Statement will ensure that areas are regenerated in the appropriate manner and that a variety of house types are provided.

**3. RISK ASSESSMENT IMPLICATIONS**

3.1 Correspondence has been received from a developer that this Interim Affordable Housing Position approach is unlawful. The Council has fully considered this issue but is of the view that the Interim Affordable Housing Position Statement can proceed.

**4. BACKGROUND**

4.1 Housing policy contained in national and regional guidance and Policy 12 of the Joint Lancashire Structure Plan (adopted March 2005) has resulted in a housing allocation for Rossendale requiring a stepped rate of provision over the period 2001-2016.

4.2 Policy 12 of the Structure Plan states that 1,920 dwellings are required to be built within the Borough between 2001 and 2016 in order to adequately house the Borough's population. It further states that these are to be provided at the rate of 220 dwellings per year until 2006 and 80 per year thereafter. Having

regard to the number of dwellings which have been built since 2001, and to the number for which permission exists, LCC (Planning) is of the view that this Council should rigorously enforce a policy of restraint on proposals coming forward that will create additional dwelling units.

- 4.3 This approach reflects the supporting statement following Policy 12 of the Structure Plan which states that: *“Where there is a significant oversupply of housing permissions, planning applications for further residential development may not be approved unless they make an essential contribution to the supply of affordable or special needs housing or form a key element within a mixed use regeneration project”*.
- 4.4 Having regarded the above, in 2005, the Council accepted the contention that it would over-shoot its housing allocation, and that permissions granted should be limited to the circumstances set out in the Interim Housing Position Statement published in August 2005.

### **Revised Interim Housing Position Statement**

- 4.5 In light of the publishing of Planning Policy Statement 3 in November 2006, updated information relating to the housing land position, new evidence identifying affordable housing need in the Borough and experience gained in implementing the Interim Housing Position Statement, it is considered appropriate to issue a Revised Interim Housing Position Statement.
- 4.6 Additionally, although work on the LDF is in progress, in view of the number of residential planning applications coming forward, it would be inappropriate to wait for the emerging Local Development Documents to gain significant weight before addressing these issues. Consequently, this Revised Interim Housing Position Statement will be applied with immediate effect to applications received after the cabinet decision on the 25<sup>th</sup> January 2007, and will be out to consultation for 5 weeks following the decision of cabinet.
- 4.7 The Revised Interim Housing Position Statement seeks to achieve a balanced approach which takes into account concerns regarding oversupply, but also regeneration priorities and the delivery of affordable housing.
- 4.8 This Revised Interim Housing Position Statement will normally outweigh equivalent development plan policies in deciding planning applications because of their consistency with the Government's national planning policies, Regional Planning Guidance and Structure Plan. In this way, it will enable the Council to implement a plan led approach towards the provision of housing in the Borough and the managed release of housing land in line with Government guidance in PPS3.

## **5. COMMENTS OF THE HEAD OF FINANCIAL SERVICES**

- 5.1 There are no immediate direct financial implications for the Council other than in its position as a land owner.

## **6. COMMENTS OF THE HEAD OF HUMAN RESOURCES**

6.1 No comments

## **7. CONCLUSION**

7.1 In light of the publishing of Planning Policy Statement 3 in November 2006, updated information relating to the housing land position, new evidence identifying affordable housing need in the Borough and experience gained in implementing the Interim Housing Position Statement, it is considered appropriate to issue a Revised Interim Housing Position Statement. It will be applied with immediate effect to applications received after the cabinet decision on the 25<sup>th</sup> January 2007, and will be out to consultation for 5 weeks following the decision of cabinet

7.2 The Revised Interim Housing Position Statement seeks to achieve a balanced approach which takes into account concerns regarding oversupply, but also regeneration priorities and the delivery of affordable housing.

## **8. RECOMMENDATION**

8.1 That the Committee provides any comments on the proposed Revised Interim Housing Position Statement to be forwarded to the Cabinet.

8.2 Subject to 8.1 that the Revised Interim Housing Position Statement is agreed and applied to all applications received after the 25<sup>th</sup> January 2007.

8.3 That consultation on the Interim Housing Position Statement is carried out for a period of 5 weeks from the decision of cabinet at its meeting of the 25<sup>th</sup> January 2007.

## **9. CONSULTATION CARRIED OUT**

9.1 Portfolio holder

<b>Contact Officer</b>	
Name	Stephen Stray
Position	Senior Planning Officer
Service / Team	Forward Planning
Telephone	01706252420
Email address	Stephenstray@rossendalebc.gov.uk