



ROSSENDALE
BOROUGH
COUNCIL



AFFORDABLE HOUSING

Supplementary Planning Document (SPD)

Consultation Statement

December 2024



Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out that a consultation statement must be prepared prior to adoption by the Local Planning Authority. This should include:

- (i) the persons the local planning authority consulted when preparing the supplementary planning document;
- (ii) a summary of the main issues raised by those persons; and
- (iii) how those issues have been addressed in the supplementary planning document.

Consultation Details

The draft Affordable Housing Supplementary Planning Document (SPD) was consulted internally (Planning, Legal, Housing, Economic Development) and with Homes England and Council's Viability Consultant. In the light of the proposed changes to the NPPF references First Homes have been removed.

The SPD was taken to the Council's Overview and Scrutiny Committee on 9 September which approved the statutory consultation, and recommended the final version to be considered for adoption by Cabinet following this consultation. The consultation was carried out 24 September to 22 October 2024. The documents were available on-line on the Council's planning pages and the consultation was advertised on the Council's social media platforms. In addition to the Council's website, in accordance with Regulation 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012, the documents were also made available for inspection during normal office hours at the Council's offices at Futures Park in Bacup.

The draft SPD included a number of questions aligned with an online survey, to direct consultees' attention to key issues. In total 8 responses were received, of which 3 recommend modifications or raise matters for consideration, see below:

Consultee	Summary of Response	Action
National Highways	No specific comments	No
Natural England	No specific comments	No
The Coal Authority	No specific comments	No
Historic England	No specific comments	
RBC Strategic Housing	Q1 - Support for uplift methodology. Q5 - Support for Local Connection Test. Q7 - Agree with Price Cap methodology. Q8 - Strategic Housing have been involved with the drafting of the SPD	No
Growth Lancashire	Q8 - A number of assets in Rossendale are NDHAs and this should	Noted

	be taken into consideration regarding any conversion works	
Ian Francis	Query about duplicated paragraph	Remove paragraph 4.3
NHS Property Services	Request consideration be given to AH for NHS staff	It is considered that NHS staff are provided for within the SPD due to the "essential local workers" (as defined in the NPPF) inclusion in para 2.1.2

It should be noted that CPRE responded on 24 October, after the consultation ended. Their response has been included in the Consultation Statement. We note their concerns (e.g. on consultation, incorporating policies to address climate and sustainable development in relation to affordable housing, "its narrow focus on housing" so omitting biodiversity, beauty and heritage, and health and well-being and accessibility matters. As before we consider these issues to be better referenced in other specific policies and guidance.