

**Subject:** Rossendale Interim Housing Policy Statement

**Status:** For Publication

**Report to:** Cabinet

**Date:** 30<sup>th</sup> July 2008

**Report of:** Executive of Regulatory Services

**Portfolio**

**Holder:** Portfolio Holder for Regeneration

**Key Decision:** Yes

Forward Plan

General Exception

Special Urgency

**1. PURPOSE OF REPORT**

- 1.1 This report seeks Cabinet approval to formally adopt an Interim Housing Policy (which is attached as Appendix 1) for development control purposes with immediate effect.
- 1.2 It should be noted that the attached Interim Housing Policy is a revision of the Interim Housing Policy Statement which was approved by Council on 20<sup>th</sup> December 2007 for development control purposes after considerable public consultation.
- 1.3 This report brings back to Cabinet a revised Interim Housing Policy that has been subject to amendment in light of changing policy context, and to reflect the most up-to-date government guidance. The previous policy has been updated to try and achieve a balanced approach which takes into account concerns regarding housing provision, but also regenerative priorities and the delivery of affordable housing.

**2. CORPORATE PRIORITIES**

- 2.1 The matters discussed in this report impact directly on the following corporate priorities and associated corporate objectives:
- Delivering Quality Services to Customers (Customers, Improvement) through ensuring applicants are clear on our policies.
  - Delivering Regeneration across the Borough (Economy, Housing). The Interim Policy will encourage development of the right kind, at the right time and in the right place.
  - Promoting Rossendale as a place to live and visit (Economy), by achieving high quality development.

- Well Managed Council (Improvement, Community Network) by having robust policies in place to use.

### **3. RISK ASSESSMENT IMPLICATIONS**

3.1 All the issues raised and the recommendation(s) in this report involve risk considerations as set out below:

- The Housing Policy is an essential tool in ensuring planning applications are determined in accordance with national, regional and local policy. To not adopt the policy would undermine the Council's ability to manage the release of housing land in accordance with the requirements of the adopted and emerging development plan.
- In light of the number of residential planning applications coming forward, it was considered inappropriate to wait for the emerging Local Development Framework to gain significant weight before addressing housing issues.

### **4. BACKGROUND AND OPTIONS**

4.1 Members may recall that at a Council meeting on 19<sup>th</sup> December 2007, an Interim Housing Policy Statement was approved for development control purposes.

4.2 This revised Interim Housing Policy has been produced in light of changing policy context and government guidance and is attached at Appendix 1.

4.3 The policy is based upon evidence demonstrating a 5 year supply of deliverable housing sites.

4.4 For information, the Council has begun the preparation of the Core Strategy as well as the Site Allocations Development Plan Document which will allocate land for specific uses including housing. This document will replace the existing allocations and allow the Council to deliver and achieve the vision for Rossendale through a plan led and managed approach. However, as they are still in the early stages of preparation a policy is required to guide residential development in the interim.

### **COMMENTS FROM STATUTORY OFFICERS:**

#### **5. SECTION 151 OFFICER**

5.1 There are no immediate financial implications arising from the report

#### **6. MONITORING OFFICER**

6.1 Clearer policies ensure our customers are aware of what type of housing developments will be considered acceptable.

## **7. HEAD OF PEOPLE AND ORGANISATIONAL DEVELOPMENT (ON BEHALF OF THE HEAD OF PAID SERVICE)**

7.1 There are no human resource implications arising from the report.

## **8. CONCLUSION**

8.1 The Interim Housing Policy seeks to achieve a balanced approach that takes into account the concerns regarding housing provision in the Borough, but also regeneration priorities and the delivery of affordable housing.

8.2 The interim policy will remain relevant guidance until such a time as the current housing figures in policy H12 are superseded by the Regional Spatial Strategy (currently estimated for summer 2008) and the Council can pursue a plan led approach to housing provision through the LDF. It will also be reviewed regularly to take account of government guidance as and when it emerges.

## **9. RECOMMENDATION(S)**

9.1 That Cabinet approve the Interim Housing Policy for Development Control purposes with immediate effect.

## **10. CONSULTATION CARRIED OUT**

10.1 Because it is not part of the LDF, there are no statutory consultation requirements. However, the Council has undertaken a number of consultation exercises on previous policy statements.

10.2 Internally, reports to Cabinet have been completed for each of the previous versions of the Interim Housing Policy Statement.

## **11. EQUALITY IMPACT ASSESSMENT**

Is an Equality Impact Assessment required Yes

Is an Equality Impact Assessment attached Yes

## **12. BIODIVERSITY IMPACT ASSESSMENT**

Is a Biodiversity Impact Assessment required Yes

Is a Biodiversity Impact Assessment attached Yes

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Either

Background Papers	
Document	Place of Inspection
Revised Housing Policy Statement Residential Land Availability Monitoring Joint Lancashire Structure Plan Housing Market Needs Assessment Emerging Regional Spatial Strategy	One Stop Shop Council Website

Or

No background papers (*delete where applicable*)