

**Subject:** Rossendale Housing Land Position  
Monitoring Report

**Status:** For Publication

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**Report to:** Executive

**Date:** 7<sup>th</sup> June 2006

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**Report of:** Chief Executive / Interim Manager Spatial Development

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**Portfolio**

**Holder:** Cabinet Member for Regeneration

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**Key Decision:**

**NO**

Forward Plan

General Exception

Special Urgency

"X" In Relevant Box

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**1. PURPOSE OF REPORT**

- 1.1 To inform members of the results of the housing monitoring report, which assesses residential development within Rossendale against the requirements of the 2005 Joint Lancashire Structure Plan (JLSP).

**2. CORPORATE PRIORITIES**

- 2.1 The matters discussed in this report are linked to and support the following corporate priorities:

- Delivering the District Vision as it applies to Housing: By 2020 Rossendale will offer a choice of well maintained and affordable housing for all residents. It is essential to monitor the housing development with reference to the planned provision (currently the Joint Lancashire Structure Plan) in order to be able to ensure that future residential development meets the needs of Rossendale's residents in terms of tenure, affordability and type.

**3. RISK ASSESSMENT IMPLICATIONS**

- 3.1 There are no specific risk issues for members to consider arising from this report. The Report is for members' information.

## **4. BACKGROUND AND OPTIONS**

- 4.1 This report provides an account of the latest housing land position within Rossendale, using the 31<sup>st</sup> December as the base date. This builds on the position as presented in the Housing Policy Position Statement (approved by the Executive, August 2005).
- 4.2 Rossendale Borough Council is required to monitor the housing land within the Borough in relation to the provision set out in Policy 12 of the Joint Lancashire Structure Plan (JLSP), which was adopted in 2005. It is expected that under the “*plan monitor manage*” approach to housing land, introduced in *Planning Policy Guidance Note 3* (in 2000), that the Council takes account of the housing land supply when considering the release of land for residential.
- 4.3 The purpose of this Report is to set out the current housing land position within Rossendale as of 31<sup>st</sup> December 2005. It seeks to provide information on the number of dwellings with planning approval and the level of housing completions and to reference this information with the requirements of the Joint Lancashire Structure Plan.
- 4.4 It shows that the number of dwellings which have a valid planning approval exceed the requirements of the Joint Lancashire Structure Plan (JLSP). Anticipated completions have also been considered and these will significantly exceed the provision of just 80 dwellings that the JLSP requires on an annual basis for the period 2006 to 2016. The situation has not changed since the Housing Policy Position Statement, approved in August 2005.
- 4.5 In accordance with the JLSP, in a situation of over-supply, new dwellings should only be permitted where they play a key role in a mixed use regeneration scheme or will meet an identified local need.
- 4.6 Given the findings of this Report, it will be necessary to respond to the consultation being undertaken by the North West Regional Assembly on the revised Regional Spatial Strategy for the North West. This is to attempt to ensure that Rossendale’s housing provision, as set out in the revised RSS, which will replace the JLSP, does not drop.

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

- 5.1 No Financial implications

## **6. COMMENTS OF THE HEAD OF LEGAL AND DEMOCRATIC SERVICES**

- 6.1 No Legal implications

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

- 7.1 No HR implications

## **8. CONCLUSION**

- 8.1 For members to be aware of the latest housing land position within the Borough.

**9. RECOMMENDATION(S)**

9.1 For members' information

**10. CONSULTATION CARRIED OUT**

10.1 Development Control; Urban Vision; Building Control; Legal Services; Financial Services; Human Resources; Lancashire County Council

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Either

| Background Papers                        |                        |
|--|------------------------|
| Document                                 | Place of Inspection    |
| Joint Lancashire Structure Plan (2005)   | www.lancashire2016.com |
| Planning Policy Guidance Note 3: Housing | www.odpm.gov.uk        |