

CABINET MEMBER FOR REGENERATION AND DEVELOPMENT SERVICES

Venue: Training Room, 3rd Floor, **Date:** Monday, 19th May 2008
Bailey House,
Rawmarsh Road,
Rotherham. S60 1TD

Time: 10.30 a.m.

A G E N D A

1. To determine if the following matters are to be considered under the categories suggested, in accordance with the Local Government Act 1972 (as amended March 2006).
2. To determine any item which the Chairman is of the opinion should be considered later in the agenda as a matter of urgency.
3. Minutes of previous meeting of the Cabinet Member held on 17th March, 2008
For signature by the Chair
(See Orange Book – Schedule of Delegated Decisions – 19th January to 4th April, 2008)
4. Minutes of a meeting of the Tourism Forum held on 15th April, 2008. (copy attached) (Pages 1 - 11)
 - to receive the minutes.
5. Minutes of the Local Development Framework Members' Steering Group held on 18th April, 2008. (copy attached) (Pages 12 - 16)
 - to note progress and emerging issues.
6. Minutes of a meeting of the Health, Welfare and Safety Committee held on 25th April, 2008. (copy attached) (Pages 17 - 18)
 - to receive the minutes.
7. Minutes of a meeting of the Clifton Park Restoration Project Board held on 30th April, 2008. (copy attached) (Pages 19 - 27)
 - to note progress and receive the minutes.
8. Petitions (report attached) (Page 28)
 - to note the petition and the anticipated report.
9. Traffic Problems - Worrygoose Lane, Whiston. (report attached) (Pages 29 - 34)
Ken Wheat, Transportation Unit Manager, to report.
 - to report the outcome of investigation into issues raised in a petition.

10. Dearne Road, Manvers - proposed controlled crossing. (report attached) (Pages 35 - 38)
Ken Wheat, Transportation Unit Manager, to report.
 - to consider a request for a controlled crossing at the point where the Trans Pennine Trail crosses Dearne Road, Manvers.
11. Extension of cycle training provider contract. (report attached) (Pages 39 - 41)
Ken Wheat, Transportation Unit Manager, to report.
 - to consider a request for permission to extend the contract for a further year.
12. Contract Award for the joint Sheffield/Rotherham multi-modal model. (report attached) (Pages 42 - 44)
Ken Wheat, Transportation Unit Manager, to report.
 - to determine a suitable contractor for the operation and maintenance of the model.
13. Petition for traffic calming measures on Upper Wortley Service Road, Droppingwell. (report attached) (Pages 45 - 48)
Ken Wheat, Transportation Unit Manager, to report.
to report receipt and result of investigation into a petition submitted by residents.
14. Response to DfT consultation on Blue Badge/Disabled Parking Response Strategy. (report attached) (Pages 49 - 59)
Ken Wheat, Transportation Unit Manager, to report.
 - to consider the response to the DfT consultation.
15. Affordable Housing Interim Planning Statement. (report attached) (Pages 60 - 162)
Tracie Seals, Affordable Housing Officer, and Nick Ward, Planner, to report.
 - to report on the consultation response and request that the amended document be accepted.

The Chairman authorised consideration of the following three extra items in order to progress the matters referred to:-

16. Indoor Bowling. (report attached) (Pages 163 - 166)
Asif Akram, Project Development Officer, to report.
 - to consider the development of proposals to bring an indoor bowling venue to Rotherham and to establish a project steering group, chaired by the Cabinet Member for EDS, to monitor progress and oversee the development of a Rotherham indoor bowling facility.
17. Conferences/Seminars. (report attached) (Page 167)
 - to consider attendance.
18. Naming of the New Leisure Facilities. (report attached) (Pages 168 - 169)
Steve Hallsworth, Leisure Services Manager, to report
 - to consider names for the four new sport and leisure facilities.

19. EXCLUSION OF THE PRESS AND PUBLIC

The following items are likely to be considered in the absence of the press and public as being exempt under those Paragraphs, indicated below, of Part 1 of Schedule 12A to the Local Government Act 1972 (as amended March 2006).

20. Depot Review. (report attached) (Pages 170 - 181)

Gary Gaunt, Project Manager, Asset Management, to report.

- to report the requirement for a Depot Review, and to consider initial recommendations.

(Exempt under Paragraphs 3 and 4 of the Act – information relating to financial/business affairs and labour relations matters)

21. Notes of a Stage 3 Complaint Panel held on 24th April, 2008. (copy attached) (Pages 182 - 184)

- to note the outcome of the Panel.

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TOURISM FORUM
Tuesday, 15th April, 2008

Present:-

Joanne Edley	RMBC Tourism Manager – IN THE CHAIR
Marie Hayes	Events & Promotions Service Manager
Michelle Mellor	Assistant Tourism Officer
Clare Trueman	Visitor Centre Co-ordinator
Dawn Campbell	Events & Promotions Officer
Brian King	Rotherham Civic Society
Natalie Hunter	RMBC International Links
Lisa Broadest	RMBC Archives & Local Studies
Bernadette Burbridge	BBC/Rotherham Visitor & Information Centre
Bernard Jones	South Yorkshire Transport Museum
Clive Pantry	Todwick Parish Council
Matthew Beck	MAGNA
Kevin Saville	Carlton Park Hotel
Carol Bowser	Winthrop Park
Anne Grayson	RMBC Rotherham Investment & Development Office
Ann & Robert Holland	Throapham House B & B
Julia Makin	RSPB Dearne Valley
Pete Wall	RSPB Dearne Valley
Ted Kelsey	Bramley Parish Council
Vicky Martin	Aston Hotel
Caroline Wilson	Yorkshire South Tourism

Apologies

Tom Waldron-Lynch	Hellaby Hall Hotel
Gillian & James Marsden	Brentwood Hotel
Mr. Airey	Wentworth Garden Centre
Stuart Reaney	Chesterfield Canal Partnership
Keith Ayling	Chesterfield Canal Partnership
Councillor Pat Wade	Aston-cum-Aughton Parish Council
John & Christine Savage	Stonecroft Accommodation
Clarke Herron	RMBC RiDO
Malcolm Godfrey	Wath Golf Club
Sam Brooks	Laughton Parish Council
Jovan Maric	Music Factory
D. F. Stevens	Faris's Contented Cottage
Sandra McDermott	Silverwood Miners Welfare & Resource Centre
Ian Dixon	Rother Valley Country Park
Colleen Allen	Unity Centre
David Young	SYPTE
Mrs. P. Muffett	Whiston Manorial Barn
Christine Thomas	RCAT
Emma Pickering	Robin Hood Airport
Elaine Humphries	Friends of Clifton Park

Liz Womble	Brecon Hotel
Charles Peat	Best Western Consort Hotel
Tracey Huxley	The Welcome Inn Hotel
G. P. Wilson	Leather/Saddlery, Wentworth Garden Centre
Michelle Toms	Restover Lodge
Anthony Barber Lomax	Wentworth Estates
C. Falzon	Sheffield Aero Club
Natalie Haynes	Holiday Inn
Julie Williamson	Dearne Valley College
Grace Rogerson	Dearne Valley College
Rachel Spooner	Swindon House
Anne Hicks	All Saints Minster

85. TOUR OF CLIFTON PARK MUSEUM

Forum Members were given a brief tour of the Museum prior to the meeting.

86. WELCOME AND INTRODUCTIONS

Joanne Edley, Tourism Manager, welcomed Forum Members and introductions were made.

The Museum staff were thanked for the tour and for providing refreshments.

87. BBC BIG SCREEN PRESENTATION

Bernadette Burbridge, BBC, Screen Manager, gave a presentation and spoke about Rotherham town centre's BBC Big Screen.

Reference was made to:-

- Why it was in All Saints Square
- What it was trying to achieve
- Content e.g. ballet/opera; live BBC TV programmes; Rotherham news, sport & travel; "What's on?" diary; community information
- Size
- Use in conjunction with other town centre events e.g. Rotherham by the Sea
- Arts Programme:- to encourage and support local artists, as well as regional, national and international
- Community films – professional and amateur; schools, universities and colleges
- Screening of live events
- Interactivity e.g. scoring a goal
- What the screen can do for local tourism businesses/attractions etc
- Future programmes & development:- partnership with RCAT and Thomas Rotherham; Olympiad 2012; Last Night of the Proms;

China Day; Royal Ballet – Romeo & Juliet; Churches Pentecost

Feedback from participants at previous event confirmed that the screen had created an interest in the town centre.

Forum Members raised the following issues:-

- Information about the schedule of events

The schedule of events was published on the Council's website; advertised in local press and on the local radio.

Joanne and Bernadette agreed to send fliers out to those on the mailing list.

- Where could Bernadette be contacted:

Bernadette was based in the Visitor and Information Centre, 40 Bridgegate, Rotherham. S60 1PQ. ☎ 01709 336886 (available 2 - 3 days/week)

- Links with Rotherham's twin town St. Quentin and Europe Day

Natalie Hunter pointed out that St. Quentin also staged a "By the Sea" event and asked if the two events could be linked. She also referred to the Europe Day Quizz.

Natalie and Bernadette agreed to meet to discuss possible links/streaming of content.

- Could content be streamed out to the districts via Broadband e.g to Dinninton?

Bernadette agreed to discuss the possibility of a link with her technical manager.

88. INDUSTRY REPRESENTATIVES ITEMS TO RAISE WITH THE TOURISM FORUM.

Joanne Edley, Tourism Manager, reminded Forum Members, of the nominated Industry Representatives, pointing out that Matthew Beck and Bernard Jones were present.

It was emphasised that Elected Members and Council officers were keen to receive feedback from the sector.

89. RMBC TOURISM SERVICE RESTRUCTURE

Marie Hayes, Events & Promotions Service Manager, reported on the Council's restructure of the Tourism Service and its amalgamation into

Culture and Leisure Services.

The benefits included better linkages and use of services such as marketing, design and press. The restructure would also enable the service to deliver more town centre events and more promotion of tourism.

Reference was made to the installation of Databox in the Visitor and Information Centre for the sale of theatre tickets, and hopefully tickets for other events and venues.

The combined services would be located in the Visitor and Information Centre once alternative accommodation had been found for the Town Centre Management team.

90. TOURISM PLAN 2005 - 2008 REVIEW

Joanne Edley, Tourism Manager, spoke about the on-going work to review the Tourism Plan. Reference was made to the input from Forum Members at the previous meeting.

Copies of the final draft were distributed and Joanne asked Forum Members to feedback any further comments to her within the next two weeks.

Reference was made to previous economic impact studies in relation to how much tourism was worth to the economy in Rotherham:-

2005 - £250m

2006 - spend was higher at £324m

2007 - £312m – this was due to reduced spend across the UK and flooding issues

Reference was also made to the various models used to do the calculations e.g. STEAM, Cambridge Model and the study being undertaken by Sheffield Hallam University using major SY attractions as key indicators which was currently in the development stages.

It was emphasised that this was an important piece of work as Yorkshire Forward was using Yorkshire South Tourism as a model of partnership working and could potentially double the amount of money available for tourism.

91. DRAFT VISITOR ECONOMY PLAN 2008-2011

Joanne Edley, Tourism Manager, reported on the draft Visitor Economy Plan which was proposed to cover the period 2008-2011. However, it was pointed out that within the industry it was more usual for such a plan to cover a five year period.

The model being used would be the one developed at the Sustainability Conference which was held in 2007. The current draft was being reviewed by the Council's Sustainability Officer to ensure that this model was in line with the requirements of Objective 1.

The draft document would be sent out for consultation.

92. VISITOR CENTRE UPDATE

Clare Trueman, Visitor Centre Co-ordinator, reported on the following:-

Footfall:- April 07 to March 08 = 69,442 (target was 68,000)

BABAH (Book a Bed Ahead Scheme):- April 07 to March 08 = 47 (30 of which were local & placed in Rotherham accommodation; 16 were out going in the UK; 1 was in coming)

Web Sales:- on-going research through the Website partnership with RBT and YST to see if an e-shop was possible for Rotherham merchandise.

Merchandise:- partnership with Rotherham United including promotion and press releases etc. Sales went well over Christmas. Stocks were currently low.

93. TOURISM DEVELOPMENTS UPDATE

Michelle Mellor, Assistant Tourism Officer, reported on the following:-

New developments:-

The YES Project:- Sheffield Steelers had signed up at Rother Valley. The outline proposal included a 3★ and 4★ hotel, retail and food.

Aston Hotel, Britannia Way at the Business Park was due to open later this month

Wath Manvers – new development included a hotel (to open in 2009) and some leisure development around the lake.

RMBC's 4 new Leisure Centres:- at Wath, Aston and Town Centre – due to open in the Autumn of 2008, with Maltby due to open next year.

New Self Catering Establishment:- Mr. and Mrs. Baker, Old Police House, Upper Haugh – signed up to Yorkshire South Tourism. The Tourism Service had provided assistance with the accommodation assessment process.

New Guest Accommodation:- Plough Inn, West Melton – undertaking

refurbishment which includes 6 bedrooms and conference facilities – due to open in the Summer.

Swallownest – new guest accommodation coming on line later this year – 6 beds all en suite.

Boston Castle and Park:- A Heritage Lottery Bid is due to be submitted in September for the redevelopment including an extension. The proposals will include a visitor centre, conference facility and a unique wedding venue. It is envisaged that the venue will work with some of the accommodation providers close by on wedding packages.

Aston Hall Hotel:- 6 new rooms opened in Darcy House. A further 29 bed extension to be opened in July 08.

Fitzwilliam Arms, Parkgate:- extra 20 bedrooms. The Tourism Service had provided advice and information about its classification i.e. public house accommodation or hotel.

Carlton Park Hotel and Leisure:- refurbishment works including £3m new leisure facilities, and a further £1m of works.

Holiday Inn:- 40 bedroom extension received planning approval

Tropical Butterfly House:- refurbished play area, extension to patio area and animal enclosures.

Phoenix Hotel:- refurbishment. A meeting is to be arranged with Caroline Wilson, Yorkshire South Tourism, to discuss grant aid for assessment.

Publications:-

Walking Festival brochure
Visitor and Accommodation Guide

Events:

Walking Festival 2008:- 40 events, including Boats and Boots in conjunction with Chesterfield Canal Partnership, and 14 new walks

Rotherham in Bloom competition:- w/c 21st July. 4 categories:-
(i) Town Centre business (ii) hospitality and tourism (iii) villages and (iv) ecclesiastical/places of worship

Prizes included free advertising space, certificate, trophy, garden centre vouchers.

Rother Valley Triathlon:- 31st May/1st June:- run, cycle, swim – 7 events. Free (but car park charge). Registration Information on

www.onestepbeyond.org.uk

Continental Market – Rotherham town centre – 29th to 31st May:-

Big Screen Event Royal Opera House – Romeo and Juliet – 1st June, 2008 @ 2.30 p.m:- free event; local entertainment; pre-order picnic hampers available; food and drink available at the event.

Rotherham Show 6th & 7th September, 2008 – Clifton Park:- trade stands available (contact Marie Hayes or Kate Moreman)

Heritage Open Day – September, 2008:- Free access to churches and historic buildings. Proposed walk around Thorpe Salvin Hall linked to trips on the Seth Ellis on the Chesterfield Canal. Forum Members requested to submit ideas. Information packs were available from the Visitor and Information Centre. Other attractions involved to date included The Minster, the Chapel of Our Lady, Clifton park Museum and Magna.

Rotherham by the Sea – August 2008 in All Saints Square

94. **SOUTH YORKSHIRE TOURISM PARTNERSHIP UPDATE**

Caroline Wilson, Yorkshire South Tourism, detailed work of the partnership:-

Exhibitions attended:-

- Confex – 332 new clients; £1.5m worth of direct enquiries; 20 press interviews. Voted UK Best Destination
- National Venues Show - September 07
- IMEX in Frankfurt
- EIBTM in Barcelona
- Northern Events Show

Other marketing activities:-

- New conference guide launch, supported by a website
- Familiarisation trips for buyers and journalists
- PR and press campaigns
- Ambassador Scheme launched at Hallam and extending to Sheffield University to encourage academics to bring to the Yorkshire South Area conferences and meetings for associations they belong to. The scheme is being rolled out to the SY Chambers and the private sector.

Leisure: Marketing Collateral:-

- Group Travel Guide published
- Visitor Guide – to be published 21/4/08
- Day Visitor Guide – to be published May 08 (copies available from Caroline)

Exhibitions for Leisure Tourism:-

- Dublin Holiday World
- FITUR in Madrid
- Bolton Great Days Out – February 08
- British Travel Trade Fair
- Harrogate - April 08
- Tatton Park – July 08
- International Leisure – NEC – Sept 08

Other activities:-

- Familiarisation trip for coach operators – June 08
- Advertising and Pr to trade and press, including competition
- Follow up of enquiries from exhibitions attended
- Meetings to promote South Yorkshire as a destination with Whizzair
- Working with Yorkshire Tourist Board and VisitBritain

Website:-

Data from regional database now stitched in and live – www.Visitrotherham.org

YS.com – recorded 341,000 hits this year including from UK, USA and Belgium

Guestlink:-

28 businesses actively offer on-line bookability through the system. These businesses are receiving bookings and have enhanced status on YS.com.

Being used by Tourist Information Centres and generated £400 worth of bookings.

Businesses were encouraged to keep their information up to date on this system.

15 people attended training sessions to end of March – Caroline offered further free training for any organisation.

Partnership Schemes:-

130 businesses signed up

17 accommodation providers from Rotherham area

It was pointed out that £95 ensured listing on the website and included YTB membership.

Benefits of YST membership:-

- Entry on to website
- Enhanced entry in Guide
- Gold Level Membership of YTB – free
- Opportunity to benefit from grants
- Benefit from training April/May on growing your business (free if 15 businesses signed up)

Events supported by YST included:-

- BUSA Games
- Rother Valley Triathlon
- Galvanize Festival, Sheffield
- Walking with Dinosaurs
- Vivienne Westwood Exhibition

Research:-

Visitor Satisfaction Survey with YTB sampling points were needed and Caroline would be contacting various attractions re: venues.
Economic Impact Survey with Sheffield Hallam University –

Reference was made to other similar surveys e.g. YTB's and which had the most value. It was thought that as much information as possible was needed to ensure the extra funding from Yorkshire Forward.

Questions from Forum Members:-

- Had there been any progress in respect of a contract with YTB re: on-line booking of accommodation?

The concern was acknowledged. It was reported that discussions were continuing between the legal teams.

95. UPDATES FROM THE TOURISM FORUM MEMBERS

(1) Matthew Back, MAGNA, reported on:-

Free Training:- Free Training. Arising from the YS conference there is potentially free training opportunities for tourism businesses in South Yorkshire covering all aspects of training even courses such as First Aid, Health & Safety, Food Hygiene, which have never been funded before. Anyone interested should contact Matthew Beck on mbeck@magnatrust.co.uk

It was proposed to run a pilot and then if successful to roll out a programme of training.

Any one from the sector who was interested should speak to Matthew.

Yorkshire Business Tourism Awards:- Magna had won the best large venue award.

Magna:-

- the centre had lost its inflatable restaurant. Discussions were taking place with the loss adjuster about funding for a new facility in 2009.
- Eye 4 Colour – this would close at the end of the school summer holiday
- Magna - Hallam FM and its sister stations in Yorkshire are using Magna as its attraction as part of their £1000 song promotion they have just launched.
- corporate business:- this had shown a 20% growth to £1.74m with spin-off for the local hotels

(2) Vicky - Aston Hotel

Vicky reported that the opening of the new hotel was on schedule for 21st April, 2008.

(3) Natalie Hunter, RMBC International Links

(i) Delegation from Seocho City, South Korea

Natalie reported that Rotherham will be hosting 11 people from South Korea, from Seocho City, a suburb of Seoul – the purpose of the visit is to find out about how the Council delivers services such as economic development, regeneration, sustainability, housing and tourism and leisure.

Various tours and meetings were scheduled including Magna, and the local Chambers of Commerce would be hosting them and introducing them to businesses.

She highlighted the opportunity to create a more permanent link.

(ii) Music for Citizens

Natalie reported that due to funding and timescale issues this had been postponed until 2009.

96. QUESTION AND ANSWER SESSION

There were no other questions from the Forum Members.

97. DATE, TIME AND VENUE FOR THE NEXT MEETING OF THE TOURISM FORUM

Vicky Martin offered the new Aston Hotel as the venue for the next meeting.

The following date was put forward:-

THURSDAY, 18TH SEPTEMBER, 2008 at 4.00 p.m.

Vicky and Joanne would discuss and finalise arrangements.

ROTHERHAM LOCAL DEVELOPMENT FRAMEWORK STEERING GROUP
Friday, 18th April, 2008

Present:- Councillor Smith (in the Chair); Councillors R. S. Russell, Pickering and Dodson.

together with:-

Ken Macdonald	Solicitor, Legal Services
Phil Turnidge	Local Development Framework Manager
Andy Duncan	Strategic Policy Team Leader
David Edwards	Area & Environmental Planning Team Leader
Gordon Smith	Quality & Design Co-ordinator
Paul Walsh	Programme Manager, Neighbourhood Investment Team

1. APOLOGIES

Apologies for absence were received from:-

Councillor Rushforth	Cabinet Member for Lifelong Learning
Councillor Walker	Senior Adviser
Councillor Whelbourn	Democratic Renewal Scrutiny Panel
Andy Robinson	Police Architectural Liaison Officer

2. MINUTES OF THE PREVIOUS MEETING HELD ON 22ND FEBRUARY, 2008

Consideration was given to the minutes of the previous meeting held on 22nd February, 2008.

Resolved:- That the minutes be approved as a correct record.

3. MATTERS ARISING

Minute No. 59 – Neighbourhood Investment Team

Paul Walsh, Programme Manager, Neighbourhood Investment Team, reported that the Team's main focus centred on sustainable communities, programme management, landlord relations etc and that there was no operational duplication with Asset Management Service in Environment and Development Services.

The Neighbourhood Investment Team's work was mainly in respect of dealing with land and property requests with the Neighbourhoods and Adult Services Directorate, such as dealing with customers' requests to purchase strips of land adjacent to their properties. The staff put together

a package with details and photographs etc and carried out consultation with Ward Councillors. A valuation was obtained from the Valuation Service in Asset Management. If it was then deemed that the land was surplus to requirements a report was presented to the Cabinet Member for Neighbourhoods for approval and the site passed over to Asset Management to progress disposal.

4. SHEFFIELD CORE STRATEGY PUBLIC EXAMINATION

Andy Duncan, Strategic Policy Team Leader, presented a report on the examination into Sheffield City Council's LDF which began on 8th April, 2008.

He reported that he had attended the first two days of the hearings.

Reference was made to the following:-

(1) Procedure and Conformity

- Procedural Tests 1-3; four issues outlined
- Conformity Tests 4 & 5; six issues outlined
- Test 7 Appropriateness of the Spatial Vision and Settlement Pattern: four issues outlined

(2) Coherence

- Test 6 – 8: eight main issues were outlined

(3) Delivery, Monitoring and Flexibility

- Tests 8 & 9:- twelve issues outlined.

Other issues which emerged included:-

- The significant rigour which was expected
- The flow of documentation from Vision – Objectives – Policies
- The need for a Spatial Plan
- EU Regulations
- The need for habitat site assessments
- The need for better evidence of cross boundary working
- Compliance with PPS 3
- Attention to “windfalls” in the housing figures
- The implementation and monitoring processes

It was confirmed that it had been useful to attend as this was the first big metropolitan area that had submitted a Core Strategy and there were lessons which Rotherham could learn from the Inspector's examination of Sheffield's Core Strategy.

Resolved:- That the report be noted.

**5. JOINT STRATEGIC WASTE DPD - OUTCOME OF ISSUES AND
OPTIONS CONSULTATIONS**

Phil Turnidge, LDF Manager, presented a report outlining the preliminary outcome of Issues and Options consultation in respect of the Joint Barnsley, Doncaster and Rotherham Strategic Waste DPD.

Reference was made to the consultation period and arrangements, including the staging of 3 public meetings and one technical workshop. As a result approximately 100 points had been raised.

The main issues covered by the consultation were:-

- Objectives
- How much capacity was needed?
- Where should new facilities go?
- How should new facilities be developed?

The most significant issues arising from the consultation included:-

- Consideration of a “technology neutral” stance
- The need for additional detail to be added to both Doncaster’s and Rotherham’s Local Development Scheme
- The need for a clear explanation of how BDR’s individual Statements of Community Involvement have been compiled
- The need for meetings with other local authorities who are currently at this stage
- Changing advice on Joint Core Strategies
- The value of including policies re: local Municipal, Commercial & Industrial Waste and re: Agricultural, Construction and Demolition and Hazardous Waste
- The possible need to amend all 3 Local Development Schemes

Steering Group Members referred to the following:-

- The constantly changing and emerging new technologies
- The application of the planning process to every site identified
- The need to identify other sites for waste transfer stations and for community waste recycling enterprises
- Subject to the market and the private sector
- Involvement of the Local Strategic Partnerships of all 3 local authorities within the next 3 months

It was reported that the Team had identified six actions (set out in the report) to begin to resolve the issues outlined.

Input from Elected Members was requested.

Resolved:- That the report be noted.

6. ROTHERHAM URBAN AREA ALLOCATIONS WORK - PRELIMINARY FINDINGS

David Edwards, Area and Environmental Planning Team Leader, presented a report outlining the preliminary results of a survey on the Core Strategy Preferred Options Document 2007 to indicate areas of growth in the future.

With reference to the Government's housing targets in the RSS, and the Eco towns impending announcement, the team had looked at the Rotherham Urban Area and its settlement growth capacity and distribution.

A draft illustrative and schematic plan was appended to the report for initial discussion. This plan indicated a potential sustainable area for Urban Extension in the area surrounding Rotherham.

It was emphasised that there was no guarantee that sites identified would be developed. It was pointed out that similar work for areas across the Borough had to be carried out.

It was reported that 191 sites had been surveyed in the Rotherham Urban Area. Preliminary results based upon proposed "most appropriate use" were set out in a table within the report.

Members of the Steering Group commented on:

- The need to preserve the distinctive character of the smaller communities
- Land ownership
- The need for more master planning and consultation
- The need for urban development equivalent to another new settlement
- The need to take account of current master plans e.g. HMR areas
- Sensitivity of some of the areas identified
- Input from local Ward Members
- Areas identified but which were in the flood zone

It was reiterated that the results detailed in the report and indicated on the plan were work in progress requiring further refinement.

A draft Issues and Options paper would be presented to a future meeting of the Steering Group.

Resolved:- That the report be noted.

7. ANY OTHER BUSINESS

There were no other items of business.

8. DATE, TIME AND VENUE OF NEXT MEETING

Resolved:- That, subject to confirmation, the next meeting of the Local Development Framework Members' Steering Group be held on Friday, 23rd May, 2008 at 10.00 a.m.

**HEALTH, WELFARE AND SAFETY PANEL
FRIDAY, 25TH APRIL, 2008**

Present:- Councillor R. S. Russell (in the Chair); The Mayor (Councillor Jackson); Councillors G. A. Russell, Smith, Swift and Whelbourn. and Mrs. S. D. Brook (NASUWT), Mr. J. W. Clay (ATL), Mrs. J. Adams (NUT) and Mr. K. Moore (AMICUS)

Apologies for absence:- Apologies were received from Councillors P. A. Russell, Sharman, Mr. S. Frere (UNISON) and Mrs. C. Maleham (UNISON).

49. MRS. CAROL MALEHAM (UNISON) - ILLNESS

The Chairman reported the illness of Mrs. Carol Maleham, representative of the UNISON trade union.

Resolved:- That Mrs. Maleham be wished a speedy recovery from her illness.

50. MINUTES OF THE PREVIOUS MEETING HELD ON 18TH JANUARY 2008

Resolved:- That the minutes of the previous meeting of the Health, Welfare and Safety Panel, held on 18th January, 2008, be approved as a correct record for signature by the Chairman.

51. HEALTH, WELFARE AND SAFETY - INITIATIVES AND PROCEDURES

The Panel agreed that revised arrangements should be implemented for future visits of inspection of Council premises, which will make best use of Panel Members' knowledge and skills and concentrate the Panel's attention upon issues identified by premises risk assessments.

52. STATISTICS OF ACCIDENTS, INJURIES AND INCIDENTS OF VIOLENCE TO EMPLOYEES

The Principal Health and Safety Officer submitted a chart summarising reported accidents to all employees, occurring from the first quarter in 2005 to the first quarter in 2008.

Resolved:- That the statistical information be noted.

53. HEALTH AND SAFETY BULLETIN

Consideration was given to the Health and Safety Bulletin, containing recent articles and reports of legal cases relating to health and safety.

The following were highlighted:-

- Matters of interest from the Health and Safety Executive (school

- excursions; constructive sites; control of noise at work regulations)
- Myth of the Month (pupils hurt at school; 'toy' weapons; hanging baskets)
- Recent Court Cases
- Safety and Health Expo – 13th to 15th May, 2008 – NEC Birmingham

Resolved:- That the Principal Health and Safety Officer distribute copies of the bulletin throughout the Authority and also publish the bulletin on the Council's Intranet web site.

54. SAFETY AND HEALTH EXPO - 13TH TO 15TH MAY, 2008 - NATIONAL EXHIBITION CENTRE, BIRMINGHAM

Members of the Health, Welfare and Safety Panel would be attending this year's Health and Safety Expo on Tuesday, 13th May, 2008.

55. REPORTS ON VISITS OF INSPECTION HELD ON 14TH MARCH 2008

Consideration was given to matters arising from the visits of inspection made by the Panel on Friday, 14th March, 2008.

The report included the responses provided by Service Areas to the various issues raised at the inspections.

Particular reference was made to:-

(a) Wath Comprehensive School

The Panel noted the investigation of the need to issue kitchen staff with slip resistant footwear.

(b) Canklow Depot

The Panel noted the review of arrangements for the storage of chemicals at the Depot.

(c) Aston Comprehensive School

The Panel noted the imminent repair of the faulty door stopper to one of the external doors at the School.

CLIFTON PARK RESTORATION PROJECT BOARD
Wednesday, 30th April, 2008

Present:- Councillor Smith (in the Chair); Councillors Falvey, McNeely and Wootton.

Also in attendance:-

David Burton	Consultant Project Manager
Phil Gill	Green Spaces Manager
Andy Lee	Operations Manager
Elaine Humphries	Friends of Clifton Park
Joyce Miller	Friends of Clifton Park
Andy Cottage	Landscape Architect, LDA Design
Julian Marsh	Building Architect, Marsh Gorchowski

57. APOLOGIES FOR ABSENCE

Apologies for absence were received from:-

Councillor Ali	Ward 12 Councillor (Rotherham East)
Councillor Wright	S. Cabinet Member for Children & Young People's Services
Dawn Sanders	Financial Services

58. MINUTES OF THE PREVIOUS MEETING HELD ON 9TH JANUARY, 2008

The minutes of the previous meeting of the Project Board held on 9th January, 2008, were agreed as a correct record.

59. PROJECT OVERVIEW

Phil Gill, Green Spaces Manager, reported on the following:-

(1) Stage 2 HLF Ward

Following submission of the Stage 2 bid in October 2007 the Heritage Lottery Fund confirmed that this had been successful following their Board meeting held in March.

(2) Early Works (PowerPoint presentation including photographs of the completed works)

Implementation of early works funded by:-

- HMR Pathfinder (Rotherham East ADF)
- SRB6

- Awards for All
- RMBC Green Spaces

Works included:-

- Middle Lane Footpath and Entrance improvements
- Car and Coach Park
- Scarp Path
- Roman Granary

It was agreed: That a meeting of the Project Board take place at the Park in the Autumn..

(3) Procurement

It was reported that following the placing of a notice in the Official Journal of the European Union 23 expressions of interest had been received for a main contractor to oversee the implementation of the works.

Andy Cottage and Julian Marsh, on behalf of LDA Design, gave presentations in respect of:-

(4) Detailed Design Development

Presentations were given in respect of the following:-

Entrance Area Clifton Lane/Doncaster Road:-

- Restoration of stone gate piers
- Replacement of gates (copy of original)
- Removal of some trees to open view to Cenotaph
- Resin bound gravel service area
- Welcome sign/information
- More seating, new paths and lawns
- Restoration of Cenotaph
- Replacement of paving and steps
- Uplighting to gates piers and Cenotaph
- Restoration of Memorial garden
- new fountain and replacement urns
- repaired walls and steps

Water Play Area:-

- Paddling area and water curtain
- Terrace/performance areas
- Low walls/seating
- Interactive water jets and strand line for a beach
- Service area
- Terrace with canopies and seating
- Snack kiosk
- Metal fencing and railings

Rock Garden:-

- Creation of a safe and modern environment in this area
- Restoration of waterfall, pools, cascade and timber bridge (creation of an outdoor classroom)
- Tree management
- Repairs to walls and seating
- Rock scree planting

Band Stand:-

- Tree removal
- Enhanced programme of events
- Restoration of band stand – columns and floor
- Wall and seating repairs
- Resurfacing

Area around the Museum:-

- Resurfacing at front to create a courtyard effect
- New paths linking Scarp Path and Roman Granary
- Extension to rear stone terrace and low wall seating
- Tree works to enhance view of Museum from park and v.v.
- Replacement of planting beds and hedges with Georgian formal lawns

Bowling Pavilion:-

- Creation of a giant chess board and petangue court
- Outdoor seating terrace
- New row of trees

Skate Park:-

- To be removed and returned to a formal lawn
- Exploring ideas for a new skate park closer to the Activity Area
- Tree works

Clifton Grove Entrance:-

- Removal of existing stone gate pillars and relocation in front of the Museum
- Installation of new walls and piers plus engraving

Garden Building:-

- Fully enclosed courtyard divided into 3 areas:- (i) open flexible area (outdoor classroom/community space); (ii) central area box hedged and (iii) lawned area (flexible for erection of marquee for functions)
- Walled Garden:- brick pavers and cobblestone mosaics (to be designed with community and arts groups)
- Planting areas:- community training, volunteer programme. Raised beds for disabled visitors

- Paved terrace and seating

Building Site Analysis:-

- How people walked through the park
- Placing of entrances
- Way people came across buildings

This work had identified two main pivots within the Park:-

- (i) Garden Building by the granary
 - Examined pedestrian flow
 - Relationship of inside and outside spaces
 - Dynamics of buildings, features and people
 - Operational aspects e.g. Toilets and changing facilities, car park provision, secure service area, events space, multi-activity areas, office space, storage
 - Perspectives, routes and approaches
 - Materials and re-use of existing materials on site
 - Environmental and sustainability issues
 - Elevations and sectional plans
- (ii) an Activity area/building at the crossing of paths and adjacent Doncaster Road car park
 - design was based around pods joined by a roof
 - kiosk and control point
 - changing and toilet facilities
 - storage
 - materials and construction
 - collection and re-use of rain water
 - grass roof

It was agreed:- That the Detailed Design Proposals as presented today be approved insofar as this Project Board is concerned, and that the proposals be translated into quantities and be issued to prospective tenderers.

60. PROJECT MANAGER'S REPORT

David Burton, Project Manager, reported on the following:-

- Master Development Programme:- noting sign off of RIBA/LI Stage F and completion of Early Works Contract
- 2 week delay due to efforts to complete the Early Works
- Major Milestones:- noting approval of the shortlist of tenderers by

the Cabinet Member was now required

- Factoring of works around Remembrance Sunday 2008 & 2009; Activity Area open by Easter 2009 and Rotherham Show 2009
- Risk if tenders did not come in within budget
- Procurement Strategy:- process, financial and QA checks, evaluation criteria, client references, evaluation panel, site visits, interview of and presentations by contractors, scoring. Following this process 5 contractors had been identified for inclusion on a Select List of Tenderers.
- Maintenance of the risk register using RISGen

It was agreed: That insofar as this Board is concerned the Select List of Tenderers as now reported be agreed, and the list be referred to the Cabinet Member for Regeneration and Development Services for consideration and approval.

61. GREEN SPACES ISSUES

Phil Gill, Green Spaces Manager, reported on the following:-

(i) Clifton Park Manager

- appointment of Alistair Farr – details were provided regarding his previous jobs and experience, noting his specific knowledge of work in Clifton Park through his involvement in efforts to recycle timber arising from trees in the park.

(ii) Trees

- inclusion of some tree pruning and removal within the early works.
- limited tree work in connection with the restoration of the Roman Granary remains and Scarp Walk.
- pruning of trees around the Cenotaph (noting this will be reviewed when the trees are in leaf).
- insufficient budget within the early works package to undertake any larger scale tree work (noting that this will therefore be programmed around the forthcoming main park restoration works).

(iii) 'Clifton Park Bulletin'

- first issue, focusing on tree issues, made available on the internet, and distributed directly to interested parties via the Friends Group. To date this has led to just one enquiry which was about the project as a whole.

(iv) Children's Play

- successful bid for Play Pathfinder status. It was explained that this programme was funded through the Department for Families,

Children and Schools, and had resulted in a £2.5 million grant to Rotherham for the development of high quality play provision across the borough.

The programme required the inclusion of a high profile innovative project that will receive a large proportion of the available funding. Given its local strategic importance, Clifton Park was nominated as the site for this, and consequently around £800,000 has been allocated from the total available funding to provide new play facilities in the park. This supplements £100,000 already allocated to the park from the BIG Lottery play award, and the HLF funding which is supporting the provision of water play, kiosk and toilets, and relocated skate area. The Play Pathfinder money must be fully spent within two years.

It was stressed that it was important that the proposals for children's play were developed and implemented in a coherent way, and the Service Area was currently exploring the extent to which we might be able to integrate work funded by Play Pathfinder and BIG into the main contract.

It was agreed:- That this new element be included within the remit of the Clifton Park Restoration Project Board.

(v) Park Motif

- A copy of the park motif, agreed at the previous Project Board meeting, had undergone further development by the Council's design studio and a copy was displayed at the meeting.

(vi) War Memorial

- Receipt of an enquiry from a local resident regarding the possibility of a memorial in the vicinity of the cenotaph commemorating those who lost their lives fighting fascism (noting this does not currently feature in proposals for the restoration of the Cenotaph, and would therefore be subject to further consideration and agreement).

(vii) Transportation Issues

- possible development of a formal cycle route through the park from the Doncaster Road/Middle Lane entrance to the Doncaster Road/Clifton Lane entrance, which would provide a safe and attractive alternative to Doncaster Road.

The possible conflict between cyclists and pedestrians, where the footpath passes close to the children's activity area, was noted. However Transportation Service had advised that this proposal will not be pursued within the current financial year, although it remains a longer-term aspiration.

- possible adjustments to the road layout at the Clifton Lane/Doncaster Road junction. It was pointed out that the award of a Stage Two pass now constrains options for highway works that affect the entrance to the park, and this will be conveyed to relevant officers in Transportation.

Phil Rogers noted that this proposal was not being actively pursued at the moment.

(viii) Emergency Planning Nerve Centre

- The Garden Building has been identified by Emergency Planning as suitable accommodation for a back-up nerve centre for use in time of flood when lower parts of the town centre might become inaccessible. Additional funding had been identified outside the main project budget to allow the necessary data links and power provision to be made to the building. No other modification of the previously agreed building designs has been necessary.

(ix) Elaine Humphries – Heritage Award Nomination

Green Spaces Officers were nominating the chair of the Friends of Clifton Park for the Nationwide Community and Heritage Awards. Reference was made to Elaine's leadership of the Friends Group and her personal contribution to the restoration project which had played an important role in its success to date.

It was agreed:- That the Board's support be given to the nomination of Elaine for this award.

62. LEGAL/FINANCIAL ISSUES

(i) Legal

It was reported that the Planning Approval and Listed Building Approval conditions attached to their approval have been/will be actioned as part of the design process.

The detailed designs for drainage and foundations to the Garden and Activity Buildings had been submitted for final approval by the Council's officers, as part of the Building Regulation process.

(ii) Costs

The current projected breakdown of development costs was detailed in the report submitted.

(iii) Implementation Stage

Details of the costs included in the Stage Two grant approval were set out in the report submitted. It was reported that the total grant remained the same as that approved at Stage Two submission (with some minor changes of emphasis).

63. HERITAGE LOTTERY FUND ISSUES

It was reported that HLF had awarded the Council a Stage Two pass which was accompanied by an instruction that a formal announcement could not be made until after the local elections on 1st May. However, the Rotherham Advertiser became aware of the decision, apparently from information available on the BIG Lottery website, last week. Subsequently the story received prominent and favourable coverage in the Advertiser on 25th April 2008. Council officers had been in contact with the HLF to explain that the release of the information had not been due to any actions by the Council. The HLF were planning their own press release for the week after the elections.

Also last week the HLF issued copies of the contract between themselves and Rotherham MBC to formalise arrangements for delivery of the park restoration project. These had been signed and returned.

It was explained that there were only two conditions attached to the grant award contract, namely;

- Prior to release of the final grant payment, a revised 10 year management and maintenance plan will need to be approved by the HLF.
- The lease agreement for any property included within the approved purposes must,
 - Have periods first approved by HLF
 - Be at full market rent
 - Use the rental income for approved purposes or generally for the benefit of the property

The amended deadline for submission of the final Development Grant Drawdown Application was 31st May 2008. This was currently being prepared in order to ensure that the Council has claimed as much of the £290,000 development grant as possible.

Phil Rogers, Director of Culture and Leisure Services, placed on record his thanks for everyone's contributions which had ensure that the bid was a success.

64. ANY OTHER BUSINESS

There were no items of business.

65. DATE AND TIME OF NEXT MEETING

It was agreed:- That the next meeting of the Project Board be scheduled in early June, 2008.

ROTHERHAM BOROUGH COUNCIL – REPORT TO CABINET MEMBER

1. MEETING:- CABINET MEMBER FOR REGENERATION AND DEVELOPMENT SERVICES – DELEGATED POWERS

2. MEETING DATE:- 19th May, 2008

3. PETITIONS

I wish to report the receipt of the following petition, which was presented to Council on 23rd April, 2008, and referred to the Cabinet Member for Regeneration and Development Services:-

- Planting of shrubs near to the parking facilities on Broadway East in Rotherham

A copy of the full petition will be available at the meeting. A copy of the petition has also been sent to the Cabinet Member for Neighbourhoods and Adult Services.

The Programme Co-ordinator, Rotherham East, has been asked to liaise with Streetpride and the Transportation Unit, and to present a co-ordinated response to a future meeting.

4. RECOMMENDATION

That the Cabinet Member receives the petition and awaits the above report.

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS
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1.	Meeting:	Regeneration and Development Services Matters
2.	Date:	19 May 2008
3.	Title:	Petition – Traffic Problems – Worrygoose Lane area (B6410). Ward 15 Sitwell.
4.	Programme Area:	Economic and Development Services

5. Summary

To report the results of an investigation into the allegations raised in the 61 Signature petition regarding traffic problems in the Worrygoose Lane area.

6. Recommendations

Cabinet Member resolve that:

- i) The Director of Planning and Regeneration use powers delegated to him to promote a Traffic Regulation Order as outlined in this report and if no objections are received the proposal be implemented.**
- ii) the Lead Petitioner be informed of the outcome of the investigation.**

7. Proposals and Details

The petition raises two concerns about traffic on Worrygoose Lane; indiscriminate parking in front of the shopping area which is causing an obstruction and danger to pedestrians and that traffic is speeding on Worrygoose Lane. The receipt of this petition was reported to Cabinet Member on 01 October 2007 (minute number 107 refers, a copy of which is attached as Appendix A).

Observations on Worrygoose Lane show that indiscriminate parking is taking place in front of the shops and cars frequently park on the footpath. The result of this is that there is no obvious safe route for pedestrians to walk along this section of Worrygoose Lane. In order to resolve this Streetpride have recently installed a series of bollards to prevent vehicles blocking the footway and it is further proposed that the Transportation Unit will investigate the introduction of a time limited waiting restriction in the parking lay by off the service road adjacent to the shops to provide more short term parking opportunities in this area.

Speed surveys were undertaken on Worrygoose Lane in 2004 to investigate complaints about vehicles speed. Surveys were undertaken in the 30mph section and at the change of speed limit close to Cow Rakes Lane. The survey in the 30mph section showed that there was good compliance with the speed limit and at the change of speed limit showed that vehicles were travelling in excess of the 30mph speed limit. In order to encourage drivers to reduce their speed at the change of speed limit it was recommended that a gateway treatment was introduced. This was the subject of a report to Cabinet Member on 22 March 2005 (minute number 212 refers, a copy of which is attached as Appendix B). The gateway was implemented during summer 2007.

8. Finance

The traffic regulation order is estimated to cost £2,500, funding for which is available from existing budgets.

9. Risks and Uncertainties

None.

10. Policy and Performance Agenda Implication

The proposals are in line with objectives set out in the South Yorkshire Local Transport Plan.

11. Background Papers and Consultation

Sitwell Ward Councillors were consulted on the issues raised in the petition and had no comments to make.

Plan number 128/TT13 showing the proposed scheme is attached as Appendix C.

The first page of the petition is attached as Appendix D.

Contact Name: *Matthew Lowe, Engineer, Ext. 2968,
matthew.lowe@rotherham.gov.uk*

- Streetpride – trading of LATS credits
- Projected energy cost increases
- Cost of works carried out in response to the June flooding
- Reresby House (RIDO) hospitality

Resolved:- (1) That the forecast balanced outturn position for the Environment & Development Services Directorate's budget, based on expenditure and income as at August 2007 and forecast costs and income for the remaining seven months of 2007/08, be noted.

(2) That this report be referred to the Regeneration Scrutiny Panel for information.

THE CABINET MEMBER AUTHORISED CONSIDERATION OF THE FOLLOWING ITEMS IN ORDER TO PROCESS THE MATTERS REFERRED TO:-

106. PETITION - RE: PEDESTRIAN CROSSING POINT ON WHITEHILL LANE, (B6066) BRINSWORTH

Pursuant to Minute No. 54 of the meeting of the Cabinet Member held on 27th July, 2007, consideration was given to a report, presented by the Transportation Unit Manager, which set out the findings of a site visit, made by the Cabinet Member and officers, on 16 August, 2007, and the results of investigation into the petition requesting the removal of a recently installed pedestrian crossing point on Whitehill Lane.

Resolved:- (1) That the petition request for the removal of the pedestrian crossing improvements be not acceded to.

(2) That the lead petitioner be informed of the decision and the reasons why.

107. PETITION - TRAFFIC PROBLEMS - WORRYGOOSE LANE AREA (B6410)

The Cabinet Member received a petition containing 61 signatures in respect of persistent illegal parking of vehicles on public footpaths, verges and on double yellow lines in the area around the shops on Worrygoose Lane.

Resolved:- That the petition be received and referred to the Director of Streetpride for investigation.

108. EXCLUSION OF THE PRESS AND PUBLIC

Resolved:- That, under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A

ECONOMIC AND DEVELOPMENT SERVICES
22nd March, 2005

Present:- Councillor Smith (in the Chair); Councillors Burke and Hall. (Advisors)

Also in attendance: Councillor D. Pickering, (Vice-Chair, Planning Board)

Apologies for absence were received from Councillors Walker and R. S. Russell.

211. MINUTES OF A MEETING OF THE LOCAL DEVELOPMENT FRAMEWORK STEERING GROUP HELD ON 4TH MARCH, 2005

Consideration was given to the minutes of a meeting of the Rotherham Local Development Framework Steering Group held on 4th March, 2005.

Resolved:- That the minutes be received.

212. WHISTON - PROPOSED TRAFFIC CALMING SCHEME

Consideration was given to a report, presented by the Principal Engineer, relating to the results of consultations carried out regarding the proposal to introduce an area wide traffic calming scheme on Moorhouse Lane, High Street, Greystones Road and Cow Rakes Lane, Whiston.

It was reported that from the consultations there was community support for the scheme. However a number of minor amendments were made to the scheme and the proposals were illustrated on Drawing No. 126/QBC6/M3/2 accompanying the report. Following further consultation objections had been received from Rotherham Chamber of Trade regarding Whiston crossroad, and it was pointed out that this was the subject of a separate scheme. An objection had also been received from a local resident regarding the use of speed cushions.

It was reported that the scheme would be funded from the Local Transport Plan Integrated Transport Capital Programme for 2005/2006.

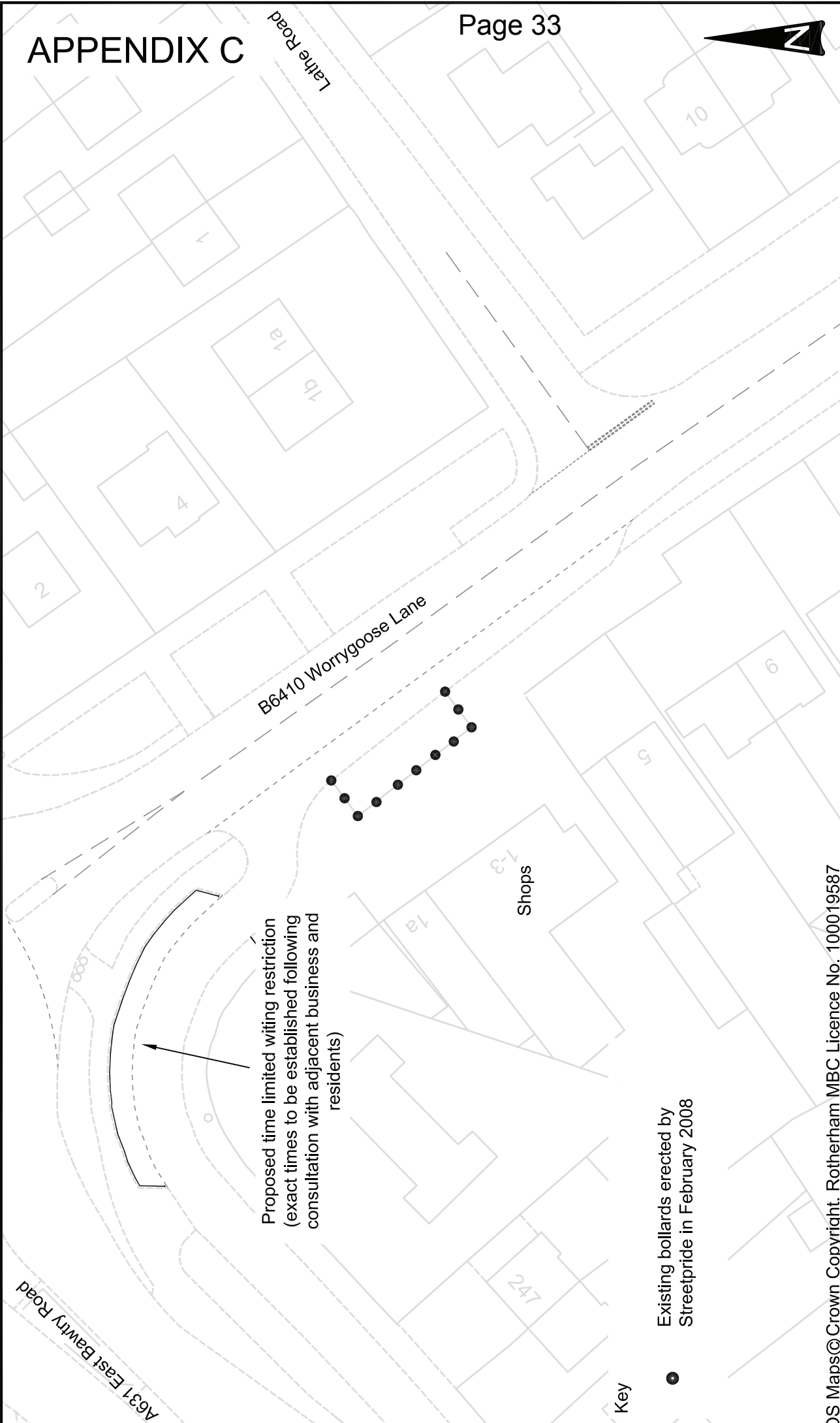
Resolved:- (1) That the changes to the scheme to overcome some of the concerns be noted.

(2) That objections to the use of vertical traffic calming measures be not acceded to.

(3) That support for the scheme be reiterated.

213. B6089 PACKMAN ROAD, BRAMPTON - PEDESTRIAN ISLAND

Consideration was given to a report, presented by the Principal Engineer, relating to a proposal to install a pedestrian island on Packman Road, Brampton close to Brampton Ellis Junior and Infants School. It was pointed out that parents had been asking for improved crossing facilities



Proposed time limited witing restriction
(exact times to be established following
consultation with adjacent business and
residents)

Existing bollards erected by
Streetpride in February 2008

Key



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Title Proposed Road Marking Beaconsfield Road, Broom		Client: Rotherham Metropolitan Borough Council Environment & Development Services Bailey House, Rawmarsh Road, Rotherham S60 1TD	
Dwg. No. 128/17/TT13	Scales (if A4) 1:500	Drawn ML	Date Apr 2008
Chd. by TFS		(Empty space)	

Rotherham
Metropolitan
Borough Council

**Environment &
Development Services**

Strategic Director:
Karl Battersby Bsc (Hons) MRTPL MRTPI

Page 34
 TO: CHIEF EXECUTIVE OFFICER, ROTHERHAM M.B. COUNCIL
 FROM: RESIDENTS IN THE VICINITY OF WORRYGOOSE ISLAND

We, the undersigned are residents living in the vicinity of Worrygoose Island, who wish to strongly protest about the persistent illegal parking of vehicles on public footpaths, verges and on double yellow lines. This is particularly bad in the area around the shops on Worrygoose Lane.

Additionally, we are extremely concerned about the constant excessive speed of vehicles along the length of Worrygoose Lane, and particularly the high and dangerous speeds of vehicles exiting the roundabout onto Worrygoose Lane.

We would ask, as council tax payers, that some physical barriers to illegal parking, and measures to reduce the excessive speed of vehicles are introduced in the very near future, before someone is killed or seriously injured by the chaotic traffic conditions that exist on Worrygoose Lane.

NAME (PRINT)	SIGNATURE	ADDRESS
LESLEY RACE	<i>L Race</i>	10 WORRYGOOSE LANE, WHISTON S60 4AT
CHRIS RACE	<i>C Race</i>	10 WORRYGOOSE LANE S60 4AT
Freda Tinker	<i>F. Tinker</i>	14 Worrygoose Lane
E. Paulin	<i>E. Paulin</i>	16 Worrygoose Lane
B. A. HARRISON	<i>B Harrison</i>	42 Worry-goose lane
ANN CARVER	<i>AN Carver</i>	20 " " "
L. Cluett	<i>L Cluett</i>	26 " " "
S. Oram	<i>S Oram</i>	18 WORRYGOOSE
<i>J Smith</i>	G SMITH	34 WORRYGOOSE LANE
S. Smith	<i>S. Smith</i>	34 WORRYGOOSE LANE
E. R. HURLEY	<i>E R Hurley</i>	28 WORRYGOOSE LANE
C. MACILL	<i>C Macill</i>	30 WORRYGOOSE LANE

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS
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1.	Meeting:	Regeneration and Development Services Matters
2.	Date:	19th May 2008
3.	Title:	Dearne Road Manvers Proposed Pegasus / Toucan crossing; Ward 19
4.	Directorate:	Environment and Development Services

5. Summary

A location for a controlled crossing has been identified at the point where the Trans Pennine Trail crosses Dearne Road Manvers. As this route has been identified for use by horses, cyclists and walkers, a scheme has been developed to provide a Pegasus (horse crossing) and Toucan (pedestrian / cyclist) crossing facility in view of the potential future use.

6. Recommendations

- i) That the necessary consultations be undertaken regarding the proposed scheme**
- ii) Subject to no objections being received approval be given for the detail design to be undertaken and the scheme be implemented.**
- iii) It be noted that the scheme is to be funded by Yorkshire Forward with a potential for a contribution from the Local Transport Plan Integrated Transport Programme for 2008/2009 should additional funding be required.**

7. Proposals and Details

A section of the Trans Pennine Trail (TPT) in the Manvers area is due to be opened in April 2008. Dearne Road splits this section of the Trail and therefore it has been identified that a crossing in this location would provide a continuous link through Doncaster, Rotherham and Barnsley. The TPT lead officer has intimated that this proposal would contribute to ensuring that the full length of the trail has a continuous link with controlled crossing facilities wherever the Trail crossed a significant public highway.

A pedestrian and vehicle count was undertaken in May 2007 to establish whether the location met with the Council's criteria for installing controlled crossings. The results showed that, at that time the count was well below the criteria used. However, as the trail was not open at that time the numbers of users of this trail was small. The potential future use was not taken into account within this survey, therefore a further survey has been undertaken with estimated figures substituted into the calculation. Whilst the survey result falls below that required to install a controlled crossing when funded by the LTP Integrated Transport Programme it is felt appropriate to recommend a controlled crossing at this location due to other significant factors as outlined below.

There are approximately 700 new homes that are currently or will soon be under construction within a ¼ mile radius of the proposed crossing location along Manvers Way. In addition to these new homes there is the existing residential area of Wath that lies to the south of Manvers Way and the large residential areas of Bolton upon Dearne, Goldthorpe and Thurnscoe to the north of Manvers. It is to be expected that many residents of the new developments and existing residential areas will be attracted to the new facilities constructed as part of the TPT.

Walkers, cyclists and horse riders from outside of the immediate locality will also be attracted to the route as the Trail will be extensively promoted. Indicators from surveys conducted on other sections of the Trail show that around 10% of users are non local indicating that the Trail can be viewed a valued tourist amenity to the Borough.

Barnsley MBC and Cycle England have undertaken investigatory work as part of their accessibility plans for the Dearne area. Dearne Road has been identified as a route from the Dearne area of Barnsley to the areas of leisure and employment in and around Manvers. Therefore providing this controlled crossing will provide cross boundary working by contributing not only to Rotherham's accessibility solutions but to Barnsley's also.

Counts on the existing TPT at Barnsley Old Moor have been undertaken showing that the highest number of pedestrians using the trail was 300 (within a 12 hour period). When the Trail is opened and in view of the large scale housing, retail and leisure developments currently under construction in this area it is reasonable to foresee a need for a controlled crossing facility in the identified location.

Currently there is funding available from Yorkshire Forward to finance the proposed controlled crossing. However, this funding is only available if the scheme is commenced on site within a short timescale. If the scheme is not approved then from the financial year 08/09 funding from Yorkshire Forward is unlikely to be available. As the criteria for installing controlled crossings financed by the LTP alone is not met it is unlikely that this scheme would be constructed without the assistance of financial contribution from Yorkshire Forward.

8. Finance

It is estimated that the works will cost approximately £85,000. A funding contribution of £85,000 is available from Yorkshire Forward. It is envisaged that should any further contribution be required then this can be made from the LTP Integrated Transport Programme for 2008/09.

9. Risks and Uncertainties

Should the proposals not be implemented with the contribution of Yorkshire Forward then pedestrian facilities / safety will not be improved with a crossing on the Trans Pennine Trail remaining uncontrolled.

10. Policy and Performance Agenda Implications

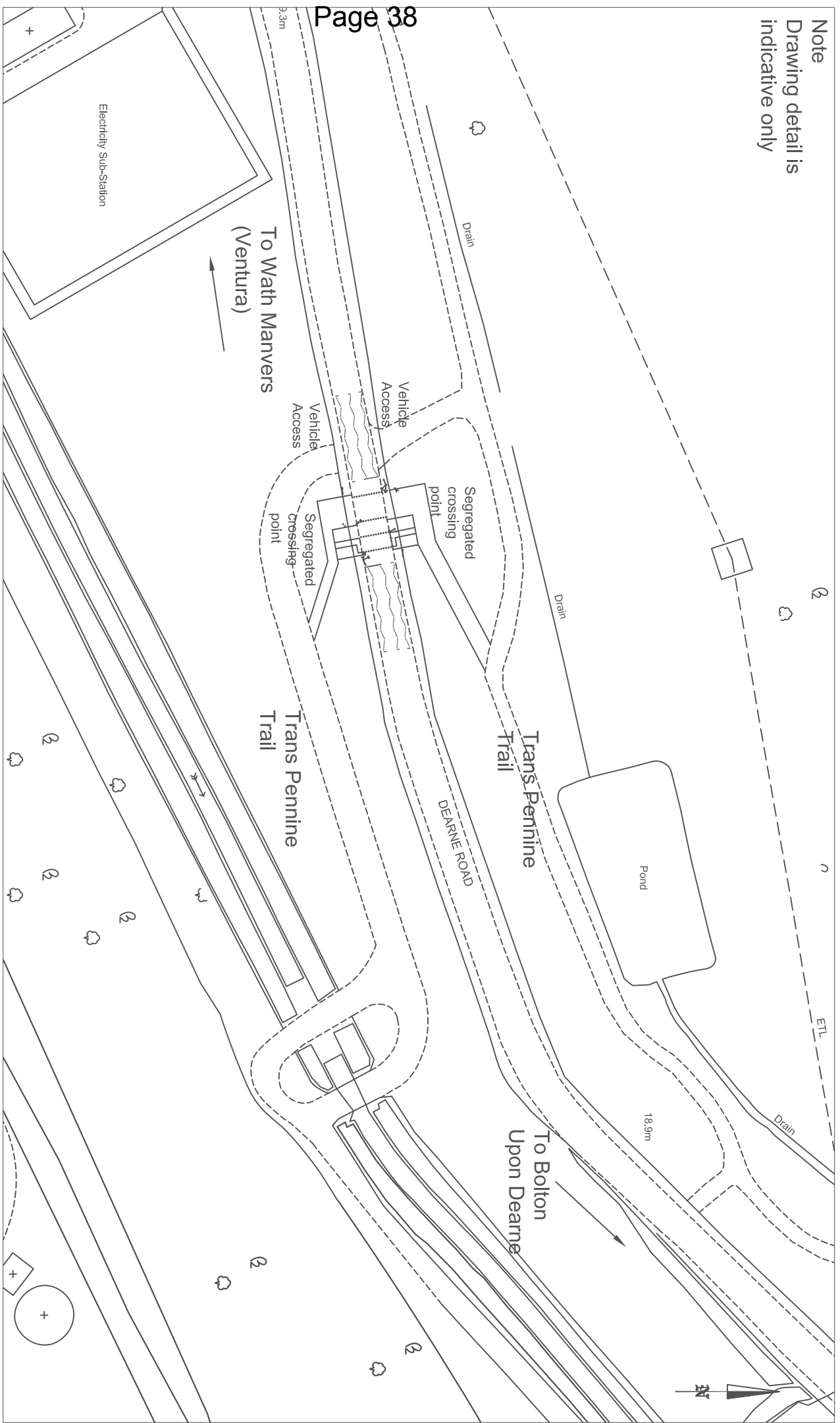
The scheme is in line with objectives set out in the second South Yorkshire Local Transport Plan, and the associated Road Safety and Casualty Reduction strategy, for improving road safety, accessibility and social inclusion, as well as the Key Themes in the Community Strategy

11. Background Papers and Consultation

No consultation has yet been undertaken.

Contact Name : *Nigel Davey, Engineer, Ext 2380*
nigel.davey@rotherham.gov.uk

Note
Drawing detail is
indicative only



Rotherham Metropolitan Borough Council
Economic & Development Services

Executive Director: Adam Wilkinson
Soc: M&A P&E;g P&O;B P&S&A M&M;g

Rotherham Metropolitan Borough Council
Economic & Development Services
Bailey House, Rawmarsh Road,
Rotherham S60 4TD

Client:

**MAKING SOUTH YORKSHIRE
ROADS SAFER**

Title		Dearne Road Wath Manvers Proposed Controlled Crossing	
Dwg. No.	126/WN	Scales	1:1000 (if A4)
Drawn	N Davey	Date	01/08
		Chd. by	

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS

1.	Meeting:	Regeneration and Development Services Matters
2.	Date:	19th May 2008
3.	Title:	Extension of Cycle Training Provider Contract
4.	Programme Area:	Planning and Regeneration Directorate, Planning and Transportation Service.

5. Summary

To inform the Cabinet Member of the intention to extend the 2007/2008 cycle training contract for a further year.

6. Recommendations

It is recommended that the Cabinet Member grants permission to extend the existing cycle training provider contract for a further year.

7. Proposals and Details

Cabinet Member will recall endorsing and granting approval for a tender and contract to procure a cycle training provider to cater for all our school and adult cycle training needs (minute No 62 of the 31st July 2006). The winning tenderer was Pedal Ready based in Sheffield.

The contract included a clause allowing the Council, subject to satisfactory performance by the provider during the initial term, to extend the contract for a further year.

Pedal Ready have performed satisfactorily in 2007/2008 and feedback from schools has been good. Further funding is available for 2008/2009 (See report to the 21st April Cabinet Member meeting, minute No 247) and therefore it is recommended that the cycle training contract with Pedal Ready is extended for a further 12 months in accordance with the provisions of the original tender and contract.

8. Finance

As stated in the report to the 21st April Cabinet Member meeting the Transport Unit has been successful in bidding for and obtaining a further £40,000 from Cycling England and the DfT's Extra Cycle Training Grant scheme. This funding has been matched by £40,000 from the LTP Integrated Transport Capital Programme. Resulting in a total amount of £80,000 for cycle training throughout the Borough in 2008/09.

The majority of the £80,000 funding will be targeted at training school children and will enable us to offer cycle training to more of our schools and pupils without placing additional demand on the Integrated Transport Capital Programme.

9. Risks and Uncertainties

There are no additional risks and uncertainties.

10. Policy and Performance Agenda Implications

The promotion of School Travel Plans and cycling contributes to the following shared themes in LTP2:

- Road Safety – by improving cycling ability and road safety awareness amongst young people.
- Congestion – by encouraging modal transfer from car (as passenger) to bicycle.
- Air Quality / Environment – by reducing the number and impact of vehicles associated with the school run.

Cycle training also contributes to the following Community Strategy themes:

- Rotherham Alive – engaging communities to be healthy and active
- Rotherham Safe – a preventative approach to minimise traffic and cycling accidents.

11. Background Papers and Consultation

Cabinet Member report of 31 July 2006 - Economic and Development Services Matters, School Travel Plans, Procurement of Cycle Training Term Contract

Cabinet Member report of 21 April 2008 - Regeneration and Development Services Matters, Award of External Grant Funding to Supplement the School Cycle and Adult Training Programme

S.Y. Local Transport Plan 2006-2011.

Contact Name : Brian Igoe, Transport Planner, Ext 2951,
Brian.igoe@rotherham.gov.uk

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS

1. Meeting:	Regeneration and Development Services Matters
2. Date:	19th May 2008
3. Title:	Contract Award for the Final Joint Sheffield and Rotherham Multi-Modal Transport Model
4. Directorate:	Environment and Development Services

5. Summary

To inform Cabinet Member about the tender process and contract award for the final Joint Sheffield and Rotherham Multi-Modal Transport Model.

6. Recommendations

That Cabinet Member notes the award of a 3 year Contract for the application and maintenance of the Joint Sheffield and Rotherham Multi-Modal Transport Model to MVA (Manchester) via Sheffield City Council's tendering process and authorises the signing of a contract between MVA and Rotherham MBC for services outlined in this report.

7. Proposals and Details

As part of the Council's existing joint Framework Agreement with Sheffield City Council, MVA Consultancy have recently completed the final (2007) version of the Sheffield & Rotherham Multi-Modal Transport Model. The model comprises the following components:

- The Sheffield & Rotherham District SATURN Highway Model Base Year 2007, which includes extensive new Roadside Interview Survey data collection.
- The Sheffield & Rotherham Final TRIPS Public Transport Model Base Year 2007, which includes extensive new public transport data collection.
- The Sheffield & Rotherham DIADEM Demand Model and the Sheffield & Rotherham Park and Ride Sub-Model (developed using TRIPS 7.47).

The model will support the Sheffield & Rotherham Bus Rapid Transit Major Scheme Business Case Bids to the Department for Transport for both the north and south routes and will also be used to refine option testing for the River Don District Masterplan and to develop proposals for other major transport / land-use related projects, such as the Sheffield City Centre Masterplan Review and Waverley Link Road. It will also be used, in conjunction with a new South Yorkshire / Sheffield City Region Strategic Transport Model (SYSTM+) which is needed to support future transport policy and strategy development, post LTP2. The model will also be used to test options and scenarios emerging from the Local Development Framework process.

Following completion of the model building by MVA and the expiry of the original contract, suitable consultants have been sought to fulfil the requirements of a new 3 Year 'call down' contract to allow both Rotherham and Sheffield Council to commission work on an ad-hoc basis covering a wide-range of future Multi-Modal Transport Modelling and development tasks including:

- Model Updates – periodic review of Highway & Public Transport Network Coding / Highway & Public Transport Trip Matrices to reflect new developments and changes in traffic growth / patronage levels, plus localised Model Re-Calibration for specific projects.
- Model Extensions – improving the modelled network coverage to reflect future development sites, such as Park & Ride etc.
- Model Upgrades – developing forecast year and weekend models / enhancing and refining Multi-Modal capability (such as Park & Ride Sub Models) / providing automatic links between Strategic, Micro-simulation and Air Quality models.
- Strategic (Multi-Modal) Transport Modelling work for (and on behalf of) Rotherham Metropolitan Borough Council and Sheffield City Council. This will involve supplying model outputs / analysis / reports (as appropriate) to either

internal or external clients. For example, the existing modelling suite of programs has already assisted the preparation of a major scheme (Annex E) submission for DfT funding in relation to the Waverley Link Road and for testing transport options emerging from the Town Team Urban Renaissance work in order to develop a preferred option to underpin the Town's Transport Strategy.

To avoid duplication of effort, the contract was let by Sheffield City Council Chief Executives Department via the Journal of the European Union with the subsequent tendering process being managed by Sheffield C.C's Procurement, Partnering and Programme Management Unit. Tenderers were asked to provide a breakdown of costs, staffing and time for a sample modelling project and in particular were asked to explain how the current model could be expanded to improve or replace the existing DIADEM variable demand transport modelling software to improve multi modal travel modelling capability. Tenders from the following were received:

- Atkins / JMP
- Faber Maunsell
- MVA
- Scott Wilson

Based on price, experience of staff, understanding of the modelling / multi modal modelling software and partnering and training, MVA were jointly recommended as the most appropriate and experienced tenderer by both Rotherham and Sheffield Officers. Copies of the assessments of each tenderer will be available at the meeting.

8. Finance

The 'call down' contract has no immediate financial impact on the Council.

9. Risks and Uncertainties

MVA are a recognised and respected transport modelling specialists and have had a major input into the building and maintenance of the existing Sheffield and Rotherham Saturn Model. They are therefore well placed to provide continuity in the model development and their experience and past performance should help minimise the risks and uncertainties associated appointment of contractors.

10. Policy and Performance Agenda Implications

Strategic modelling is an essential process that assists the development of major transport schemes associated with regeneration and pursuance of LTP targets, and is essential for those requiring DfT (Annexe E) funding approvals.

11. Background Papers and Consultation

RMBC / SCC Joint Tender Assessments

Contact Name : Paul Gibson, Senior Transportation Officer, x2970 paul.gibson@rotherham.gov.uk.

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS
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1.	Meeting:	Regeneration and Development Services Matters
2.	Date:	19th May 2008
3.	Title:	Upper Wortley Road Service Road, Droppingwell; Ward 8
4.	Directorate:	Environment and Development Services

5. Summary

To report the results of an investigation into the request for access only signs or traffic calming following receipt of a petition with 33 signatures from residents of Upper Wortley Road Service Road .

6. Recommendations

Cabinet Member is asked to resolve to

- 1. Receive the petition**
- 2. Agree that the request for traffic calming and access only signs be not acceded to**
- 3. Request that the lead petitioner be informed of the reasons for reaching the decision**

7. Proposals and Details

A petition has been received from residents of Upper Wortley Road Service Road containing 33 signatures. The petition is requesting access only signs and traffic calming on Upper Wortley Road Service Road due to the alleged volume of traffic using this road. A copy of the front page of the petition is attached as Appendix A.

A peak time vehicle registration survey was undertaken in April 2008 to establish the number and destination of vehicles accessing the service road. The results of the surveys show that AM peak time (7.45 am – 9.00am) there were 6 vehicles recorded that entered Upper Wortley Road Service Road from either Oaks Lane or Oaks Lane Service Road or Upper Wortley Road. During the PM peak (16.00 – 17.00) there were 5 vehicles recorded entering Upper Wortley Service Road. Both the AM and PM figures were those recorded as not accessing property.

A speed survey using loop detection was also undertaken on the service road to establish vehicle speeds. The result of this survey indicated that the 85%ile vehicle speed (the speed at which 85 out of 100 vehicles travel at or less) along the service road was at 20mph.

Investigation of the injury accident database shows that there are no recorded injury accidents on Upper Wortley Road Service Road. In view of the information gathered, it is considered that there would be no justification for action under the aims and objectives of the Local Transport Plan by implementing an access only sign or traffic calming scheme on Upper Wortley Road Service Road and therefore it is recommended that no further action be taken and the petitioners be informed of the reasons why.

8. Finance

None at this stage

9. Risks and Uncertainties

Not applicable in this instance.

10. Policy and Performance Agenda Implications

Any proposed scheme would need to be in line with objectives set out in the South Yorkshire Local Transport Plan, and the associated road safety and casualty reduction strategy for improving road safety. In this instance it is not felt that any scheme contributes significantly to justify investment, however it may be the case that LTP may be able to contribute any other funding source that may be available.

11. Background Papers and Consultation

Consultation with ward members has been undertaken. Verbal responses indicate that the ward members support the petition

Contact Name : *Nigel Davey, Engineer, Ext 2380*
nigel.davey@rotherham.gov.uk

This petition is on behalf of the residents of the slip road that runs adjacent to Upper Wortley Road between The Effingham Arms and Oaks Lane.

We the undersigned are greatly concerned about the amount of traffic using our slip road as a short cut from Oaks Lane to exit at the Effingham Arms end on to the main road A629. This has been an ever increasing problem over the years and now we feel that something has to be done about it by our elected Council.

The peak times when this happens is between 7.30-9.00AM and 3.30-6.00PM. And the speed of most of these vehicles is frightening to say the least. In these times there are a lot of children walking to and from school. We feel they are at risk as well as any pedestrian using the slip road or any resident coming from their houses onto the slip road.

We urge you, our council to look at this problem and consider ACCESS ONLY signs at each end of the slip road or a second option, SPEED BUMPS.

We trust as our elected council you will address this matter favourably and act sooner rather than later before any accidents occur.

Anthony Harper
200 Upper Wortley Road
Rotherham
S. Yorkshire
S61 2AB
Tel 556274

ADDRESS	NAME
184 Upper Worsley Road, Kimberworth	Shawn Ross
902	Shawn Ross
"	Ian Douglas
196	B. Allison
"	P. S. Adams
164	James
166	J. Teasdale
166	Paul Teasdale
166	John Green
168	John Green
172	Sturges
172	W. Hayes
174	N. Bond
174	M. Booky
178	J. Miller
178	F. Mallon
180	B. Cromsey
188	D. Mann
188	D. Young
192	H. Hague
192	E. Hague
212	/ Moore
212	E. Hayes
206	S. Porter
206	R. Porter
176	J. A. Reynolds
204	S. Lyne
200	W. Hayes
200	J. Harper

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS
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1.	Meeting:	Regeneration and Development Services Matters
2.	Date:	19 May 2008
3.	Title:	Response to the Department for Transport Consultation on Developing a Comprehensive Blue Badge (Disabled Parking) Reform Strategy
4.	Directorate:	Environment and Development Services

5. Summary

To report the response to the Department for Transport consultation on developing a comprehensive Blue Badge (disabled parking) Reform Strategy

6. Recommendations

Cabinet Member resolves that:-

The response to the DfT consultation (attached as appendix 1) be supported.

7. Proposals and Details

In February 2007, the Department for Transport (DfT) announced a strategic review of the Blue Badge Scheme, which provides a range of parking concessions to disabled people. An independent review has been undertaken to examine the Scheme's eligibility, concessions, administration and enforcement in light of the many social, political, environmental and technological changes that have occurred since the Scheme was first introduced in 1971.

The DfT has commented on the independent review and has published it for consultation. The Department have produced a standard questionnaire for return comments on the four review areas.

As the responsibility for managing the various elements of the Blue Badge Scheme are held by different departments within the Council the Transportation Unit has sought comments from colleagues in Streetpride's Parking Services Team, who are responsible for enforcement, and from the Innovations Team in Neighbourhoods and Adult Social Services, who administrate the scheme. Comments received were incorporated into the consultation questionnaire.

The response to the various questions are shown in full in Appendix 1 and officers support the reform objectives in order to:

- make sure that the Blue Badge Scheme is available to those who need it most and that it is as fair and consistently administered as possible
- ensure that the concessions provided to Blue Badge holders continue to help support people with severe mobility issues whilst balancing the needs of the economy, environment and wider society
- have the tools and powers they need to administer and enforce the Scheme effectively so that a high level of service is provided to badge holders

8. Finance

There are no direct financial implications as a result of responding to the questionnaire.

9. Risks and Uncertainties

No risks and uncertainties have been identified, affecting RMBC.

10. Policy and Performance Agenda Implications

The Blue Badge Scheme is recognised Nationally for its importance in promoting accessibility for people with disabilities, this fully accords with the aims and objectives of South Yorkshires LTP2. The reform of the scheme

11. Background Papers and Consultation

None

Contact Name: *Tom Finnegan-Smith, Senior Traffic Engineer, Ext. 2967,
tom.finnegan-smith@rotherham.gov.uk*

Blue Badge Reform 2008 - Consultation Questionnaire and Response Form

PART 1 - Information about you

Name Tom Finnegan-Smith
 Address Bailey House, Rawmarsh Road, Rotherham
 Postcode S60 1TD
 email tom.finnegan-smith@rotherham.gov.uk
 Company Name or Organisation Rotherham Metropolitan Borough Council
 (if applicable)

Please tick one box from the list below that best describes you /your company or organisation.

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | Small to Medium Enterprise (up to 50 employees) |
| <input type="checkbox"/> | Large Company |
| <input type="checkbox"/> | Representative organisation (e.g. disability charity) |
| <input type="checkbox"/> | Trade Union |
| <input type="checkbox"/> | Interest group |
| <input checked="" type="checkbox"/> | Local Government |
| <input type="checkbox"/> | Central Government |
| <input type="checkbox"/> | Police |
| <input type="checkbox"/> | Member of the public |
| <input type="checkbox"/> | Other (please describe): |

Are you a Blue Badge holder?

Yes

No

If you are responding on behalf of an organisation or interest group how many members do you have and how did you obtain the views of your members:

The consultation was distributed amongst those Council departments that have a role in the administration and enforcement, as well as the on-street parking management of blue badges. The comments returned have been collated into a combined response.

If you would like your response or personal details to be treated **confidentially** please explain why:

Part 2 - Your Comments

The Department for Transport would like to comprehensively reform the Blue Badge Scheme. Your views are important; background information is available at pages 21-31 of this document to help you answer the following questions:

Eligibility for a Badge

Q1: Do you think that the Scheme's **assessed eligibility** criteria should be brought into closer alignment with that used for the Higher Rate Component of Disability Living Allowance (HRMCDLA) by:

(a) Raising the maximum age that a child can qualify for a badge due to a specific medical condition (i.e. a dependence on bulky medical equipment or the need for emergency medical treatment) from two to three years

	Yes	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	

(b) Raising the minimum age criteria for the main Assessed Eligibility Criteria to three years

	Yes	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	

(c) Enabling people that are severely mentally impaired or who have extremely disruptive behavioural problems to qualify for a badge under the assessed eligibility criteria

	Yes	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	

(d) Lowering the minimum badge issue period (currently 3 years) to:

i) 1 year;	Yes	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	

ii) 18 months; or	<input type="checkbox"/>	No
		<input checked="" type="checkbox"/>

iii) No, keep it as it is (3 years)	<input type="checkbox"/>	No
		<input checked="" type="checkbox"/>

Please explain your reasons or add any additional comments you wish to make (including the conditions that you think should be covered by the revised eligibility criteria):

Proof of eligibility would be increased and therefore abuse may reduce and enforcement may become more effective.

This may mean that there is an increased burden on the administration of the scheme but it is considered that this would be outweighed by the above benefit.

Q2: What do you perceive the impact would be of making the above changes on:

(a) The number of people granted badges: Possibly more badges would be issued however, if this is a reflection of need then it is acceptable.

(b) Availability of disabled parking spaces: Local authorities may need to consider designating additional parking spaces however, if this to accommodate need, it is acceptable. If necessary, able bodied people should be given less priority.

The primary implication may be on the requests for parking spaces adjacent to private residences, which as they are assessed against set criteria, which providing they are met to accommodate need would be acceptable.

(c) Local government administration and costs:

More badges would no doubt raise costs however, local authorities should be encouraged to absorb these costs from social care funding to avoid burdening disabled people with further costs associated with their disability.

The potential to use income from PCN's associated with mis-use being ring fenced to part fund administration should be considered. And, could PCN's be levied at the higher rate?

The cost of

(d) Other:

Concessions Provided to Badge Holders

Please note; there are no current proposals in this area. These questions are purely for debate:

Q3: Do you think that local authorities should have more discretion to vary the yellow line and on-street parking concessions (e.g. allowing badge holders to park without charge for more time in some areas and less in others depending on local traffic conditions and disabled access?) **No**

Please explain your reasons or add any additional comments you wish to make:

It is important that the badge concessions are consistent and that the need of disabled people to access shops & services is given priority. This is achievable by providing designated parking, in which the length of stay can be varied in accordance with the Traffic Signs Regulations and General Directions.

However, variations between local authorities will only lead to confusion and drivers receiving PCNs for offences that in other areas are allowed. For example a consistent approach to the length of time that a blue badge holder may park on a waiting restriction needs to be retained on a national basis to avoid confusion and an increase in sign clutter.

Q4: Would you support redrawing the London Concession (the regulations that exempts the four Central London boroughs from the national Blue Badge Scheme) so that it is aligned with the clearly marked, London Congestion Zone – recognising that the zone may alter in size? **Yes** **No**

Please explain your reasons or add any additional comments you wish to make:

N/A

Administration and Enforcement

Q6: Do you support the introduction of :

(a) A national framework for sharing Blue Badge data between issuing authorities and with on-street enforcement agencies? Yes No

(b) New technology features to the badge e.g. a machine readable badge that can be read by local authority hand held devices? Yes No

Please explain your reasons or add any additional comments you wish to make:

Any measures that could potentially assist in more effective enforcement of the abuse of blue badges and a reduction in fraud would be received favourably.

Q7: Do you think that parking enforcement officers should be given a legal power (like the police) to remove misused badges on the spot? Yes No

Please explain your reasons or add any additional comments you wish to make:

Drivers abusing blue badges are currently asked by our CEO's if they want to surrender their badge so that it can be handed to Social Services. Our Parking Services team would welcome powers to remove badges on the spot.

Q8: Do you have any other ideas for improving enforcement and/or public understanding of the Scheme?

Perhaps some form of advertising and information campaign to show how the badge benefits disabled people?

High impact campaign about the implications of misuse – penalties that can be incurred

Q9: Do you think that local authorities should be able to charge more than the existing £2 maximum badge issue fee - to more appropriately covers costs? Yes No

Please explain your reasons or add any additional comments you wish to make:

The charge should have regard to the costs of actually administering the blue badge but be subsidised accordingly.

Alternatives and Choice

Q10: Do you have any suggestions for alternatives to the Scheme for meeting the mobility needs of people that do not qualify for a badge (e.g. people with Autism, Alzheimer's, mental health problems, Crohn's or Colitis, learning difficulties and partially sighted people).

Please provide your suggestions in the space provided:

Enhanced promotion of the mobility pass.

For those individuals that may have difficulties in using or remembering to use pay and display facilities a system to recognise and take account of this could be useful.

Q11: Is there anything else that the Government could do to improve the wider personal mobility of badge holders (e.g. enhanced local taxi voucher schemes)? No

Please explain your reasons or add any additional comments you wish to make:

The badge scheme is the most cost effective tool.

Q12: Is there anything that the Government could do to encourage badge holders to use public transport more often? No

Please explain your reasons or add any additional comments you wish to make:

It is unlikely that most people who qualify for a badge will be able to use public transport with any degree of confidence and comfort.

General Comments

Q13: Do you have any other comments or suggestions for reforming the Scheme? YES

Please explain your reasons or add any additional comments you wish to make:

Enforcement should be seen as the key to a successful scheme. Currently it is sporadic or it is obstructed by political sensitivities regarding disabled people and this has led to mis-use of the badge which in turn has led to it becoming discredited by some people.

High impact campaign highlighting the penalties that can be incurred as a result of misuse/abuse.

Please send this completed form to:

Ella Roberts
The Accessibility and Equalities Unit
Department for Transport
Great Minster House
76 Marsham Street
London
SW1P 4DR
Tel: 020 7944 3533

Email: bluebadgeconsultation@dft.gsi.gov.uk

The deadline for responses is: **Thursday April 17 2008.**

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS
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1.	Meeting:	Cabinet Member for Economic Regeneration and Development Services and Advisers Meeting
2.	Date:	19 th May 2008
3.	Title:	Interim Planning Statement for Affordable Housing – Policy and Implementation
4.	Programme Area:	Environment & Development Services

5. Summary

To request that Members support the implementation of policy, Interim Planning Statement, Affordable Housing, on the granting of planning permission for residential development, where applicable.

This follows the consultation pursuant to member approval for the introduction of the draft Interim Planning Statement Affordable Housing, subject to consultation, at the Economic Regeneration and Development Services, Cabinet Member and Advisers Meeting of 17th December 2007 (Minute No.172).

6. Recommendations

1. That Cabinet Member approves that the Interim Planning Statement, Affordable Housing for residential development be introduced and applied to all applicable planning applications received after approval of the Interim Planning Statement, Affordable Housing.
2. Operation of the Interim Planning Statement, Affordable Housing will be reviewed in the Local Development Framework Annual Monitoring Report.
3. Cabinet approves the introduction of this approach.

7. Proposals and Details

At the Economic Regeneration and Development Services, Cabinet Member and Advisers Meeting of 17th December 2007 (Minute No.172), Members approved the introduction of a the draft Interim Planning Statement, Affordable Housing (IPS-AH), subject to consultation and further approval, depending on the results of that consultation. (A copy of the report is attached as Appendix 3).

The IPS-AH will be reviewed either when the results of the Annual Monitoring Report, or a review of the Strategic Housing Market Assessment indicates the need to or when the Local Development Framework (LDF) process has advanced to the stage which may allow the adoption of a Supplementary Planning Document.

The IPS-AH (Attached as Appendix 1) advises that for planning applications for 15 or more houses or for sites of 0.5 hectares or more, no less than 25% of all dwellings shall be provided on site, as affordable units (unless viability cannot be demonstrated). 14% are to be available as social rented housing and 11% as intermediate tenures, taking into account local circumstances.

8. Consultation

The consultation process has been completed. 125 stakeholder organisations were contacted and invited to attend a stakeholder consultation event that took place, 30th January 2008. The event, which was very well attended, examined the draft Affordable Housing Policy and Professor Stephen Walker of the University of West England explained the reasoning behind the valuation exercises that had informed the new policy proposal. Stakeholders were given opportunity to contribute opinion during the Plenary Session of the event.

Stakeholders attending the event and those unable to attend were given further opportunity to formally respond to the draft IPS-AH, in writing, during the consultation period which closed 12th March 2008.

9. Responses

Consultation responses have been received from fourteen organisations; six included comments in support of the IPS-AH. Although expressing a concern over a matter of detail, a planning consultant stated,

“The basis of the emerging Affordable Housing Policy is soundly based on advice set at national and regional level. Do not wish to make any detailed comments in relation to the fundamentals of this policy approach.”

Many objections related to the weight that the IPS-AH could be accorded within the statutory planning system, in the absence of an affordable housing policy in a statutory development plan.

Government guidance is clear in terms of what is required as an evidence base to support affordable housing requirements and the necessary elements of this evidence base are in place. Guidance (PPS12) is also clear in that the Government

does not wish for local planning authorities to wait for new policies in Local Development Frameworks to be in place before its policies are implemented.

Concerns were also expressed with regard to the introduction of the IPS-AH given current conditions in the housing market and linked to that issue, the effect that the policy could have on the delivery of “brownfield” sites. The viability assessment, which was produced as part of the evidence base for the IPS, included analysis of “brownfield” sites; these were shown to still be viable with the introduction of the new requirements.

Housing markets can be subject to unpredictable, short term change and the affordable housing policies, along with other policies, are intended to address issues of sustainability and affordability over the long term.

Some respondents were also concerned about how the IPS deals with which factors could be taken into account when trying to justify reduced provision or no provision at all, on financial grounds. In response to this, the IPS has been amended to make it less prescriptive, in terms of what can be regarded as an “abnormal cost” relating to a development.

There was some concern over the levying of a fee to cover the Council’s administration costs. The Council considers it reasonable for a fee to be levied to cover the cost of officer time administration and monitoring, compliance and project management.

Respondents from the housing provider sector, namely Registered Social Landlords (RSL), expressed concern that the IPS does not prescribe the transfer mechanism between the RSL and Developer or make reference to securing affordable rents in accordance with the Rent Reform Regime. The Council considers it inappropriate to prescribe the transfer process however the Council accepts the requirement for inclusion of basic parameters and that the rent restructuring issue is a material point and in response to this the IPS has been amended.

Finally, RSL stakeholders raised concern that although the affordable housing provision must meet Level Three of the Code for Sustainable Homes that this falls slightly short of the Housing Corporation’s (HC) requirement for Design and Quality standards, without which RSL’s are not able to treat the affordable homes provided as outputs within the Housing Corporation’s Programme; furthermore, this requirement is essential in the event that Social Housing Grant were to be sought.

The Council considers this requirement is reasonable and is needed to ensure that dwellings generated through planning gain accord with the minimum ‘affordable housing’ requirements of the Housing Corporation and which will allow application for Social Housing Grant funding where deemed appropriate. The IPS has been amended accordingly.

An RSL respondent included the comment,

“...welcomes the opportunity of contributing to the consultation exercise for the introduction of the proposed Affordable Housing Policy Interim Planning

Statement and which is backed up with a robust independent academic viability study and strategic market assessment.”

A referenced summary of all the comments received and the three amendments made can be found at Appendix 2.

9. Conclusions

The IPS-AH may be reviewed as part of the Annual Monitoring Report or following a revision of the Strategic Housing Market Assessment to ensure that any significant changes in housing needs or planning circumstances can be taken into account.

It is considered that none of the issues raised by respondents to the consultation are cause to change the recommendation to adopt the Interim Planning Strategy for Affordable Housing (Appendix 1).

10. Finance

The cost to the Borough Council in developing and implementing an Affordable Housing Policy was confined to officer time and contained within existing budgets for staff within Neighbourhood Investment (NAS), Planning (EDS) and Legal Service.

As a result of implementing a clearly defined, unambiguous policy, a non-cashable efficiency will be achieved, in the reduction of officer time taken with associated tasks. These tasks, involving EDS, NAS and Legal Services include, pre-application negotiations with developers, sustaining understanding of housing need, building effective relationships with Registered Social Landlords and developers, processing of and responding to planning applications, negotiating and preparing Section 106 Agreements and monitoring outcomes.

11. Risks and Uncertainties

Developers may look for sites in local authorities where affordable housing policy is weaker; however in the sub-region most neighbouring authorities have similar or more onerous requirements with regards to affordable housing policy. Additionally the Borough has sustained a strong pipeline of residential development within the Rotherham-Sheffield and Dearne Valley market axes. Furthermore viability analysis suggests that developer profit after meeting a 25% threshold will remain sufficient to sustain investment and this threshold is similar to or less than those operated by neighbouring authorities.

Developers may land bank in the hope of a future relaxation of policy. However Regional Spatial Strategy has become firmer in terms of the emphasis given to S106 affordable homes provision which in turn strengthens the Local Planning Authority negotiating position.

The Borough Council may fail to optimise the potential yield of S106 affordable homes. This is less likely to happen in future with a clear policy position and an established system of officer liaison and monitoring in place.

12. Policy and Performance Agenda Implications

The Government has set a goal of building three million new homes by 2020 and proposed new powers for local authorities to build social homes. However the Housing Green Paper also recognised the significant contribution to affordable housing supply which would have to be made through S106 Agreements. The need to obtain claw back on development values at a local level has also been emphasised by the decision not to proceed with the Planning Gain Supplement.

The continuing development of modern homes which meet consumer expectations and social need without distinction will make a major contribution to all of our key corporate strategic themes of:-

Rotherham Learning
Rotherham Proud
Rotherham Safe
Rotherham Alive
Rotherham Achieving

These key themes are reflected within the Individual Well-being and Healthy Communities outcome framework, as follows:

- Improved Quality of Life – by identifying and creating opportunities for improved housing standards and options to meet household aspirations and an improved quality of life, through meeting identified housing needs and addressing obsolete housing and environmental blight (Objective 6)
- Exercise Choice and Control – through enabling a range of housing options to be presented to households ensuring individuals can exercise choice and control over their housing options and home life (Objective 6)
- Personal Dignity and Respect – through creating housing choices and tools which promote independent living, personal dignity and respect, investing in quality neighbourhoods, ensuring residents can enjoy a comfortable, clean and orderly environment.
- Freedom from discrimination or harassment – through providing quality housing and independent living, targeted to meet specific need, to support improved health and well-being, facilitated by a transparent allocations process. (Objective 2)
- Economic well-being – providing high quality housing, through high design standards and meeting identified needs in order to create sustainable neighbourhoods, offering high quality and extended choice of housing provision, to meet current and future aspirations.

13. Background Papers and Consultation

Strategic Housing Market Assessment; Fordham Associates for RMBC, Oct 2007.
Housing Viability Study; UWE, April 2007.
Affordable Housing Policy, Supplementary Planning Guidance; RMBC, April 2004.

Contact Name: Tracie Seals; Neighbourhood Investment Team, Neighbourhoods and Adult Services. 01709 334952. tracie.seals@rotherham.gov.uk

Appendix 1 – Interim Planning Statement, Affordable Housing (Attached)

Appendix 2 – Referenced Summary of Consultation Responses (Attached)

Appendix 3 – Report to Cabinet Member for Economic Regeneration and Development Services and Advisers Meeting - 17.12.07 Minute 172

[Proposed Interim Planning Statement for Affordable Housing: Consultation Draft](#) PDF 1 K

- [View the reasons why item 172. is restricted](#)

Stephen Moralee, Development Control Manager, and Gordon Smith, Specialist Support Manager HMR, to report.

To propose a new policy basis for negotiation with developers and a process of statutory consultation.

Additional documents:

- [Item 2- IPS Affordable Housing Final Consultation Draft Dec 2007](#) PDF 1 K
- [Item 2 - Affordable Housing IPS Consultation Appendix 2](#) PDF 1 K

Minutes:

Consideration was given to a report, presented by the Development Control Manager, relating to the delivery of a growing supply of affordable homes through planning policy and Section 106 Agreements which required a robust policy basis.

Consideration was therefore given to a new policy basis for negotiation with developers and a process of statutory consultation.

It was pointed out that the Interim Planning Statement was required in advance of the production of the Local Development Framework.

Reference was made to a study carried out by the University of West England to establish a threshold at which affordable housing was considered to be deliverable on typical sites within the Borough. This had been referenced to the Strategic Housing Market Assessment and Needs Study prepared for the Borough by Fordham Research in October 2007.

Consideration was therefore given to the proposal that for planning applications for 15 or more houses, or for sites of 0.5 hectares or more, no less than 25% of all dwellings shall be provided on site, as affordable units - 14% were to be available as social rented housing and 11% as intermediate tenures.

The proposed timetable to adoption of the draft as the Affordable Housing Interim Planning Statement was detailed in the report, noting the proposed consultation. The effective date would be 1st April, 2008.

Resolved:- That approval be given to the draft Affordable Housing Interim Planning Statement, as set out in the report now submitted, as a basis for statutory consultation with the stakeholders identified in this report.

Rotherham

LOCAL DEVELOPMENT FRAMEWORK



Interim Planning Statement Affordable Housing – May 2008

Prepared by Stephen Walker, Jane Galloway and Danny Myers, UWE at Bristol

Rotherham Achieving

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Borough Council



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اگر آپ کو اس دستاویز کا خلاصہ کسی دوسری زبان اور/یا کسی متبادل صورت میں درکار ہو تو ہم سے رابطہ کریں۔

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Arabic

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Further information about the Rotherham Local Development Framework is available from the Forward Planning Team using the above telephone number/email or write to us at the following address

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1. Executive Summary

Affordable housing includes social rented and intermediate housing that is provided to specified eligible households whose housing needs are not met by the open market. This Interim Planning Statement (IPS) implements Planning Policy Statement 3, which advises local authorities to secure the provision of affordable housing when dealing with planning applications for 15 or more dwellings. The Draft Revised Regional Spatial Strategy advises that up to 30% of new housing in Rotherham Borough may need to be affordable.

A Strategic Housing Market Assessment has been undertaken to establish the level of need for affordable housing in the Borough. In accordance with national policy and the work carried out locally to assess need, the following policies will be applied:

For planning applications for 15 or more houses or for sites of 0.5 hectares or more, no less than 25% of all dwellings shall be provided on site, as affordable units. 14% of which to be available as social rented housing and 11% as intermediate tenures.

The policy will be applied to conversions as well as new build and will also apply to developments below the minimum size threshold, which would exceed the threshold when combined with an adjoining development site(s). Where sites are sub-divided, the Borough Planning Authority will normally expect each subdivision or smaller development to contribute proportionally towards achieving the amount of affordable housing that would have been appropriate for the whole or larger sites.

New affordable homes should be built to and comply with the Housing Corporation's (or its successors) current, published Design and Quality Standards and Communities for Local Government's Code for Sustainable Homes (2007). Upon submission of an application, developers will need to demonstrate that the affordable homes will comply with level 3 of the Code. The external design of the affordable homes should also be compatible with the open-market homes.

Affordable housing will be secured by means of a Section 106 Agreement. Developers will be required to pay the reasonable legal costs of the Council and also to pay an administration fee.

The Borough Council considers the involvement of Registered Social Landlords (RSLs) and the Housing Corporation's (or its successors) and preferred non-RSL Developer partners, to be the preferred practicable suppliers of social housing, due to the long-term security offered to tenants and the maintenance of affordable rents and management services.

Where it can be demonstrated that non-RSL Developer Partners (who are not identified as preferred partners) have particular expertise or experience, the Council may consider their involvement in the agreement.

It will be expected that affordable housing provision will be made on site and in all situations the Council will secure nomination rights to the affordable housing units, so that it can assist people on the Housing Register (Key Choices).

2. Preamble: Purpose and Status of the IPS

- 1 One of the roles of the Borough Council is to enable and co-ordinate the provision of housing to meet the needs of all those within its community. The land-use planning system makes an increasingly important contribution to this function. However, in seeking to meet these needs it is recognised that today many more people are unable to afford to meet their housing needs through the private housing market and require the provision of alternative, affordable forms of housing.
- 2 Accordingly, the Council has produced an Interim Planning Statement [IPS] on the provision of affordable housing in Borough. The Council attaches high priority to the provision of affordable housing in balancing its planning objectives. Affordable housing is an increasingly important local issue, for example it is identified as a key issue in the Council's Core Strategy Preferred Options. It is one of the principal priorities in the Borough's Corporate Plan and Housing Strategy Statement. Importantly, a full range of housing opportunities will also assist in providing balanced and sustainable communities
- 3 The production of the IPS has been driven by a number of changes to national and regional housing policies and provides guidance on how the Council will apply government guidance prior to the production of the RMBC Local Development Framework in 2007/2008:
 - The abolition of Local Authority Social Housing Grant in April 2003 changed the arrangements for funding social housing, being replaced by Partnering Programme Agreements and a two-year capital funding programme.
 - Where a Social Housing Grant is available [via Regional Housing Boards] this source of funding is not simply for affordable housing secured via Section 106 agreements, but other types of schemes as well. The level of public subsidy is insufficient to fund all schemes that should come forward in the Borough in the forthcoming years if housing need is to be met.
 - There is a presumption by the Regional Housing Board and the Housing Corporation¹ against public funding where it should be possible to negotiate a S106 agreement, unless it is clear that the development economics of a scheme require it.
 - An increasing emphasis in development economics and especially viability: PPS1 Delivering Sustainable Development [February 2005]; PPS3 Housing [November 2006]; Planning Obligations: Practice Guidance [July 2006] and Planning Obligations, Circular 05/2005 [July 2005].
- 4 The aim of this Interim Planning Statement [IPS] is to advise developers on the Council's approach to delivering affordable housing; it is designed primarily as a practical guide for those who intend to develop housing in

¹ Developers need to be aware that The Housing Corporation is currently agreeing to put grant into Black and Minority Ethnic [BME] housing on S106 housing sites.

Rotherham. This IPS will be considered by the Council when dealing with planning applications as it is consistent with government guidance including Planning Policy Statement 3 [PPS3].

- 5 The Strategic Housing Market Assessment [2007] demonstrates that there is an increasing need for affordable housing in the Borough. Further regular updates of the Borough's Housing Need Surveys [HNS] will monitor the ongoing housing needs situation closely.
- 6 Rotherham Borough is undergoing an urban renaissance and regeneration with the intention to provide an enriched quality of life for its current and prospective residents and workers. In consort with other urban areas in South Yorkshire, the area has seen a rapid increase in house prices which means that the purchase of an appropriate home is often beyond the means of potential buyers, especially for those residents on average and below average incomes. The Borough Council views this IPS as one mechanism to improve the supply and quality of affordable homes in association with residential developments.
- 7 The issue of affordable housing is highlighted in the Borough's:
 - Strategy for Housing
 - Annual Housing Investment Programme
 - Strategic Housing Market Assessment March 2007
 - Community Strategy
 - Core Strategy Preferred Options/Corporate Delivery Plan
- 8 Where a need for affordable housing has been established, Central Government policy² allows Local Authorities to secure the provision of affordable housing through the planning process. This IPS has been prepared in accordance with this guidance and housing policies, and Regional Planning Guidance, as set out in Section 4 of this guidance. It sets out the planning procedures that the Borough Council will adopt in relation to proposals for new housing development and associated housing provision.
- 9 The IPS needs to be considered in the context of the Borough Council's statutory duties as a planning authority, the availability of financial and other resources and regional and national policy agendas.
- 10 The provision of affordable housing will normally result in a cost to developers, which can only be offset if the affordable housing requirement is explicitly taken into account in negotiating land options and the land prices paid. Valuers and landowners should be aware that affordable housing provision will almost certainly have implications for the price of land.³

² Specifically: PPS1 Delivering Sustainable Development, 2005 and PPS3 Housing, 2006.

³ See *Housing Viability Study: S106 Requirements*, June 2007, a report prepared by UWE at Bristol for RMBC. It illustrates how different affordable housing quotas alter [i.e. depress] land values in order to test viability of the sites for housing provision.

3. What is Affordable Housing?

11 Affordable housing is aimed at assisting households who are in housing need and unable to afford market housing. To be in housing need the household must currently be living in unsuitable housing; this could include a home that is too small, in need of major repair, sharing facilities for example. The Communities and Local Government Guide [2007] sets out definitions of types of affordable housing (split between social rent and intermediate).⁴ Below we replicate these broad definitions:

- Social rented housing: rented housing owned by local authorities or RSLs, for which guideline target rents are determined through national rent setting regimes. Other properties that are provided under equivalent rental agreements are also included as social rented;
- Intermediate housing: housing at prices or rents above those of social rent but below market prices or rents.

PPS3: Housing

12 This replaces earlier government guidance and states that the planning system should deliver a mix of housing, including affordable housing to meet identified need and promote the creation of sustainable, inclusive, mixed communities. The guidance defines affordable housing.

13 Affordable housing includes social rented and intermediate housing that is provided to specified eligible households whose housing needs are not met by the open market.

14 Affordable housing should:

- Meet the of needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices⁵.
- Include provision for the home to remain at an affordable price/rent for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

Social Rented Housing

15 This includes rented housing owned and managed by Local Authorities and Registered Social Landlords [RSLs]⁶ for which guideline rents are determined

⁴ The Communities and Local Government Guidance (PPS3: Housing, November 2006) makes very specific requirements of Strategic Housing Market Assessments.

⁵ <http://www.communities.gov.uk/documents/planningandbuilding/doc/housingmarketassessments>

⁶ Rented housing can be provided, owned and managed by other individuals or organisations under equivalent arrangements agreed with the Borough Council or with The Housing Corporation as a condition of grant contributions.

through the national rent regime and through Partnering Programme Agreements.

Intermediate Affordable Housing

- 16 This includes housing at prices and rents above those of social rents, but below market price or rents, and which meet the criteria set out above.⁷ These can include shared equity homes [e.g. HomeBuy] and other low-cost homes for sale and intermediate rent. Such homes should be suitable for key workers.
- 17 In respect of the South Yorkshire Pathfinder in Rotherham, the delivery of affordable housing is seen as contributing to raising overall housing quality and as such developers should demonstrate this in their proposals on sites in the Pathfinder area.
- 18 Any scheme permitted will be expected to be a quality development in keeping with its surrounding environment, in accordance with saved Unitary Development Plan Policy (see appendix 1 for saved housing policies). The Council is currently formulating its new approach to Developers' Contributions and other Planning Requirements, particularly for infrastructure, open space and community and amenity facilities. All schemes, including affordable housing schemes, will be expected to meet these requirements.
- 19 The Borough Council follows an "open-book" approach to valuations and development economics on affordable housing schemes. The Borough's Housing Viability Study demonstrates its commitment to and understanding of viability and the deliverability of acceptable housing that includes affordable housing and other planning requirements. Applicants should be prepared to discuss the various cost components of their scheme with the Borough Council. In areas outside settlement policy boundaries, low land values will be expected.

4. Planning Policy Context

Central Government Guidance

- 20 PPS3 provides current guidance on issues relating to the provision of affordable housing – and is a material planning consideration. The national indicative minimum site threshold level in PPS3 is set at 15 units; Rotherham intends to adopt this particular site threshold as soon as practicable.

⁷ Low Cost Market Housing i.e. the least expensive housing available for purchase in the market does not meet the above definitions and may no longer be considered as affordable housing for planning purposes.

- 21 Circular 05/2005 provides current guidance on issues relating to the use and scope of planning obligations, and this has been taken into account in the preparation of this IPS.

Regional Spatial Strategy for Yorkshire and the Humber to 2016

- 22 The current regional planning guidance for Yorkshire and the Humber is set out in Regional Spatial Strategy 12, December 2004 and the Yorkshire and Humber Plan [Draft for Public Consultation December 2005]. This Plan contains a broad development strategy for the period to 2021, provides the framework for other complementary strategies and programmes, and informs the delivery of the Yorkshire One regional strategy. Policy H3 deals specifically with affordable housing.
- 23 The replacement for the RSS is now at an advanced stage; the “Draft Revised RSS incorporating the Secretary of State’s Proposed Changes” has now been published. Given the advanced stage of this document, it must now be given considerable weight in local planning considerations. Policy H3 deals specifically with affordable housing and states that the region needs to increase its provision, laying out indicative estimates of what is required which will need to be updated in light of emerging Strategic Housing Market Assessments.

5. Housing Requirements

Housing Need

- 24 According to recently published Communities and Local Government guidance on Strategic Housing Market Assessments [2007], housing need is defined as the number of households who lack their own housing or who live in unsuitable housing and who cannot afford to meet their housing needs in the market.

Strategic Housing Need – emerging Regional Spatial Strategy [RSS]

- 25 The Draft Revised RSS “Proposed Changes” recommends that the net annual housing provision for Rotherham MBC should be 750 dwellings per annum for the period 2004-8, rising to 1160 dwellings per annum for the period 2008-2026⁸. Policy H3 Includes a provisional estimate of the proportion of new housing that may need to be affordable of up to 30% within the Rotherham Metropolitan Borough.

Strategic Housing Market Assessment [SHMA]

- 26 A Strategic Housing Market Assessment of Rotherham’s housing markets, conducted by Fordham’s Research, was published in October 2007. In respect of affordable housing, based upon local evidence covering demography, housing stock attributes [e.g. its condition, quality and

⁸ Additionally, the SHMA [2007] report reports a higher potential demand of 792 additional homes [of all tenures].

affordability] and needs arising, the report calculates a borough-wide requirement of 411 affordable housing units per annum

- 27 The SHMA clearly demonstrates a need for a higher affordable housing quota, and suggests that across all Rotherham Borough eligible sites, 25% should be affordable housing. Of this 25% target*, the SHMA suggests that 14% are built as social rented housing and 11% are built as intermediate tenure housing.

*Calculations of the affordable housing element required in any development will, where the calculated provision is not exact:

[a] Round up to the nearest whole number of affordable units **at and above 0.5 of a unit**, or

[b] Round down to the nearest whole number of units **between 0.1 and 0.4** of a unit.

If an existing planning permission is being submitted for an alteration, either with or without an existing Section 106 Agreement, the applicant should consult with the Planning Department because this may affect the affordable housing contribution.

Where sites are sub-divided, the Borough Planning Authority will expect each subdivision or smaller development to contribute proportionally towards achieving the amount of affordable housing that would have been appropriate for the whole or larger sites.

- 28 Developers will need to demonstrate how they intend to provide housing for Black and Minority Ethnic Communities (BME); Active Over 55s and Move-On households as part of providing affordable housing.

AREA ASSEMBLY	Inter-mediate Tenures	Social Rented	Total	General Needs ⁹	BME	Active Over 55's	Move-On
Wentworth North	11%	14%	25%	Yes	No	Yes	Yes
Wentworth South	11%	14%	25%	Yes	Yes	Yes	Yes
Rotherham North	11%	14%	25%	Yes	Yes	Yes	Yes
Rotherham South	11%	14%	25%	Yes	Yes	Yes	Yes
Rother Valley West	11%	14%	25%	Yes	No	Yes	Yes
Rother Valley South	11%	14%	25%	Yes	No	Yes	Yes
Wentworth Valley	11%	14%	25%	Yes	Yes	Yes	Yes

Affordable Housing Quota and need in Rotherham by Area Assembly (% of total units)

⁹ Special needs housing will be considered an integral element in delivering the 25% affordable housing quota in Rotherham. See also paragraph 31 of this IPS.

In the first instance, developers should consult with the Council's Affordable Housing Officer as well as relevant design guides and codes of practice [e.g. the Council's own BME Design Protocol] which are available from the Council.

- 29 The SHMA also demonstrated that there is a clear and demonstrable housing need for low cost market housing, particularly in Rotherham Borough's Pathfinder located in two Area Assemblies: Rotherham North and Rotherham South. Though not strictly affordable housing, PPS3¹⁰, stresses the need for housing markets to become more balanced and that a fuller range of housing opportunities should be available to local residents, current as well as future ones, in order to diversify tenure and improve social integration. Accordingly, Rotherham Borough Council will look favourably on development proposals that also include a proportion of low-cost market homes.

Housing Register

- 30 Another indicator of the current trends of housing needs is data from the Borough Council's Housing Register. The number of households on the register at April 2008 was over 23,000.

Special Needs and Supported Housing

- 31 In addition to the provision of housing for BME, Active Over 55s and Move-On households, the need for dwellings that are suitable for people with special needs, and the need for accommodation with associated care and support, rely on more specific information than that contained in typical housing needs surveys. The Primary Care Trusts and Rotherham Borough's Social Services are the main partnership agencies that provide care and support, with the Borough Council's Supporting People Team co-ordinate revenue funding for services provided to a range of client groups. When planning new affordable dwellings, the Borough Council will take account of any priorities identified in the current Supporting People Strategy. This is available on the Borough Council website: www.rotherham.gov.uk

- 32 Homes to cater for particular needs may be required, and Developers are advised to contact the Borough Affordable Housing Officer at an early stage to determine if there are any requirements and how these may be accommodated in their schemes. A specialist agency should be involved to provide suitable accommodation. Developers should be aware that the provision of Special Needs/Supported housing is within the 25% affordable housing quota.

Strategic Housing Need

- 33 Policy H4 of the Yorkshire and Humber Plan acknowledges that not all planning issues tidily match the boundaries of Local Authority boundaries or other Agencies. Accordingly, it is recommended that inter-authority consultation and co-operation on cross-boundary issues should take place. Rotherham Borough Council works in partnership at a strategic level with its neighbouring Local Authorities, particularly where proposals for development

¹⁰ The Government has, in PPS3, stated that "low cost market housing" is market housing and is not affordable housing.

cover a Housing Market Area that extends over more than one Local Authority administrative area [e.g. with Sheffield City Council]. Specific advice in relation to affordable housing provision can be obtained from the Council's Affordable Housing Officer.

6. Definitions of Affordability

34 All households who are potentially in need whether as part of the backlog of need or newly arising (projected) need are subject to an affordability test. Broadly speaking the assessment takes account of an individual household's current financial situation in relation to the entry-level cost of housing of a suitable size (to buy or rent).

35 The affordability tests are based on a household's ability to secure a mortgage for purchase which is based on typical mortgage lending practices [generally assumed to be a 3.5 times multiple of income]. For renting figures, affordability is based on a proportion of the household's income to be spent on housing, which is typically set at 25% of their gross household income. In assessing affordability, households are tested against the prices and rents in the area in which they currently live.¹¹

Borough Wide House Prices

36 Land Registry house price transactions data is used to inform planning policy. House prices have **increased by 2.45 times** in the Borough over the period April 2000 to April 2007. Appendix 2 includes house price monitoring data, which includes data on average prices for different housing types for the Borough.

Local Average Earnings

37 Increases in house prices have been significantly higher than the increase in local earnings. Local earnings data reveal that average earnings rose by a maximum of **34%** in the period since 1999, which is substantially less than that of house price inflation. Appendix 2 contains 2007 earnings data.

Mortgage Multipliers

38 Presently, these are around 3.5 times a single income and 3 times joint income. However, part-time income is most unlikely to be more than one half the average single incomes; and is more likely to be one third or even less, with a high proportion of part-time employment being the lowest paid jobs.

39 When mortgage multipliers are applied, neither single nor joint average incomes allow for a mortgage that is sufficient to access and afford market housing without an unusually high deposit.¹²

¹¹ See Strategic Housing Market Assessment [October 2007], Rotherham, conducted by Fordham's Research.

¹² See for example Glen Bramley, 2003, Barker Inquiry on Housing Supply Affordability and the Intermediate Market, Heriot-Watt University. This argues that over 18% of those households that have been counted to be in the "in-need" category can afford to access market housing with financial support of family, friends and past-savings and inheritance.

7. Forms of Affordable Housing

40 Affordable Housing includes the following forms of housing:

- Social Housing for Rent;
- Discounted Home Ownership [resale covenant];
- Shared Ownership [traditional equity sharing]; and
- HomeBuy:
- Social HomeBuy
- New Build HomeBuy
- Open Market HomeBuy

Where a developer has decided to provide a site only for affordable housing e.g. not as a contribution, then they should discuss the proposed type, tenure and mix with the Borough's Affordable Housing Officer in order that such proposals can be discussed as to their suitability for local or Borough need.

See Appendix 3 for a summary on forms of affordable housing.

Rotherham's Overall Approach

The Council will refer to its 'Strategic Housing Market Assessment' to determine the nature and mix of affordable housing in association with appropriate residential schemes in Rotherham.

41 The Borough Council would expect to see proposals for affordable housing that broadly reflect the overall mix of housing in a planning application and, depending on the number and type of homes proposed, the affordable homes should be seamlessly integrated with open market housing.

Tenure-blind developments

42 Developers should seek to build tenure-blind housing developments. This is justified by reference to recent CABE guidance.¹³ Success is not only measured in the developers' profit margin, but how well the development serves as a lasting legacy for the developer. Recent research [JRF, 2006] shows that where mixed tenure development is built, the critical factors determining success rests on three factors:

- High quality design, which is consistent across the homes built and with limited differentiation between the tenures;
- Management of the whole estate, to ensure that the environment is pleasant and a safe place to live; and
- Management (and letting) behaviour of those living in the affordable housing, this is to allay any fears from potential buyers and to reassure them that any problems are minimised and quickly tackled.

¹³ See CABE [2006] Design at a Glance, June 2006, CABE; see also <http://www.cabe.org.uk/default.aspx?contentitemid=188>.

43 The Borough Council will require developers to demonstrate in their applications how such measures will be delivered as part of their completed schemes.

8. Thresholds and Targets for the Provision of Affordable Housing

44 In seeking to secure affordable housing, the Borough Council is supported by the Government's planning policy in respect of housing [PPS3, Housing, 2006]. Its objectives demonstrate that everyone should have the opportunity of a decent home, that there should be a wider choice of housing and that social differences should not be reinforced. As such, PPS3 states that a community's need for affordable housing is a material consideration which may properly be taken into account in formulating development plan policies and deciding planning applications.

45 The following table below highlights the key elements of the Council's approach.

Thresholds	Paragraph 29 of PPS3	0.5 hectare or 15 or more dwellings, depending on location of scheme.
Proportion of affordable housing	Strategic Housing Market Assessment, 2007	No less than 25% of all dwellings.
Tenure Mix	Paragraph 28 of this IPS	Priority will be determined according to the area of Rotherham within which the site is located.

46 Policy H3 of the Draft Revised RSS Proposed Changes states that an element [up to 30%] of affordable housing will be sought in Rotherham Borough. This would involve schemes for the provision of 15 or more new dwellings or on sites of 0.5 hectare or more.

47 In addition to this IPS, developers in rural locations will need to refer to emerging rural housing policies in the Borough LDF in due course.

48 Developers whose schemes are just below the threshold level will be required to satisfy the Borough Council that, taking into account all other relevant national, regional and local planning policies, their proposals do not represent a failure to make the most efficient use of the site in accordance with this IPS, nor that a larger site is being brought forward in smaller phases to avoid the threshold at each stage.

49 The Borough Council publishes a Housing Strategy for the Borough, which considers local housing needs, the resources that are available, the priorities for action, and sets out an action plan to meet the needs and address the priorities. The involvement of its partners – private developers, other businesses, housing association and voluntary organisations – is vital in pursuing these objectives.

9. Community Participation

- 50 The Council places importance on the engagement of local communities in the process of bringing forward suitable housing sites at the pre-application stage. Proper engagement by Developers with local residents at pre-application stage is important to develop public confidence in the house building industry, as well as to dispel misunderstanding or preconceptions. Recent changes to the planning system have emphasised the importance of public participation accordingly the Borough Council has published its Statement of Community Involvement, which can found at www.rotherham.gov.uk .
- 51 Also, it is important to encourage effective practice at pre-application stage and in the provision of information to support applications. Developers are encouraged to enter into pre-application discussions with the Council. This will facilitate the expeditious determination of planning applications. See Appendix 4 regarding the Borough Council's Key Negotiating Principles.
- 52 The Council is committed to giving an equal service to all. This means we will not treat individuals any differently because of sex, colour, race, nationality, ethnic group, regional or national origin, age, marital status, disability, political or religious belief, sexuality or class. It also means our work will focus on individual groups within our community who may be disadvantaged and therefore require help the most. We also look to ensure that developers, agents and RSLs have robust policies in place that reflect our wish to promote good race relations and our commitment to the Commission for Race Equality Code of Practice in Housing.

10. Implementation of Policy

- 53 Decisions regarding the type of affordable housing to build on suitable sites should reflect the local housing needs and the individual site's attributes. This, therefore, will be a matter of negotiation and agreement between the Borough Council and the Landowner/Developer, but should contribute to satisfying the needs identified in the Strategic Housing Market Assessment and relevant Housing Needs Survey.
- 54 In entering into a legal agreement with the Borough Council, all reasonable legal costs incurred by Legal Services and an administration charge of the Borough Council will be reimbursed by the developer.
- 55 In establishing the appropriate level of affordable housing for individual development proposals, the Borough Council will apply a number of planning criteria to assess the appropriateness of each planning application. The following summarise the issues that will be used in this regard:
- a) Location of Affordable Homes
 - b) Alternative Provision
 - c) Tenure Preference and Tenure-Blind

- d) S106 Legal Agreements to secure Affordable Housing through Planning Obligations
- e) Circular 05/2005 Planning Obligations
- f) Site Suitability
 - 1. Abnormal Costs and Competing Uses
 - 2. Other Considerations
- g) Integration of Affordable Housing Units
- h) Scheme Quality
- i) Sheltered Housing/Retirement Communities
- j) Timing of Affordable Housing Provision within Development Schemes
- k) Social Housing Provision: using Registered Social Landlords [RSLs]
- l) Public Subsidy

These are explained below.

a) Location of Affordable Homes

56 On-site provision of affordable homes is the **preferred** option of the Borough Council, which is in accordance with the advice in PPS3 and on-site provision will be sought in the first instance in all cases.

b) Alternative Provision

57 Off-site provision will only be considered where there are sound planning reasons that on-site provision is not possible or appropriate. The Borough Council will also wish to be assured that any off-site provision is actually deliverable and will contribute to the creation of mixed communities in the borough.

58 The acceptance of anything other than on-site provision is purely at the Council's discretion and is not available as an 'option' to developers, landowners, agents etc. Where sites are sub-divided, the Council will normally expect each subdivision or smaller development to contribute proportionally towards achieving the amount of affordable housing that would have been appropriate for the whole of the larger sites.

59 The provision of financial contributions in lieu of on-site or off-site provision is the Borough Council's least preferred option. As such, it will only be considered in exceptional circumstances. The Borough Council will need to be satisfied that this approach will result in the required provision of affordable housing.

60 A commuted sum will only be acceptable where the authority considers that:

- Provision of the affordable housing elsewhere in the local area will provide a better mix of housing types, or
- Management of the affordable housing on-site cannot be secured effectively, or
- A contribution would more effectively secure affordable housing by bringing existing housing back into use, or
- Planning/physical constraints on the site prevent the provision of the size or type of affordable housing required in the area, or

- There are other exceptional circumstances which make off-site provision a better option for the provision of affordable housing.

It should be noted the above is not an exhaustive list and it will be for the developer to justify a commuted sum. If a commuted sum payment is decided upon by the Council, the method of calculating the amount of payment will be as set out below and applied on the same basis for all cases.

In order to ensure that there is parity between what would have been provided on site and a commuted sum, the commuted sum will be calculated to include both land and build costs based on the site on which the affordable housing would have been developed on had it not been agreed that a commuted sum was acceptable.

In considering the commuted sum payment, the number of units will be based on the site density of the approved scheme.

c) Tenure Preference and Tenure-Blind

61 On any site where affordable housing is provided the tenure split should reflect the findings of the Strategic Housing Market Assessment or latest Housing Needs Survey in terms of the most appropriate tenure, mix, type and size of new affordable homes. Any assessment of housing need in relation to an individual site will also give consideration to:

- Current information of the Borough's Housing Register.
- Current tenure provision in the locality.
- Information from Parish/Town Council surveys or appraisals.
- Evidence on recent availability of affordable housing opportunities throughout the Borough.
- The number of right-to-buy sales that have taken place in the Borough.
- Evidence from the Office of National Statistics [e.g. demographic, local economy]
- Current priorities set out in the Borough's Housing Strategy Statement.
- Information from other relevant strategies such as Supporting People and BME.

62 If planning or other circumstances affect the Developers' ability to provide exactly what is requested, an alternative mix of dwellings will be considered, as long as this meets identified local needs. This approach is informed by and accords with, the latest guidance set out in PPS3 that states that separate targets should be set for social rented and intermediate housing. The current tenure preference is set out in the table in paragraph 28 of this IPS.

The transfer price paid by the housing provider to the developer will equate to no more than the reasonable build cost of the developer providing the unit. This ensures the developer will be reimbursed the cost of providing the unit and therefore limiting the developer subsidy to the provision of serviced land.

In all instances however, developers will enable affordable, social rent dwellings to be provided at target rent levels in line with the national rent regime and shared ownership should be provided offering a range of shares with low rent on the unsold equity; in all instances this will reflect the ability of local households in housing need to access this affordable housing provision.

d) S106 Legal Agreements to secure Affordable Housing through Planning Obligations

63 Central Government guidance advises that both Planning Conditions and Planning Obligations will be used to ensure that the affordable housing built is occupied only by people that fall within the identified categories of need for affordable housing. The Borough Council recognises that Planning Conditions and/or Planning Obligations, as well as nomination agreements should be flexible to enable and encourage the scheme to proceed.

e) Circular 05/2005 Planning Obligations

64 Where planning obligations are used they should be consistent with Circular 05/2005. This makes it clear that affordable housing elements within residential or mixed use developments should be provided in kind and on-site. Borough Council Officers will expect draft Heads of Terms of S106 Agreements to be submitted with the planning application and agreed by the time a planning application is taken to Planning Board. This will ensure the effective delivery, occupancy and future management of the affordable housing. Further details can be found in appendix 5.

f) Site Suitability:

1. Abnormal Costs and Competing Uses

65 Abnormal costs are those that could not have been reasonably foreseen in advance. Where policy indicates that affordable housing be included, its provision should be a fundamental part of any site appraisal and viability study. Thus, in itself, the **provision of affordable housing does not represent an abnormal cost.**

66 Within a site viability study, it is recognised that there are likely to be differentials between the development costs of [and the income from] a market home when compared to the costs of providing [and any income from] an affordable home. Any differential in costs will **not** be treated as an abnormal cost.

67 The Borough Council will consider any legitimate abnormal costs associated with development proposals when assessing the proportion of affordable housing sought.

68 In circumstances where a Developer wishes to highlight legitimate abnormal cost concerns as a reason for reducing the proportion of affordable housing, or for excluding it altogether, those proposals must be substantiated by comparative scheme feasibility studies that demonstrate viability with:

- The exclusion of affordable housing; and

- The inclusion of affordable housing.

Crucially, none of the costs in the viability study should presume the availability of public subsidy.

69 Given that there are different ways in which affordable housing can be provided, comparative scheme viability studies must consider all possible options. All evidence must be provided in a form that can be assessed independently.

70 Other than abnormal costs, there may also be instances where affordable housing provision renders a site's redevelopment for residential purposes less viable than a competing alternative use¹⁴. Where a Developer wishes the Borough Council to consider such a situation, financial evidence, to be treated confidentially by the Council, will be required to support such a claim. The Borough Council will appoint an independent professional when viability issues are raised.

2. Other Considerations

In assessing site suitability, the Borough Council will take into account all relevant planning considerations.

g) Integration of Affordable Housing Units

71 In pursuit of tenure-blind developments, affordable homes should be distributed throughout developments and integrated with open-market homes to promote social mix and inclusion on the street scene, rather than being segregated in discrete and often peripheral areas. The Borough Council requires the provision of affordable homes to be pepper-potted appropriately, although this will be determined on a site-by-site basis. The external design of the affordable homes should also be compatible with the open-market homes, in terms of elevation detail and materials, to allow them to be integrated visually within developments. Affordable housing proposals should comply with all relevant planning policies and the Communities and Local Government Code for Sustainable Homes [2007].

h) Scheme Quality

72 New affordable homes should be built to the Housing Corporation's (or successor) current, published Design and Quality Standards and Level 3 of the Code for Sustainable Homes [2007]. This will improve the quality of the design and construction of these homes and will reduce running costs in line with the requirements for the provision of sustainable development outlined in PPS1 and PPS3.

i) Sheltered Housing/Retirement Communities

73 The Borough Council acknowledges that innovative models of private sector housing provision for older people have emerged including retirement villages. Key features include high levels of care available, 24hour on-site

¹⁴ This requires that legitimate alternative uses [permitted by planning] must be subject of a viability analysis at the same time as for testing housing's viability.

staffing and extensive facilities. Good practice is contained in a recent JRF research report [2006].¹⁵ Such housing can directly or indirectly contribute to meeting affordable and special needs housing. The Borough Council will therefore seek an affordable housing contribution in meeting the 25% affordable housing quota. The economics of provision of the whole scheme, the availability of public subsidies and other site specific factors will be material to how much housing can be reserved for those with lower incomes or for which nominations can be offered to the housing authority.

j) Timing of Affordable Housing Provision within Development Schemes

74 In accordance with the Borough Council's tenure-blind objectives, the Borough Council wishes to encourage the integration of affordable homes with open-market homes, the former delivery will be phased as the development is completed, but in all circumstances will not be any later than 70% of the sale of open market units. This approach assists social integration and the establishment of mixed communities at an early stage.

k) Social Housing Provision – Use of Registered Social Landlords [RSLs]

75 The Borough Council considers the involvement of RSLs and the Housing Corporation's preferred non-RSL Developer partners, to be the preferred practicable suppliers of social housing, due to the long-term security offered to tenants and the maintenance of affordable rents and management services.

76 RSLs develop a range of different forms of affordable homes both for rent and forms of home ownership, both with and without public subsidy. Whether subsidy is applied or not, RSLs are obliged to meet the Housing Corporation's (or successor) current, published Design and Quality Standards and Level 3 of the Code for Sustainable Homes [2006] standards in terms of construction and performance. Therefore, applicants will need to take account of this requirement in the planning and delivery of affordable homes in which RSLs are to be partners in provision.

77 The Borough Council works with a range of RSLs in partnership with neighbouring Local Authorities. These arrangements [i.e. Programme Partnership Agreements] include an agreed mechanism to deliver nominations for those people who are eligible and in need of affordable housing. Such eligibility for accessing all new affordable and intermediate homes in the Borough is determined by the households' membership of the housing register (KeyChoices)¹⁶. Where a Developer proposes to meet obligations to supply affordable housing in partnership with an RSL, they are strongly advised to contact Rotherham's Affordable Housing Officer at an early stage to discuss the most appropriate arrangements.

¹⁵ Joseph Rowntree Foundation, 2006, *A Guide to Planning for Continuing Care Retirement Communities*.

¹⁶ http://www.rotherham.gov.uk/graphics/YourHome/Neighbourhoods/Neighbourhood+Services/_ThisWeeksProperties.htm

78 A list of RSL partners is listed in Appendix 6.

I) Public Subsidy

79 Public subsidy [i.e. social housing grant or other public subsidy] to provide affordable housing is limited, and cannot be expected or assumed in any Developers' proposals for the provision of affordable housing. The Housing Corporation has adopted this position in recognition of the fact that indiscriminate use of public subsidy merely serves to inflate the cost of land.¹⁷

80 As a result, Developers and Landowners should calculate the cost of planning contributions to affordable housing on the basis that public subsidy will not be available. However, according to changing priorities and need the Housing Corporation, from time to time, does provide public subsidy for proposals involving provision of affordable homes for BME and for older persons. Developers should, in the first instance, liaise with the Borough's Affordable Housing Officer to obtain the specific information on this matter.

81 Developers should also be aware that the policy of delivering affordable housing without public subsidy was recently supported by the First Secretary of State in a landmark appeal decision.¹⁸ Where a social housing grant is secured, it would be limited to the amount that would be necessary to convert the scheme from financially non-viable to financially viable.¹⁹ Social Housing Grant will always be dependent upon certain building, design and energy efficiency standards being achieved. [ie Housing Corporation's (or successor) current, published Design and Quality Standards and Code for Sustainable Homes Level 3]

Failure to provide any information to justify any viability issues or alternatively to provide the required amount and type of affordable housing at an affordable cost, could justify the refusal of planning permission.

11. Rural Exceptions

82 The Borough Council intends as far as possible to plan for meeting affordable housing needs within or adjacent to rural settlements by identifying and prioritising sites for housing development or through windfall sites.

83 Accordingly, the Borough Council is preparing specific rural housing policies which will form separate policy guidance that will enable the main principles set out in this IPS to operate. This new rural housing policy will be subject to public scrutiny as part of appraising the Borough's future Local Development Framework.

¹⁷ See *National Affordable Housing Programme*, 2006-2008 Prospectus, paragraphs 31 to 35.

¹⁸ Appeal decision, dated 22nd July 2004, following a Call-in Inquiry, Hinckley and Bosworth Borough Council.

¹⁹ For an explanation of viability, see pp. 14-18, *The Housing Viability Study: S106 Requirements*, July 2007, by UWE at Bristol, for Rotherham MBC.

- 84 Also the SHMA [2007] report provides up-to-date evidence of rural housing requirements that will inform the emerging housing and planning policy position in rural Rotherham.

12. Monitoring and Review

- 85 The Borough Council will monitor the supply of affordable units in the Borough. This will be in relation to its Local Development Framework policies and other Council initiatives including its RSL development programme and homes produced through the Borough Council's Empty Homes Strategy.

- 86 It will also monitor the housing requirements through future housing needs surveys and housing market assessments.

- 87 The Borough Council will also monitor the delivery of the obligations within Section 106 Agreements and requirements to ensure that the terms are met and that any commuted payments have been utilised within the specified period.

- 88 Other indicators that the Borough Council will monitor encompass:
- Local house price and rent data indexed against local income levels.
 - Progress in reducing the number of vacant properties.
 - Progress in reducing waiting lists, homelessness and those in temporary accommodation.
 - Change in the number of social housing units in the Borough of Rotherham.
 - Progress in improving the quality of the housing stock [e.g. energy efficiency, unfitness, disrepair].

13. Bibliography and Resources

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Yorkshire and Humber Assembly, 2005, Yorkshire and Humber Plan, Draft for Public Consultation

Yorkshire Forward, June 2004, Better Places to Live in South Yorkshire, A guide to residential development.

Appendices

Appendix 1: **Rotherham Borough's Local Adopted Plan Policies – Housing**

Appendix 2: **Data Monitoring**

Appendix 3: **A Short Guide to Affordable Housing**

Appendix 4: **The Borough Council's Key Negotiating Principles: Planning Obligations**

Appendix 5: **Heads of Terms: Model Legal Agreement [for Affordable Housing]**

Appendix 6: **A List of RSL Partners in Rotherham [at July 2007]**

Appendix 1: Rotherham Borough's Saved Unitary Development Plan Policies – Housing

Policy HG1 Existing Housing Areas

The Council will ensure that predominantly residential areas are retained primarily for residential use by permitting only those proposals which:

- (i) have no adverse effect on the character of the area or on residential amenity, (ii) are in keeping with the character of the area in terms of scale, layout and intensity of use,
- (iii) make adequate arrangements for the parking and maneuvering of vehicles associated with the proposed development, or
- (iv) are ancillary to the residential nature and function of the area and which also satisfy the above requirements.

Policy HG2 Existing Housing Stock

The Council will encourage those proposals which seek to maintain and improve the Borough's housing stock and to enhance the quality and appearance of residential areas.

Policy HG 4.1 Existing Housing Sites

"The Council reaffirms the continuing use for residential purposes of the following sites which were under construction at April, 1991 and/or have received policy approval since April, 1991." Housing sites with a capacity of fifty or more dwellings:

Without planning permission at 12/05/97

Ref.	Location	Capacity to 2006 (dwellings)
H6	Thorpe Hesley, Rotherham	800
H7	Hesley Grange, Rotherham	80
H9	Munsbrough Lane, Rotherham	130
H18	Wood Lane, Treeton	55
H23	Sawnmoor Road, Thurcroft	300
H29	Silverdales, Dinnington	68
H36	Keeton Hall Road, Kiveton Park	160
H37	Queens Avenue, Wales	59

With planning permission 12/05/97

Ref.	Location	Capacity to 2006 (dwellings)
H1	Saville Road, Wath upon Dearne	110
H3	Packman Road, West Melton	52
H4	Cortonwood Colliery, Brampton	500
H5	Rectory Fields, Rawmarsh	77
H8	Henley Lane, Rotherham	100
H10	Kimberworth Park Road, Rotherham	59
H11	St. Ann's, Rotherham	74
H12	Dalton Lane, Dalton	96
H13	St. Leonard's Lane, Rotherham	60
H14	St. Andrew's Walk, Brinsworth	60
H15	Whitehill Lane, Brinsworth	108
H16	Orgreave Road, Catcliffe	63
H17	Railway Avenue, Catcliffe	55

H19	Poplar Grove, Ravenfield	80
H20	Holmes Road, Bramley	38
H21	Flash Lane, Bramley	185
H22	Flanderwell Lane, Dalton	120
H24	Lilly Hall Road, Maltby	493
H25	Greenland Plantation, Maltby	114
H26	Brook Croft, North Anston	50
H27	Coronation Avenue, Dinnington	60
H28	Church Lane, Dinnington	359
H30	Throapham Cm., Dinnington	114
H31	West Lane, Aughton	104
H32	Skipton Road, Swallownest	128
H33	Seymore Road, Aston	71
H34	Kiveton Lane, Kiveton Park	67
H35	Station Road, Kiveton Park	200
H48	Sandy Lane, Bramley	224
Total		5,473

Policy HG 4.2 Proposed Housing Sites

“New sites for residential use are allocated in the following locations. Uses which are ancillary and complementary to the primary residential use will also be allowed in appropriate cases.”

Policy HG 4.3 Windfall Sites

“The Council will determine proposals for housing development not identified in Policies HG4.1 and HG4.2 in the light of their:

- (i) location within the existing built-up area and compatibility with adjoining uses, and
- (ii) compatibility with other relevant policies and guidance.”

Policy HG 4.4 Back Land and Tandem Development

“The Council will resist the development of dwellings in tandem except in cases of low density where further development would not be detrimental to the amenities and character of the area. In these exceptional circumstances, the Council will impose criteria relating to building height, space around the building, privacy, safety and vehicular access.”

Policy HG 4.5 Special Needs Housing

“The Council will facilitate housing provision which caters for the special needs of single persons, people with disabilities, members of ethnic minorities and the elderly. The provision of sheltered housing and other appropriate accommodation for elderly people will be permitted in suitable locations. The design and layout of new housing developments should take into account the needs of people with disabilities and the elderly.”

Policy HG 4.6 Sheltered and Supportive Housing

“The Council will permit the provision of sheltered or supportive accommodation, care homes and nursing homes in residential areas, for people in need of care and support, provided that:

- (i) a concentration of these forms of accommodation does not seriously interfere with the amenities of existing residents,
- (ii) adequate provision is incorporated into any development to accommodate off-street parking for residents and visitors, and
- (iii) appropriate provision is made for the laying out of open space and landscaped areas for the enjoyment of the residents.”

Policy HG 4.7 Flats, Bed-sitting Rooms and Houses in Multiple-Occupation

“The Council will permit the creation of flats, bed-sitting rooms and houses in multiple-occupation, provided that a concentration of these forms of accommodation does not seriously interfere with the amenities of existing residents and adequate provision is incorporated into any development to accommodate off-street parking for residents.”

Policy HG 4.8 Sites for Travelling People

“The following criteria will be adopted by the Council to assist in determining proposals for sites for travelling people:

- (i) they will provide facilities and living conditions acceptable to the travelling communities,
- (ii) they will be within easy reach of community and other facilities,
- (iii) their location will have regard to the Green Belt, Urban Greenspace and other Policies relating to sensitive land-uses,
- (iv) they will have sufficient work and storage areas (where required), car and lorry parking and horse grazing (where appropriate), and
- (v) the development will not have any unacceptable environmental consequences such as air pollution, noise or other nuisance.”

Policy HG5 The Residential Environment

"The Council will encourage the use of best practice in housing layout and design in order to provide developments which enhance the quality of the residential environment and provide a more accessible residential environment for everyone."

Policy ENV1 Green Belt

"A Green Belt whose boundaries are defined on the Proposals Map will be applied within Rotherham Borough. In the Green Belt, development will not be permitted except in very special circumstances for purposes other than agriculture, forestry, recreation, cemeteries and other uses appropriate to a rural area. The construction of new buildings inside the Green Belt is inappropriate unless it is for the following purposes:

- (i) agriculture and forestry (unless permitted development rights have been withdrawn),
- (ii) essential facilities for outdoor sport and outdoor recreation, for cemeteries and other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land within it,
- (iii) limited extension, alteration or replacement of existing dwellings, and
- (iv) limited infilling in existing villages and limited affordable housing for local community needs under development plan policies according with PPG2 (Green Belts) and PPG3 (Housing)."

Appendix 2: Data Monitoring

1. House Price Index Report - Rotherham MBC (2000 – 2007)

Month	Index	Average Price (£)	Monthly Change (%)	Annual Change (%)	Sales Volume
April 2000	100	48,718	-	-	356
April 2001	103.1	50,204	0.5	3.1	334
April 2002	113	55,069	1.0	9.7	369
April 2003	142.7	69,500	1.3	26.2	331
April 2004	174.9	85,212	2.3	22.6	472
April 2005	211.1	102,835	1.7	20.7	326
April 2006	225.6	109,883	0.2	6.9	379
April 2007	239.7	116,781	1.2	6.3	371

Source:<http://www.landregistry.gov.uk/www/wps/portal/PrimaryWebsite>

2. Household Type Breakdown - Rotherham MBC (2000 – 2007)

Month	Detached (£)	Semi-Detached (£)	Terraced (£)	Maisonette /Flat (£)	All (£)
April 2000	84,510	45,225	27,625	36,075	48,718
April 2001	87,088	46,605	28,468	37,176	50,204
April 2002	95,527	51,121	31,226	40,779	55,069
April 2003	120,559	64,518	39,409	51,464	69,500
April 2004	147,815	79,103	48,318	63,099	85,212
April 2005	178,385	95,463	58,311	76,149	102,835
April 2006	190,612	102,006	62,308	81,368	109,883
April 2007	202,577	108,410	66,219	86,476	116,781

Source:<http://www.landregistry.gov.uk/www/wps/portal/PrimaryWebsite>

3. Rotherham MBC – Mean and Median Incomes 2007

Gross Annual Pay [£]	Male	Female	All
Mean	28,762	15,253	21,714
Median	23,646	12,601	18,169

Source: Derived from Annual Survey of Hours and Earnings 2007

See also the *Strategic Housing Market Assessment*, RMBC, Report by Fordham Research, 2007; particularly p.47-62 which provides data on House Prices for Rotherham over period 2001 and 2006 [4th Quarters].

It should be noted that the information provided in this appendix is for illustrative purposes only and does not form the basis of an affordable housing calculation.

Appendix 3: A Short Guide to Affordable Housing

What is Affordable Housing? It is housing for people who cannot afford open market rents or house prices.

When is Housing Affordable? This is when the cost of the rent or mortgage represents a reasonable proportion of household income.

Who is Eligible for Affordable Housing? Council housing and Housing Association homes for rent are allocated to people in the greatest housing need, and who are registered with the Council or a RSL.

In addition, some intermediate affordable homes – i.e. assisted home ownership – can be accessed directly from the Housing Corporation's appointed Zone Agent.

What are the Main Kinds of Affordable Housing? This can include the following:

- Housing Association homes for Rent
- Temporary Social Housing
- Shared Home-ownership [i.e. shared equity]
- Fixed Equity [also known as Retained Equity]
- Discounted Open-Market Sale [also known as Resale Covenant Housing]
- HomeBuy
- Key worker Housing
- Housing Association [RSL] supported Housing for People with Special Needs
- Private Sector Homes for Rent
- Charitable Trust Homes [including Almshouses]
- Self-Build
- Mutual Ownership [Community Land Trust]
- Right-To-Buy [RTB] and Right-To-Acquire [RTA]

What Mechanisms are Available for Providing Affordable Homes? The principal routes are:

1. Affordable Homes through Planning Obligations
2. Affordable Homes through the Rural Exceptions Planning Policy
3. Affordable Homes through the Social Housing Grant
4. A combination of the above.

Appendix 4: The Borough Council's Key Negotiating Principles: Planning Obligations

The Borough's Ten Negotiating Principles

1. The need for a planning obligation and the Borough's likely requirements should be identified and relayed to a potential developer at the **earliest possible stage**. Normally, this would be at the **pre-application stage** [or very shortly after a planning application has been submitted if it has not been discussed in advance]. Exceptionally, the need for a planning obligation may be identified later in the process, e.g. following the identification of some obstacle to the granting of consent or where a significant issue arises following public consultation on the planning application.
2. The Borough Council can **only** insist on benefits that are necessary but it can accept benefits that are desirable providing they serve a demonstrable planning purpose.
3. Different benefits must **not** be sought from different developers and Council Officers must follow the same approach when dealing with developers of Council-owned sites as they would with developers of privately-owned sites.
4. Benefits that are not essential cannot be used to justify proposals that would otherwise be unacceptable [i.e. **can't make a "bad" application "good"**].
5. In an appeal situation, the Secretary of State has indicated that he will only support benefits which are **necessary**, even though it can be lawful for a planning authority to receive benefits which are only **desirable**.
6. The Borough Council is required to notify the Secretary of State of certain categories of "departure applications" and where the Borough Council itself has an interest in the application it is required to notify the Secretary of State of any departure application. The Council's legal team will need to advise whether a S106 planning agreement from which the Borough Council benefits constitute an "interest", thereby triggering the fuller notification requirement.
7. Planning obligations can only be **required** where the Borough Council considers that specific improvements are **necessary** to the granting of planning permission.
8. The Borough Council can legitimately receive [and hence negotiate] benefits which go beyond Local Plan policy and Circular advice [05/2005] so long as a clear distinction is maintained between what is **essential** and what is **desirable**.
9. Where there is concern that the viability of a scheme is becoming critical, Council Officers should ask the applicant to adopt an **open book valuation**, whereby professional independent/District Valuers advice is obtained in order to test viability and ensure reasonableness. Where this cannot be negotiated, the S106 Council Officer will commission the necessary information and seek reimbursement of costs from applicants.
10. Written confirmation that the applicant has agreed to the matters to be included in the planning obligation should be obtained from the applicant as soon as it is secured.

Appendix 5 Heads of Terms: Model Legal Agreement

In delivering affordable housing, reference should be made to *Planning Obligations: Practice Guidance and Model Planning Obligation (Section 106) Agreement [2006]*, which can be accessed from: www.communities.gov.uk. In particular, see Annex A to the Model Agreement: *Affordable Housing Drafting Notes*.

With regard to Rotherham's approach, Heads of Terms must be agreed at an early stage and certainly prior to consideration of a planning application by the Borough Council's Planning Board. The following details will be required for the drafting of the legal agreement:

- Name of the owner and evidence of title to the application site
- Name and contact details of any mortgagee, who will be required to enter into the agreement

The owner shall be required to covenant in the agreement:

- To construct on site the required percentage or number of affordable housing units of a particular size/type and to an appropriate standard, in accordance with the Council's policy outlined in this document
- Not to occupy more than a given percentage of market housing units until the affordable housing units have been transferred to a Registered Social Landlord or other body approved by the Council
- The transfer price to the RSL will be expected to reflect rent levels or shared lease prices obtainable by the RSL, based on local incomes and local house prices.
- That all affordable housing units shall be used in perpetuity for the provision of affordable housing subject to safeguards for a mortgagee in possession either of the RSL or of an individual purchaser
- That the affordable housing units shall not be disposed of other than by an assured tenancy or a shared ownership lease or other approved form of tenure, again subject to safeguards for mortgagees
- That the affordable housing units shall not be occupied other than by persons meeting the specified eligibility criteria

The legal agreement will contain appropriate safeguards for the owner, in the event that an RSL or other approved body cannot be found to take a transfer of the affordable housing units.

A fee will be payable to cover the cost of the preparation, completion and registration of the legal agreement, which will be registered on the Register of Local Land Charges.

Appendix 6 A List of RSL Partners in Rotherham MBC
[At May 2008 – in no particular order]

South Yorkshire Housing Association

43-47 Wellington Street, Sheffield, S1 4HF
Tel: 0114 2900237

Home Housing Group Limited

Ridley House, Regent Centre, Gosforth, Newcastle upon Tyne, NE3 3JE
Tel: 0191 2850311

Great Places Housing Group

Southern Gate, 729 Princess Rd, Manchester, M20 2LT
Tel: 0161 447 5108

Chevin Housing Group

Harrison Street, Wakefield, WF1 1PS
Tel: 01924 290949

Northern Counties Housing Association Ltd

Bower House, 1 Stable Street, Hollinwood, Oldham, OL9 7LH
Tel: 01709 598800

Johnnie Johnson Housing Association

Astra House, Spinners Lane, Poynton, Cheshire, SK12 1GA
Tel: 01625 870117

Arches Housing Ltd

122 Burngreave Road, Sheffield, S3 9DE
0114 228 810

Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing

Index of Representations

Organisation	Respondent ID	Representation No.	Support / Object
Chevin Housing	CH1	001	Object
South Yorkshire Housing Association	SYHA1	002	Support
South Yorkshire Housing Association	SYHA2	003	Object
South Yorkshire Housing Association	SYHA3	004	Object
South Yorkshire Housing Association	SYHA4	005	Object
South Yorkshire Housing Association	SYHA5	006	Support
South Yorkshire Housing Association	SYHA6	007	Support
South Yorkshire Housing Association	SYHA7	008	Object
South Yorkshire Housing Association	SYHA8	009	Object
Arches Housing	AH1	010	Support
Arches Housing	AH2	011	Object
Arches Housing	AH3	012	Object
Welcome Housing Association Limited	WH1	013	Object
Welcome Housing Association Limited	WH2	014	Object
Bramall Construction Ltd	BC1	015	Support
Bramall Construction Ltd	BC2	016	Object
Bramall Construction Ltd	BC3	017	Object
South Yorkshire Housing Association	SYHA9	018	Object
Housing Corporation	HC1	019	Object
Housing Corporation	HC2	020	Object
Housing Corporation	HC3	21	Object
Northern Counties Housing Association	NCHA1	22	Object
Johnnie Johnson Housing	JJH1	23	Object
Johnnie Johnson Housing	JJH2	24	Object
Johnnie Johnson Housing	JJH3	25	Object
Sustainable Communities Manager RMBC	RMBC1	26	Object
Home Builders Federation	HBF1	27	Object
Home Builders Federation	HBF2	28	Object
Home Builders Federation	HBF3	29	Object
Home Builders Federation	HBF4	30	Object
Home Builders Federation	HBF5	31	Object
Barratt Homes	BA1	32	Object
Barratt Homes	BA2	33	Object
Barratt Homes	BA3	34	Object
Barratt Homes	BA4	35	Object
Barratt Homes	BA5	36	Object
Barratt Homes	BA6	37	Object
Barratt Homes	BA7	38	Object
Bloor Homes	BL1	39	Object
Bloor Homes	BL2	40	Object

**Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing**

Assessment of Representations

Rep No: 001

Object

Respondent: CH

Name: Helen Martland

Organisation: Chevin Housing

Representation Number: 001

Object/Support: Object

Section / Paragraph: General

Summary of Representation:

All affordable dwellings provided through a Section 106 Agreement should comply with the Housing Corporation's, Design Quality Standards. This will ensure that the units achieve whatever level of the Code for Sustainable Homes is in force at the time and will ensure that the units are of an adequate size.

Councils Response:

This requirement is considered entirely reasonable and is needed to ensure that dwellings generated through planning gain accord with the minimum 'affordable housing' requirements of the Housing Corporation and which will allow application for Social Housing Grant funding where deemed appropriate.

Recommendation / Proposed Action:

Amendment to Executive Summary and Paragraphs 72, 76, 81 to include the words,
"Housing Corporation's (or successor) current, published Design and Quality Standards"

.....

**Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing**

Assessment of Representations

Rep No: 002

Support

Respondent: SYHA1

Name: Steve Ellis

Organisation: South Yorkshire Housing Association

Representation Number: 002

Object/Support: Support

Section / Paragraph: General

Summary of Representation:

South Yorkshire Housing Association (SYHA) welcomes the opportunity of contributing to the consultation exercise for the introduction of the proposed Affordable Housing Policy Interim Planning Statement and which is backed up with a robust independent academic viability study and strategic market assessment.

1. SYHA's view is that RSL partners should be limited to those on the approved RMBC panel and, furthermore, that for individual sites preference in the first instance should be given to the lead RSL of the relevant ADF area.

Councils Response:

Local Planning Authorities are not able to prescribe who the transfer of affordable housing units will be to; beyond that they must be a Housing Corporation registered RSL or non RSL developer partner. However, paragraph 77 and 78 advises Developers that the Council operates a Preferred Partner Scheme.

Support welcomed.

Recommendation / Proposed Action:

None



**Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing**

Assessment of Representations

Rep No: 003

Object

Respondent: SYHA2

Name: Steve Ellis

Organisation: South Yorkshire Housing Association

Representation Number: 003

Object/Support: Object

Section / Paragraph: General

Summary of Representation:

2. SYHA supports the target of 25% affordable housing for all sites of 15 homes and above with this output split 14% affordable rent and 11% affordable sale which contributes to the creation of balanced communities. It is noted that the 25% may be reduced where qualifying abnormal costs can be demonstrated – in such cases will the percentage split between affordable tenures remain the same?

Councils Response:

In all cases, a tenure split of 14% social rent and 11% intermediate is suggested by the Strategic Housing Market Assessment. Paragraphs 27 and 61 underpin other factors taken into consideration when determining the tenure split.

Recommendation / Proposed Action:

None

.....

**Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing**

Assessment of Representations

Rep No: 004

Object

Respondent: SYHA3

Name: Steve Ellis

Organisation: South Yorkshire Housing Association

Representation Number: 004

Object/Support: Object

Section / Paragraph: General

Summary of Representation:

3. SYHA considers that where genuine abnormal costs are claimed these should be substantiated by way of detailed evidence including ground investigation reports, QS estimates, etc. and that this information is made available to RMBC technical staff for validation.

Councils Response:

In the event of an abnormal costs claim the Council would expect detailed evidence to be provided by the Developer to substantiate any such claim.

Recommendation / Proposed Action:

Comments noted.

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**Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing**

Assessment of Representations

Rep No: 005

Object

Respondent: SYHA4

Name: Steve Ellis

Organisation: South Yorkshire Housing Association

Representation Number: 005

Object/Support: Object

Section / Paragraph: General

Summary of Representation:

4. Whereas the UWE Viability Study refers to the methodology for calculating the transfer cost of affordable homes (70% of market value for shared ownership and a typical rent of £67 pw for a 2 bedroom home capitalised at 6.25% yield for affordable rent) from the developer to the RSL, no mention of this formula is included in the draft IPS. Is the assumption that RSLs, in any event, will only be able to afford to pay a price based on these valuation principles? In the case of affordable rent is there perhaps merit in alluding to the fact that in arriving at the transfer cost due account by RSLs must be taken of the Housing Corporation's rent restructuring regime. This, in effect, regulates the rents that RSLs can charge.

Councils Response:

The Viability Study is separate to the Interim Planning Statement, Affordable Housing. It is accepted that the draft IPS does not prescribe the transfer mechanism between the RSL and Developer and the Council considers this appropriate. However the Council accepts the requirement for inclusion of basic parameters and that the rent restructuring issue is a material point

Recommendation / Proposed Action:

Revision of Paragraph 62:

"The transfer price paid by the housing provider to the developer will equate to no more than the reasonable build cost of the developer providing the unit. This ensures the developer will be reimbursed the cost of providing the unit and therefore limiting the developer subsidy to the provision of serviced land.

In all instances, consideration should be given to enable that the affordable social rent should be provided at target rent levels in line with the national rent regime and shared ownership should be provided offering a range of shares with low rent on the unsold equity; in all instances this will reflect the ability of local households in housing need to access this affordable housing provision."



**Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing**

Assessment of Representations

Rep No: 006

Support

Respondent: SYHA5

Name: Steve Ellis

Organisation: South Yorkshire Housing Association

Representation Number: 006

Object/Support: Support

Section / Paragraph: General

Summary of Representation:

5. SYHA shares the view that commuted sums, as against built homes on site, should only be agreed in exceptional circumstances and that off-site built homes also should be discouraged.

Councils Response:

Support welcomed.

Recommendation / Proposed Action:

None

.....

**Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing**

Assessment of Representations

Rep No: 007

Support

Respondent: SYHA6

Name: Steve Ellis

Organisation: South Yorkshire Housing Association

Representation Number: 007

Object/Support: Support

Section / Paragraph: General

Summary of Representation:

6. SYHA supports the proposal that there should be no social housing grant (SHG) input. This will produce an even playing field across the PPS3 affordable housing programme in the Borough. Previous experience is that where RSLs seek to lever in SHG this may result in a dilution of the developer's contribution. However, SHG input to boost output may be considered appropriate in cases where the developer is producing less than 25% affordable housing owing, for example, to the effect of abnormal costs.

Councils Response:

Support welcomed.

Recommendation / Proposed Action:

None

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**Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing**

Assessment of Representations

Rep No: 008

Object

Respondent: SYHA7

Name: Steve Ellis

Organisation: South Yorkshire Housing Association

Representation Number: 008

Object/Support: Object

Section / Paragraph: General

Summary of Representation:

7. SYHA note that dwellings should be built to Code Level 3 of the Code for Sustainable Homes but might it be prudent for the standards target to be brought in to line with the Housing Corporation's Design and Quality Standards which includes not only Code 3 but also Building for Life and HQIs. For affordable homes generated through planning gain to be treated as outputs within the HC's programme they must meet D&QS even if there is no SHG involved.

Councils Response:

This requirement is considered entirely reasonable and is needed to ensure that dwellings generated through planning gain accord with the minimum 'affordable housing' requirements of the Housing Corporation and which will allow application for Social Housing Grant funding where deemed appropriate.

Recommendation / Proposed Action:

Amendment to Executive Summary and Paragraphs 72, 76, 81 to include the words,
"Housing Corporation's (or successor) current, published Design and Quality Standards"

.....

**Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing**

Assessment of Representations

Rep No: 009

Object

Respondent: SYHA8

Name: Steve Ellis

Organisation: South Yorkshire Housing Association

Representation Number: 009

Object/Support: Object

Section / Paragraph: General

Summary of Representation:

8. SYHA is concerned that applying a 25% affordable housing figure across a scheme proposed by a developer may well produce 25% affordable homes but these house types may not be the affordable property types that are in most need (as demonstrated in the SHMA or by waiting list data). Is it not more sensible for the developer at the pre-application stage to liaise with the various housing agencies and local authority departments to ascertain what the real affordable housing needs are in a particular area? The objective is not simply about delivering numbers but rather delivering homes that are in short supply and for which there is a demonstrable need.

Councils Response:

This matter was considered at length by the Council, in light of the Regional Spatial Strategy which advises up to 30% affordable housing may need to be affordable.

The Borough's Housing Viability Study demonstrates its commitment to and understanding of viability and the deliverability of acceptable housing that includes affordable housing and other planning requirements.

The Council feels that there is sufficient reference within the IPS to advise that the 25% affordable housing requirement will take account of particular housing needs identified in the Borough.

Recommendation / Proposed Action:

None.

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**Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing**

Assessment of Representations

Rep No: 010

Support

Respondent: AH1

Name: Steve Cabon

Organisation: Arches Housing

Representation Number: 010

Object/Support: Support

Section / Paragraph: General

Summary of Representation:

I would confirm Arches would offer there support to all the principles and proposals of the RLDF IPS for Affordable Housing.

Councils Response:

Support welcomed.

Recommendation / Proposed Action:

None

.....

**Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing**

Assessment of Representations

Rep No: 011

Object

Respondent: AH2

Name: Steve Cabon

Organisation: Arches Housing

Representation Number: 011

Object/Support: Object

Section / Paragraph: General

Summary of Representation:

... for any RSL to be involved in any S106 agreement for Affordable Housing it is desirable (indeed necessary if additional SHG funding is required) that the standards of the provision meet all the recommended space standards of the housing Corporations Scheme Development Standards and also Level 3 of the Code for Sustainable Housing.

Councils Response:

This requirement is considered entirely reasonable and is needed to ensure that dwellings generated through planning gain accord with the minimum 'affordable housing' requirements of the Housing Corporation and which will allow application for Social Housing Grant funding where deemed appropriate.

Recommendation / Proposed Action:

Amendment to Executive Summary and Paragraphs 72, 76, 81 to include the words, "*Housing Corporation's (or successor) current, published Design and Quality Standards*"

.....

**Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing**

Assessment of Representations

Rep No: 012

Object

Respondent: AH3

Name: Steve Cabon

Organisation: Arches Housing

Representation Number: 012

Object/Support: Object

Section / Paragraph: General

Summary of Representation:

I also think that the 'affordable rent' levels targeted should be 'inclusive of any general scheme Service Charges'.

Councils Response:

It is accepted that the draft IPS does not prescribe the transfer mechanism between the RSL and Developer and the Council considers this appropriate. However the Council accepts the requirement for inclusion of basic parameters and that the rent restructuring issue is a material point

Recommendation / Proposed Action:

Revision of Paragraph 62:

“The transfer price paid by the housing provider to the developer will equate to no more than the reasonable build cost of the developer providing the unit. This ensures the developer will be reimbursed the cost of providing the unit and therefore limiting the developer subsidy to the provision of serviced land.

In all instances, consideration should be given to enable that the affordable social rent should be provided at target rent levels in line with the national rent regime and shared ownership should be provided offering a range of shares with low rent on the unsold equity; in all instances this will reflect the ability of local households in housing need to access this affordable housing provision.”

.....

**Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing**

Assessment of Representations

Rep No: 013

Object

Respondent: WH1

Name: Welcome Housing Association Limited

Organisation: Welcome Housing Association Ltd.

Representation Number: 013

Object/Support: Object

Section / Paragraph: General

Summary of Representation:

I assume that the reference to "RSL or other approved body" (page 33) includes for the possibility of non registered Housing Association involvement.

Councils Response:

Local Planning Authorities are not able to prescribe who the transfer of affordable housing units will be to; beyond that they must be a Housing Corporation registered RSL or non RSL developer partner. Whilst the IPS advises Developers that the Council operates a Preferred Partner Scheme this does not preclude non preferred partners' involvement and the Council will be fully supportive of the housing provider in those instances regardless.

Recommendation / Proposed Action:

None

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**Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing**

Assessment of Representations

Rep No: 014

Object

Respondent: WH2

Name: Welcome Housing Association Limited

Organisation: Welcome Housing Association Ltd.

Representation Number: 014

Object/Support: Object

Section / Paragraph: General

Summary of Representation:

... for any Housing Association to be involved in any S106 agreement for Affordable Housing it is desirable (though not essential in our work - largely LCHO) that the standards of the provision meet all the recommended space standards of the housing Corporations Scheme Development Standards and also Level 3 of the Code for Sustainable Housing.

Councils Response:

This requirement is considered entirely reasonable and is needed to ensure that dwellings generated through planning gain accord with the minimum 'affordable housing' requirements of the Housing Corporation and which will allow application for Social Housing Grant funding where deemed appropriate.

Recommendation / Proposed Action:

Amendment to Executive Summary and Paragraphs 72, 76, 81 to include the words, *"Housing Corporation's (or successor) current, published Design and Quality Standards"*

.....

**Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing**

Assessment of Representations

Rep No: 015

Support

Respondent: BC1

Name: Cath Bradbury

Organisation: Bramall Construction Ltd.

Representation Number: 015

Object/Support: Support

Section / Paragraph: General

Summary of Representation:

The proposal to increase the Section 106 requirement on sites over 15 units to 25% is in line with levels sought by many other local authorities and therefore we do not view this as unacceptable.

Councils Response:

Support welcomed.

Recommendation / Proposed Action:

None.

.....

**Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing**

Assessment of Representations

Rep No: 016

Object

Respondent: BC2

Name: Cath Bradbury

Organisation: Bramall Construction Ltd.

Representation Number: 016

Object/Support: Object

Section / Paragraph: General

Summary of Representation:

... the requirement for the 25% to be split into 14% social rented and 11% affordable may be too prescriptive. We would suggest that each site be judged separately to decide what is desirable and deliverable in terms of tenure split. The reasoning behind this is:

- Where land value/cost is high it may be impossible to make the scheme work financially if 14% of homes have to be heavily discounted.
- IPS requires code Level 3 properties. While this is standard for social housing, it is not the normal specification for a developer and therefore comes with additional cost. Hence social rented units cost more to build and sell for less than market value.
- The size/type of property is not necessarily going to meet the needs of people seeking social rented housing.
- The draft IPS assumes that the additional costs of fulfilling the S106 requirements can be negotiated in the land price. There is a danger that land owners hold the land as an investment rather than sell at a discounted value – reducing the supply of sites.

Councils Response:

In all cases, a tenure split of 14% social rent and 11% intermediate is suggested by the Strategic Housing Market Assessment. Paragraphs 27 and 61 underpin other factors taken into consideration when determining the tenure split.

It is the Council's opinion that the IPS does not express any assumption as to how the cost of fulfilling the S.106 requirement is reached.

Recommendation / Proposed Action:

None.

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**Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing**

Assessment of Representations

Rep No: 017

Object

Respondent: BC3

Name: Cath Bradbury

Organisation: Bramall Construction Ltd.

Representation Number: 017

Object/Support: Object

Section / Paragraph: General

Summary of Representation:

There could be an argument that it is more beneficial to Rotherham and its customers to apply the 25% rule to the square meterage of a development rather than to the number of units. In this way there would be an option to take fewer, larger units as affordable homes and thereby better suit the needs of people on waiting lists.

Councils Response:

The Council has considered this matter at length and concur that the recommendation made would be of merit; however such a major amendment at this time would impact to such a degree as to require further consultation with stakeholders.

Opportunity to re-consult with stakeholders may be seized at a later date with PPS12 enabling the IPS to become a Supplementary Planning Document.

Recommendation / Proposed Action:

None.

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**Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing**

Assessment of Representations

Rep No: 018

Object

Respondent: SYHA9

Name: Seamus O'Leary

Organisation: South Yorkshire Housing Association

Representation Number: 018

Object/Support: Object

Section / Paragraph: General

Summary of Representation:

In the past LAs strove to get affordable housing from planning gain to meet the HC's SDS (2003) but these standards are now replaced by the design and quality standards 2007 (copy attached but you can download from HC website) which cover 3 core areas: internal arrangements, external arrangements and sustainability. Is not a good starting point that new dwellings produced under planning gain should meet these standards (in the same way that all other affordable housing does)?

Councils Response:

This requirement is considered entirely reasonable and is needed to ensure that dwellings generated through planning gain accord with the minimum 'affordable housing' requirements of the Housing Corporation and which will allow application for Social Housing Grant funding where deemed appropriate.

Recommendation / Proposed Action:

Amendment to Executive Summary and Paragraphs 72, 76, 81 to include the words, *"Housing Corporation's (or successor) current, published Design and Quality Standards"*

.....

**Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing**

Assessment of Representations

Rep No: 019

Object

Respondent: HC1

Name: Kathryn Kay

Organisation: Housing Corporation

Representation Number: 019

Object/Support: Object

Section / Paragraph: General

Summary of Representation:

Generally in the past affordable housing delivered through S106 has been delivered without grant in Yorkshire & Humberside with the exception of Harrogate. However the shortage of available sites and the overwhelming need for additional affordable housing has prompted a change in policy. Housing Corporation grant could be applied where there was a clear case of ADDITIONALITY or where the site was unviable without grant. Additionality could be an increase in the number of rented units, homes negotiated above normal planning requirements.

Where grant is to be considered HC standards would have to be met. This should not be a problem as your Interim Planning Policy refers to Code for Sustainable Homes Level 3. Wording could be changed to 'Homes should be constructed to the quality and design standards published by the HC (see www.housingcorp.gov.uk)

Councils Response:

This requirement is considered entirely reasonable and is needed to ensure that dwellings generated through planning gain accord with the minimum 'affordable housing' requirements of the Housing Corporation and which will allow application for Social Housing Grant funding where deemed appropriate.

Recommendation / Proposed Action:

Amendment to Executive Summary and Paragraphs 72, 76, 81 to include the words, "*Housing Corporation's (or successor) current, published Design and Quality Standards*"

.....

**Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing**

Assessment of Representations

Rep No: 020

Object

Respondent: HC2

Name: Kathryn Kay

Organisation: Housing Corporation

Representation Number: 020

Object/Support: Object

Section / Paragraph: General

Summary of Representation:

It will be a tall order to achieve the required number of affordable homes as shown in your Housing Market Assessment. The RSS for Rotherham shows up to 30. Would it be an idea to increase the % from 25% to 30%. The % after all is a target and dependant on the financial viability.

Housing Market Assessment

- May want to include link to Government's Strategic Housing Market Assessment Guild relating 'house prices to earnings ratio'

- What size homes are required in your assembly areas? Are they all the same or would it be extended families in one area and smaller homes in another. If the need was for larger homes, this could be considered as a % of your 25% or you may wish to ask for a pro-rata m2 of the site to be developed.

Councils Response:

This matter was considered at length by the Council, in light of the Regional Spatial Strategy which advises up to 30% affordable housing may need to be affordable.

The Borough's Housing Viability Study demonstrates its commitment to and understanding of viability and the deliverability of acceptable housing that includes affordable housing and other planning requirements.

The Council feels that there is sufficient reference within the IPS to advise that the 25% affordable housing requirement will take account of particular housing needs identified in the Borough.

Recommendation / Proposed Action:

Paragraph 14 to include a footnote: Strategic Housing Market Assessments – Practice Guidance:

<http://www.communities.gov.uk/documents/planningandbuilding/doc/housingmarketassessments>



**Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing**

Assessment of Representations

Rep No: 021

Object

Respondent: HC3

Name: Kathryn Kay

Organisation: Housing Corporation

Representation Number: 021

Object/Support: Object

Section / Paragraph: General

Summary of Representation:

The Council could specify the maximum price payable by a RSL to a developer for various standard house types. This could be regardless of tenure. Either way the developer will know from the outset what he will be paid for the affordable homes, and include in his financial appraisal.

LA's in North Yorkshire who receive a planning application for development which generates a requirement for affordable housing have a requirement to include an affordable housing form, which forms part of the planning process, to agree the affordable homes prior to planning permission being granted. Until the affordable housing element has been agreed the planning application would not be agreed as a full submission. Therefore the clock would not start ticking, which has caused problems in the past.

Councils Response:

It is accepted that the draft IPS does not prescribe the transfer mechanism between the RSL and Developer and the Council considers this appropriate. However the Council accepts the requirement for inclusion of basic parameters.

The Council considers the second point raised is a procedural matter, dealt with outside of the IPS.

Recommendation / Proposed Action:

Revision of Paragraph 62:

“The transfer price paid by the housing provider to the developer will equate to no more than the reasonable build cost of the developer providing the unit. This ensures the developer will be reimbursed the cost of providing the unit and therefore limiting the developer subsidy to the provision of serviced land.

In all instances, consideration should be given to enable that the affordable social rent should be provided at target rent levels in line with the national rent regime and shared ownership should be provided offering a range of shares with low rent on the unsold equity; in all instances this will reflect the ability of local households in housing need to access this affordable housing provision.”



Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing

Assessment of Representations

Rep No: 022

Object

Respondent: NCHA1

Name: Nigel Graham

Organisation: Housing Corporation

Representation Number: 022

Object/Support: Object

Section / Paragraph: General

Summary of Representation:

.... the other point to consider in relation to this is that HC are pushing the standards higher [with and without grant] and indication is that they would not support, financially or count as completions, units that do not meet NAHP standards, which covers CsHL3, building for life 12/20, and 3 further scores around size, layout and service. Minimum scores can be summarised through HQI's below.

Unit Size	Minimum Score 41 for each individual unit
Unit Layout	Minimum Score 32 for each individual unit
Unit Service	Minimum Score 22 for each individual unit

There are two other items that have to be assessed outside of the HQI sheet and transferred. They are:

Sustainability at level 3 or above	Minimum Score 45 for whole scheme
Building for Life	Minimum Score 60 for whole scheme

Rental schemes will not get top-up grant if the above is not achieved, but furthermore waivers will not be issued for non-compliance, in short the HCorp may not consider capturing completions if these are not met. A recent development is one of your neighbouring authorities where we worked up the scores, based on their standard house types & in a really sustainable area was 26, 30, 48, 30 & 75 & overall score of 53, where I seem to recollect 60 is minimum score, this project failed to meet minimum requirements [in red] would not be counted as completion targets without retro-fit at additional cost. This raises 2 issues.

1. I understand what the aim is - its to drive up standards and that is welcome, but the implication is that these are the same units that developers who can attract NAHP are delivering to and being built to construction standards that were approved when previous regulations/standards were prevalent, they may meet housing strategic sustainability targets but fail on technical sustainability matters. There is a lag in private sector standards over that the RSL is required to construct, when they are building to CL3 we will be onto CL4 etc. How can we future-proof this?

2. While we may still want the units to meet housing need, in the numbers game that is a major factor in meeting targets, the question is if partners are willing/prepared to take on additional units that are affordable, financially viable, are in good locations and that meet strategic need if they do not count to our regional and national targets. It's a discussion that we regularly have at our leadership group within NC & If we were not so target driven we would take - this may be one for discussion around the table and taking back to HCorp to identify issues?

Councils Response:

This requirement is considered entirely reasonable and is needed to ensure that dwellings generated through planning gain accord with the minimum 'affordable housing' requirements of the Housing Corporation and which will allow application for Social Housing Grant funding where deemed appropriate.

Recommendation / Proposed Action:

Amendment to Executive Summary and Paragraphs 72, 76, 81 to include the words, *"Housing Corporation's (or successor) current, published Design and Quality Standards"*



**Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing**

Assessment of Representations

Rep No: 023

Object

Respondent: JH1

Name: James Bromfield

Organisation: Johnnie Johnson Housing

Representation Number: 023

Object/Support: Object

Section / Paragraph: General

Summary of Representation:

- As I understand it the 14%/11% rent/shared ownership split is "soft". It will be preferable for the final split to be stated in the Heads of Terms
- Stipulate plots on site, assuming a layout exists.

Councils Response:

The tenure type and numbers will be stated in the Heads of Terms.
Where plot details are known the detail will be stated in the Heads of Terms.

Recommendation / Proposed Action:

None

.....

**Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing**

Assessment of Representations

Rep No: 024

Object

Respondent: JH2

Name: James Bromfield

Organisation: Johnnie Johnson Housing

Representation Number: 024

Object/Support: Object

Section / Paragraph: General

Summary of Representation:

- o Are you going to stipulate maximum prices and rents? If so these will need to be in the Heads of Terms

Councils Response:

It is accepted that the draft IPS does not prescribe the transfer mechanism between the RSL and Developer and the Council considers this appropriate. However the Council accepts the requirement for inclusion of basic parameters.

Provision is made in the IPS to include this detail in the Heads of Terms.

Recommendation / Proposed Action:

Revision of Paragraph 62:

“The transfer price paid by the housing provider to the developer will equate to no more than the reasonable build cost of the developer providing the unit. This ensures the developer will be reimbursed the cost of providing the unit and therefore limiting the developer subsidy to the provision of serviced land.

In all instances, consideration should be given to enable that the affordable social rent should be provided at target rent levels in line with the national rent regime and shared ownership should be provided offering a range of shares with low rent on the unsold equity; in all instances this will reflect the ability of local households in housing need to access this affordable housing provision.”

.....

**Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing**

Assessment of Representations

Rep No: 025

Object

Respondent: JH3

Name: James Bromfield

Organisation: Johnnie Johnson Housing

Representation Number: 025

Object/Support: Object

Section / Paragraph: General

Summary of Representation:

- Standards - Ideally these would mirror our Housing Corporation design requirements which in summary cover Code for Sustainable Homes - level 3, minimum Building for Life and HQI scores (latter includes minimum space standards) and generally attention to be paid to adequate storage which developers often overlook

Councils Response:

This requirement is considered entirely reasonable and is needed to ensure that dwellings generated through planning gain accord with the minimum 'affordable housing' requirements of the Housing Corporation and which will allow application for Social Housing Grant funding where deemed appropriate.

Recommendation / Proposed Action:

Amendment to Executive Summary and Paragraphs 72, 76, 81 to include the words,
"Housing Corporation's (or successor) current, published Design and Quality Standards"

.....

**Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing**

Assessment of Representations

Rep No: 026

Object

Respondent: RMBC1

Name: Sustainable Communities Manager

Organisation: RMBC

Representation Number: 026

Object/Support: Object

Section / Paragraph: General

Summary of Representation:

Emerging guidance is identifying a number of issues that we need to address in considering new developments and applications currently in the system due the implementation dates and when properties are due to come on stream.

The recently published and launched Government Housing Strategy for an Ageing Society - Lifetime homes, lifetime neighbourhoods highlights we need to think and build differently in the future, in particular there is a need to build much more inclusive, well designed and flexible housing to meet the future demand in an ageing society, thus we need to build homes that will be adaptable enough to match a lifetimes changing needs.

As a consequence of this direction of travel is:

- * That by 2013 **all** homes will need to be built to Lifetime Home Standard
- * All publicly funded housing will need to be built to Lifetime Homes Standards by 2011
- * Lifetime Home Standard will be made a mandatory part of the Code for Sustainable Homes
- * Review of take up of standards is proposed in 2010 with a view to bringing forward regulation in 2013

Councils Response:

The IPS details requirement to achieve Code for Sustainable Homes Level Three. If the technical requirements of Level Three are amended developers will be expected to achieve the amended code.

Recommendation / Proposed Action:

None.



**Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing**

Assessment of Representations

Rep No: 027

Object

Respondent: HBF1

Name: Gina Bourne

Organisation: Home Builders Federation

Representation Number: 027

Object/Support: Object

Section / Paragraph: General

Summary of Representation:

Pepper potting

Whilst the HBF supports the principles of integration of affordable housing and ensuring that any affordable provision is tenure blind we have concerns in relation to the principle of true pepper potting which is now being discredited on a national basis. The HBF supports the view that the affordable housing provision should be provided in small clusters. Particularly as this is often easier for RSL management purposes and tailoring service charges according to differing incomes and needs.

Councils Response:

Comment noted.

Recommendation / Proposed Action:

None.

.....

**Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing**

Assessment of Representations

Rep No: 028

Object

Respondent: HBF2

Name: Gina Bourne

Organisation: Home Builders Federation

Representation Number: 028

Object/Support: Object

Section / Paragraph: General

Summary of Representation:

Tenures

The precise mix of affordable dwellings in any housing development should be a matter for negotiation between developers and the Council taking on board the latest information from the evidence base, the availability or not of grant funding, current market conditions, and the nature and characteristics of each site. It is not for the Council to seek to dictate a precise mix for all housing developments. Therefore HBF object to the requirement for 14% of affordable housing to be socially rented and 11% as intermediate tenures.

Councils Response:

In all cases, a tenure split of 14% social rent and 11% intermediate is suggested by the Strategic Housing Market Assessment. Paragraphs 27 and 61 underpin other factors taken into consideration when determining the tenure split.

Recommendation / Proposed Action:

None

.....

**Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing**

Assessment of Representations

Rep No: 029

Object

Respondent: HBF3

Name: Gina Bourne

Organisation: Home Builders Federation

Representation Number: 029

Object/Support: Object

Section / Paragraph: General

Summary of Representation:

Monitoring the provision of affordable housing

We strongly suggest that the Council should undertake detailed monitoring activities in order to determine the basis upon which the policy is being implemented and the effect the policy is having on development volumes. These will inform the Council whether affordable housing targets are appropriate or too ambitious and allow the Council to decipher whether the policy is robust or in need revision.

Councils Response:

The Council concurs with and will take on board the recommendations made.

Recommendation / Proposed Action:

None to the IPS.

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Rotherham Metropolitan Borough Council
Interim Planning Statement, Affordable Housing

Assessment of Representations

Rep No: 030

Object

Respondent I.D. HBF4

Name: Gina Bourne

Organisation: Home Builders Federation

Representation Number: 30

Object/Support: Object

Section / Paragraph: Paragraph 1

Summary of Representation:

The Council's Unitary Development Plan was adopted in June 1999 and the Council has not progressed its Local Development Framework in order to put an alternative policy in place. You are in a policy vacuum and so there is no basis for this interim document, which must therefore be accorded very little, if any, weight. Even if you were claiming that this interim policy was a form of SPD, its lack of policy base would mean it is seriously flawed as a basis for decision making.

Councils Response:

The IPS, as its name suggests, is not a Supplementary Planning Document, but a document to explain to prospective developers how the Council will implement Government policy, in relation to the provision of affordable housing, between now and the adoption of the LDF Core Strategy. The Council's LDS does not refer to the production of the IPS as it deals only with those documents that form part of, or are supplementary to, the LDF. PPS12 does not deal with interim policy; it is, therefore not surprising that it does not "recognise" it. By the same token, it does not prohibit the use of interim policy.

The importance that the Government places on the provision of affordable housing in PPS3 is clear, and it is also clear that the Government does not wish local planning authorities to wait for the completion of LDFs before implementing its affordable housing policy. Historically, the planning system has implemented new Government guidance, as far as is practicable, without waiting to complete development plans. More specifically, in relation to PPS3, Paragraph 68, under the heading "Determining Planning Applications", states:

"When making planning decisions for housing developments after 1st April 2007, Local Planning Authorities should have regard to the policies in this statement as material considerations which may supersede the policies in existing Development Plans."

Paragraph 69 goes on to state:

“In general, in deciding planning applications, Local Planning Authorities should have regard to:”

Among the list that follows, the guidance includes:

“... Ensuring the proposed development is in line with planning for housing objectives...”

Under “Planning for Housing Objectives” Paragraph 10 states:

“These housing policy objectives provide the context for planning for housing through development plans and planning decisions. The specific outcomes that the planning system should deliver are:”

Paragraph 10 goes on to list five policy objectives, the second of which is:

“A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.”

Given that it is clear that the Governments intention is that local planning authorities should implement its affordable housing policy as soon as possible, and not wait for the adoption of the LDF, some means of informing prospective developers how RMBC intended to implement this policy was required. The draft IPS was, therefore, produced following the production of a robust evidence base, in order to do this.

The alternatives to producing the IPS were:

- a) Not implement Government policy, or;
- b) Implement Government policy in the absence of any clear guidance, which would not have been in the interests of prospective developers nor the local planning authority.

The weight of the IPS comes from the requirement in PPS3 for local planning authorities to secure affordable housing and the evidence base that the Council has produced. PPS3 requires that targets for affordable housing should be based upon the findings of a Strategic Housing Market Assessment and should also reflect an assessment of the likely economic viability of land for housing within the area, taking account of risks to delivery. Both of these assessments have been carried out and the requirements set in the IPS reflect this.

Recommendation / Proposed Action:

No Change



**Rotherham Metropolitan Borough Council
Affordable Housing Interim Planning Statement**

Assessment of Representations

Rep No: 31

Paragraph 2\ Object

Respondent I.D. HBF5

Name: Gina Bourne

Organisation: Home Builders Federation

Representation Number: 31 Object/Support: Object

Section / Paragraph: Paragraph 2

Summary of Representation:

Thresholds and Targets

The Home Builders Federation disagree with setting prescriptive targets, and promote a more flexible approach to providing affordable housing. In seeking to determine what is an appropriate policy approach to securing affordable housing provision, consideration has to be given to the effects on overall housing supply. Particularly the viability of development sites which is a key theme of PPS3. Setting a higher percentage target is wholly counterproductive if that target impacts on development viability and so prevents sites coming forward. Or, if achieving that target means compromising so heavily on other policy objectives and planning obligation requirements that the overall quality of development is adversely affected.

Councils Response:

PPS3 requires that local planning authorities set targets based on identified need and taking into account viability. The evidence base for the IPS, in the form of the Strategic Housing Market Assessment and the Viability Assessment addresses both of these requirements. The viability assessment shows that the introduction of the requirements in the IPS will result in residual land values that will exceed those for alternative competing land uses and took into account all relevant factors including other section 106 requirements and the quality of development.

Recommendation / Proposed Action:

No change

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**Rotherham Metropolitan Borough Council
Affordable Housing Interim Planning Statement**

Assessment of Representations

Rep No: 32

General Object

Respondent I.D. BA1

Name: Gary Deane

Organisation: Barratt Homes

Representation Number: 32 Object/Support: Object

Section / Paragraph: General

Summary of Representation:

Made on behalf of Barratt Sheffield and David Wilson Homes

The representations set out an objection to the draft interim policy statement – affordable housing - on 11 separate grounds, details of which are set out below.

In short, the draft IPS has no statutory basis. It should carry little (if any) weight for the purposes of development planning and control. The Statement fails to meet the policy tests of government guidance, especially PPS3, PPS12 and ‘Delivering Affordable Housing’. It also lacks clarity and is overly prescriptive.

Consequently, it is inappropriate to use the IPS (or any review of it, which fails to address and resolve these objections) to assist with any planning decisions. Further detail is set out below.

Councils Response:

Comments dealt with individually.

Recommendation / Proposed Action:

N/A

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Rotherham Metropolitan Borough Council
Affordable Housing Interim Planning Statement

Assessment of Representations

Rep No: 33

General \ Object

Respondent I.D. BA2

Name: Gary Deane

Organisation: Barratt Homes

Representation Number: 33 Object/Support: Object

Section / Paragraph: General

Summary of Representation:

Objection: There is no statutory basis for an interim policy. PPS12 – Local Development Frameworks - do not recognise interim policy. Consequently, the IPS has no statutory basis for the purpose of development planning and development control.

Reasoning: PPS12 (and its companion guide) sets out the government’s policy towards the preparation of local development frameworks. It does not recognise the status of an interim policy.

The Council’s latest Local Development Scheme (LDS) does not provide for the production of an interim document. It does provide for the production of a Supplementary Planning Document (SPD) on affordable housing but this says it will “supplement the Core Strategy Strategic Policy and/or Policies DPD in promoting affordable housing requirements identified from the Housing Needs Assessment”.

The first requirement of the SPD is that there is an adopted Core Strategy Policy. The Core Strategy is only at its preferred options stage but according to the LDS timetable it should be at the submission stage. Clearly it is lagging behind because valuable resources are being directed towards producing interim policies, which carry little or no weight rather than meeting the plan production timetable.

Councils Response:

The IPS, as its name suggests, is not a Supplementary Planning Document, but a document to explain to prospective developers how the Council will implement Government policy, in relation to the provision of affordable housing, between now and the adoption of the LDF Core Strategy. The Council’s LDS does not refer to the production of the IPS as it deals only with those documents that form part of, or are supplementary to, the LDF. PPS12 does not deal with interim policy; it is, therefore not surprising that it does not “recognise” it. By the same token, it does not prohibit the use of interim policy.

The importance that the Government places on the provision of affordable housing in PPS3 is clear, and it is also clear that the Government does not wish local planning authorities to wait for the completion of LDFs before implementing its affordable housing policy. Historically, the planning system has implemented new Government guidance, as far as is practicable, without waiting to complete development plans. More specifically, in relation to PPS3, Paragraph 68, under the heading “Determining Planning Applications”, states:

“When making planning decisions for housing developments after 1st April 2007, Local Planning Authorities should have regard to the policies in this statement as material considerations which may supersede the policies in existing Development Plans.”

Paragraph 69 goes on to state:

“In general, in deciding planning applications, Local Planning Authorities should have regard to:”

Among the list that follows, the guidance includes:

“.... Ensuring the proposed development is in line with planning for housing objectives...”

Under “Planning for Housing Objectives” Paragraph 10 states:

“These housing policy objectives provide the context for planning for housing through development plans and planning decisions. The specific outcomes that the planning system should deliver are:”

Paragraph 10 goes on to list five policy objectives, the second of which is:

“A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.”

It is clear that the Governments intention is that local planning authorities should implement its affordable housing policy as soon as possible, and not wait for the adoption of the LDF. Some means of informing prospective developers how RMBC intended to implement this policy was, therefore, required. The draft IPS was, therefore, produced following the production of a robust evidence base, in order to do this.

The alternatives to producing the IPS were:

- a) Not implement Government policy, or;
- b) Implement Government policy in the absence of any clear guidance, which would not have been in the interests of prospective developers nor the local planning authority.

Recommendation / Proposed Action:

No change



Rotherham Metropolitan Borough Council
Affordable Housing Interim Planning Statement

Assessment of Representations

Rep No: 34

General \ Object

Respondent I.D. BA3

Name: Gary Deane

Organisation: Barratt Homes

Representation Number: 34 Object/Support: Object

Section / Paragraph: General

Summary of Representation:

Objection: There is no statutory basis for an interim policy. PPS12 – Local Development Frameworks - do not recognise interim policy. Consequently, the IPS has no statutory basis for the purpose of development planning and development control.

Reasoning: PPS12 (and its companion guide) sets out the government’s policy towards the preparation of local development frameworks. It does not recognise the status of an interim policy.

The Council’s latest Local Development Scheme (LDS) does not provide for the production of an interim document. It does provide for the production of a Supplementary Planning Document (SPD) on affordable housing but this says it will “supplement the Core Strategy Strategic Policy and/or Policies DPD in promoting affordable housing requirements identified from the Housing Needs Assessment”.

The first requirement of the SPD is that there is an adopted Core Strategy Policy. The Core Strategy is only at its preferred options stage but according to the LDS timetable it should be at the submission stage. Clearly it is lagging behind because valuable resources are being directed towards producing interim policies, which carry little or no weight rather than meeting the plan production timetable.

Councils Response:

The IPS, as its name suggests, is not a Supplementary Planning Document, but a document to explain to prospective developers how the Council will implement Government policy, in relation to the provision of affordable housing, between now and the adoption of the LDF Core Strategy. The Council’s LDS does not refer to the production of the IPS as it deals only with those documents that form part of, or are supplementary to, the LDF. PPS12 does not deal with interim policy; it is, therefore not surprising that it does not “recognise” it. By the same token, it does not prohibit the use of interim policy.

The importance that the Government places on the provision of affordable housing in PPS3 is clear, and it is also clear that the Government does not wish local planning authorities to wait for the completion of LDFs before implementing its affordable housing policy. Historically, the planning system has implemented new Government guidance, as far as is practicable, without waiting to complete development plans. More specifically, in relation to PPS3, Paragraph 68, under the heading “Determining Planning Applications”, states:

“When making planning decisions for housing developments after 1st April 2007, Local Planning Authorities should have regard to the policies in this statement as material considerations which may supersede the policies in existing Development Plans.”

Paragraph 69 goes on to state:

“In general, in deciding planning applications, Local Planning Authorities should have regard to:”

Among the list that follows, the guidance includes:

“.... Ensuring the proposed development is in line with planning for housing objectives...”

Under “Planning for Housing Objectives” Paragraph 10 states:

“These housing policy objectives provide the context for planning for housing through development plans and planning decisions. The specific outcomes that the planning system should deliver are:”

Paragraph 10 goes on to list five policy objectives, the second of which is:

“A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.”

It is clear that the Governments intention is that local planning authorities should implement its affordable housing policy as soon as possible, and not wait for the adoption of the LDF. Some means of informing prospective developers how RMBC intended to implement this policy was, therefore, required. The draft IPS was, therefore, produced following the production of a robust evidence base, in order to do this.

The alternatives to producing the IPS were:

- a) Not implement Government policy, or;
- b) Implement Government policy in the absence of any clear guidance, which would not have been in the interests of prospective developers nor the local planning authority.

Recommendation / Proposed Action:

No change



**Rotherham Metropolitan Borough Council
Affordable Housing Interim Planning Statement**

Assessment of Representations

Rep No: 35

Paragraph 29 \ Object

Respondent I.D.BA4

Name: Gary Deane

Organisation: Barratt Homes

Representation Number: 35 Object/Support: Object

Section / Paragraph: Paragraph 29

Summary of Representation:

Objection: the IPS is predicated on the findings of the SHMA 2007. The SHMA was not prepared in accordance with government practice guidance. It therefore does not provide a robust nor reliable evidence base upon which to formulate policy.

Reasoning: It is claimed that the Strategic Housing Market Assessment (SHMA) 2007 provides evidence of a level of affordable housing need. Despite the title of the document, it is disputed that this is a SHMA as referred to in PPS3 paragraph 29.

PPS12 at paragraph 4.24 (vii) says that policies should be founded on a robust and credible evidence base in order to be sound. That evidence base has to be subject to independent scrutiny in order to pass the test of soundness.

For a SHMA to be sound it should conform to the practice guidance of August 2007 (Strategic Housing Market Assessments, Practice Guidance, Version 2). The SHMA was not prepared in accordance with this guidance.

Councils Response:

The Strategic Housing Market Assessment does not have to be “sound” but must be “robust and credible”, in relation to this, Practice Guidance – CLG, March 2007 States:

“...a strategic housing market assessment should be considered robust and credible if, as a minimum, it provides all of the core outputs and meets the requirements of all of the process criteria in figures 1.1 and 1.2.”

RMBC considers that it’s SHMA meets or exceeds the criteria in these figures; the SHMA includes a statement of conformity to this effect. The production of the document was subject to scrutiny by a number of partners, including representatives of the house building industry. Details of this involvement are provided in Appendix A3 of the SHMA.

Recommendation / Proposed Action:

No Change

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**Rotherham Metropolitan Borough Council
Affordable Housing Interim Planning Statement**

Assessment of Representations

Rep No: 36

Paragraph 54 \ Object

Respondent I.D. BA5

Name: Gary Deane

Organisation: Barratt Homes

Representation Number: 36 Object/Support: Object

Section / Paragraph: Paragraph 54

Summary of Representation:

Objection: An administration fee is unacceptable. It fails the tests under Circular 05/2005.

Reasoning: There is no provision in 05/2005 for the payment of an administration fee. It is not a requirement of planning application validation, planning fees generally or the discharge of planning conditions. An administration fee is therefore unacceptable.

Councils Response:

While Circular 05/2005 does not include any provision for the payment of an administration fee, it does not preclude it. The Council considers it reasonable for a fee to be levied to cover the cost of officer time administration and monitoring, compliance and project management.

Recommendation / Proposed Action:

No Change

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**Rotherham Metropolitan Borough Council
Affordable Housing Interim Planning Statement**

Assessment of Representations

Rep No: 37

Paragraph 74\ Object

Respondent I.D. BA6

Name: Gary Deane

Organisation: Barratt Homes

Representation Number: 38 Object/Support: Object

Section / Paragraph: Paragraph 74

Summary of Representation:

Objection: The requirement that affordable housing is completed no later than 70% of the sale of the open market units is overly prescriptive (paragraph 74, IPS). The phasing of units should be established on a site-by-site basis.

Reasoning: There is no justifiable reason to link between the sale of open market housing and the completion of affordable units. The threshold of 70% is arbitrary. The delivery of affordable units should set through the grant of permission on a site-by-site basis to reflect local circumstances.

Councils Response:

This requirement is considered entirely reasonable and is needed to encourage the integration of affordable homes with open-market homes; this approach assists social integration and the establishment of mixed communities at an early stage.

Recommendation / Proposed Action:

No Change

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**Rotherham Metropolitan Borough Council
Affordable Housing Interim Planning Statement**

Assessment of Representations

Rep No: 38

Paragraph 74\ Object

Respondent I.D. BA7

Name: Gary Deane

Organisation: Barratt Homes

Representation Number: 38 Object/Support: Object

Section / Paragraph: Paragraph 74

Summary of Representation:

Objection: The requirement that affordable housing is completed no later than 70% of the sale of the open market units is overly prescriptive (paragraph 74, IPS). The phasing of units should be established on a site-by-site basis.

Reasoning: There is no justifiable reason to link between the sale of open market housing and the completion of affordable units. The threshold of 70% is arbitrary. The delivery of affordable units should set through the grant of permission on a site-by-site basis to reflect local circumstances.

Councils Response:

This requirement is considered entirely reasonable and is needed to encourage the integration of affordable homes with open-market homes; this approach assists social integration and the establishment of mixed communities at an early stage.

Recommendation / Proposed Action:

No Change

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**Rotherham Metropolitan Borough Council
Affordable Housing Interim Planning Statement**

Assessment of Representations

Rep No: 39

Paragraphs 45/46 \ Object

Respondent I.D. BL1

Name: Max Whitehead

Organisation: Bloor Homes

Representation Number: 39 Object/Support: Object

Section / Paragraph: 45/46

Summary of Representation:

Object to the introduction of the threshold of 15 dwellings/0.5 Ha, as there is no Local Development Document to require this. Therefore, does not accord with paragraph 29 of PPS3. (Provided two appeal case to support the argument.)

Councils Response:

The importance that the Government places on the provision of affordable housing in PPS3 is clear, and it is also clear that the Government does not wish local planning authorities to wait for the completion of LDFs before implementing its affordable housing policy. Historically, the planning system has implemented new Government guidance, as far as is practicable, without waiting to complete development plans. More specifically, in relation to PPS3, Paragraph 68, under the heading "Determining Planning Applications", states:

"When making planning decisions for housing developments after 1st April 2007, Local Planning Authorities should have regard to the policies in this statement as material considerations which may supersede the policies in existing Development Plans."

Paragraph 69 goes on to state:

"In general, in deciding planning applications, Local Planning Authorities should have regard to:"

Among the list that follows, the guidance includes:

".... Ensuring the proposed development is in line with planning for housing objectives..."

Under "Planning for Housing Objectives" Paragraph 10 states:

“These housing policy objectives provide the context for planning for housing through development plans and planning decisions. The specific outcomes that the planning system should deliver are:”

Paragraph 10 goes on to list five policy objectives, the second of which is:

“A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.”

Given that it is clear that the Governments intention is that local planning authorities should implement its affordable housing policy as soon as possible, and not wait for the adoption of the LDF, some means of informing prospective developers how RMBC intended to implement this policy was required. The draft IPS was, therefore, produced following the production of a robust evidence base, in order to do this.

The alternatives to producing the IPS were:

- a) Not implement Government policy, or;
- b) Implement Government policy in the absence of any clear guidance, which would not have been in the interests of prospective developers nor the local planning authority.

It should be noted that Bloor Homes sought the opinion of Legal Counsel in relation to the appeal statements produced in evidence to support their point. This opinion considered that it was reasonable for local planning authorities to introduce the threshold required by PPS3, without waiting for the adoption of an LDF policy.

Recommendation / Proposed Action:

No Change

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**Rotherham Metropolitan Borough Council
Affordable Housing Interim Planning Statement**

Assessment of Representations

Rep No: 40

General \ Object

Respondent I.D. BL2

Name: Max Whitehead

Organisation: Bloor Homes

Representation Number: 40 Object/Support: Object

Section / Paragraph: General

Summary of Representation:

There are fundamental flaws in the approach of producing an “Interim Planning Statement”. There is no provision in the principle Act or government guidance to produce interim guidance which is outside the statutory framework and can be afforded little weight. Paragraph 4.40 of PPS12 states: “All the matters covered in supplementary planning documents must relate to policies in a development plan document or a saved policy in a development plan.” The Council do not have a development plan document and UDP Policy HG4.7, which dealt with affordable housing, was not saved. Resources would have been better applied to progressing the LDF.

Councils Response:

The IPS, as its name suggests, is not a Supplementary Planning Document, but a document to explain to prospective developers how the Council will implement Government policy, in relation to the provision of affordable housing, between now and the adoption of the LDF Core Strategy. The Council’s LDS does not refer to the production of the IPS as it deals only with those documents that from part of, or are supplementary to, the LDF. PPS12 does not deal with interim policy, it is, therefore not surprising that it does not “recognise” it. By the same token, it does not prohibit the use of interim policy.

The importance that the Government places on the provision of affordable housing in PPS3 is clear, and it is also clear that the Government does not wish local planning authorities to wait for the completion of LDFs before implementing its affordable housing policy. Historically, the planning system has implemented new Government guidance, as far as is practicable, without waiting to complete development plans. More specifically, in relation to PPS3, Paragraph 68, under the heading “Determining Planning Applications”, states:

“When making planning decisions for housing developments after 1st April 2007, Local Planning Authorities should have regard to the policies in this statement as material considerations which may supersede the policies in existing Development Plans.”

Paragraph 69 goes on to state:

“In general, in deciding planning applications, Local Planning Authorities should have regard to:”

Among the list that follows, the guidance includes:

“... Ensuring the proposed development is in line with planning for housing objectives...”

Under “Planning for Housing Objectives” Paragraph 10 states:

“These housing policy objectives provide the context for planning for housing through development plans and planning decisions. The specific outcomes that the planning system should deliver are:”

Paragraph 10 goes on to list five policy objectives, the second of which is:

“A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.”

It is clear that the Governments intention is that local planning authorities should implement its affordable housing policy as soon as possible, and not wait for the adoption of the LDF. Some means of informing prospective developers how RMBC intended to implement this policy was, therefore, required. The draft IPS was, therefore, produced following the production of a robust evidence base, in order to do this.

The alternatives to producing the IPS were:

- a) Not implement Government policy, or;
- b) Implement Government policy in the absence of any clear guidance, which would not have been in the interests of prospective developers nor the local planning authority.

Recommendation / Proposed Action:

No Change



**Rotherham Metropolitan Borough Council
Affordable Housing Interim Planning Statement**

Assessment of Representations

Rep No: 41

General \ Object

Respondent I.D. BL3

Name: Max Whitehead

Organisation: Bloor Homes

Representation Number: 41 Object/Support: Object

Section / Paragraph: General

Summary of Representation:

Fundamental matters, such as thresholds and percentage requirements, should be dealt with in policies in the Core Strategy which is subject to independent scrutiny. PPS12 is clear that SPDs are only appropriate for detailed application of these policies.

Appeal decisions attached to support the case.

Councils Response:

The interim statement is required, in part, because the Core Strategy has not yet been produced and, therefore, must deal with these matters. The evidence base in the form of the SHMA was subject to scrutiny from partners including representatives of the house building industry.

See earlier comments in Bloor Forms 1 and 2.

Recommendation / Proposed Action:

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**Rotherham Metropolitan Borough Council
Affordable Housing Interim Planning Statement**

Assessment of Representations

Rep No: 42

General \ Object

Respondent I.D. DLP1

Name: Katrina Hulse

Organisation: Development Land and Planning

Representation Number: 42 Object/Support: Object

Section / Paragraph: General

Summary of Representation:

Emphasise the importance of the evidence base in formulating policy, referring to PPS12 and practice guidance and the need to involve Stakeholders and the Community, including in the creation of the Strategic Housing Market Assessment. Emphasised the need to look at the housing market as a whole, and the importance of the SHMA not only to establish the proportion of affordable housing required, but also inform the overall level of housing needed.

Given the importance of the SHMA it is surprising that a full copy was not made available, and it is, therefore impossible to comment fully on the draft Affordable Housing IPS when the evidence on which it is based is not available to be properly assessed. Further consultation is required when the SHMA is fully available.

Councils Response:

The main findings of the SHMA are quite clear from the executive summary and it is these that relevant to the production of the IPS. The SHMA is not the subject of this consultation process, having already been produced and deemed fit for purpose by RMBC.

Strategic Housing Market Assessment, Practice Guidance – CLG, March 2007 States:

“...a strategic housing market assessment should be considered robust and credible if, as a minimum, it provides all of the core outputs and meets the requirements of all of the process criteria in figures 1.1 and 1.2.”

RMBC considers that it’s SHMA meets or exceeds the criteria in these figures; the SHMA includes a statement of conformity to this effect. The production of the document was subject to scrutiny by a number of partners, including representatives of the house building industry. Details of this involvement are provided in Appendix A3 of the SHMA.

Following these comments a full copy of the SHMA was forwarded to DLP, no further comments have been received.

Recommendation / Proposed Action:

No Change



**Rotherham Metropolitan Borough Council
Affordable Housing Interim Planning Statement**

Assessment of Representations

Rep No: 43

General \ Object

Respondent I.D. DPP1

Name: Will Martin

Organisation: Development Planning Partnership representing CPS Leisure

Representation Number: 43 Object/Support: Object

Section / Paragraph: General

Summary of Representation:

Interests include major residential development schemes on previously developed land. Involved in pre-application discussions on sights; one of which in the Pathfinder area.

Concerns with regard to the approach and the timing, raises a number of issues relating to the supply and demand for housing*.

(*Comments deal with the combined effect on the removal of the moratorium and introduction of higher affordable housing requirement on the regeneration of brownfield land)

Councils Response:

Comments noted

Recommendation / Proposed Action:

No Change
.....

Rotherham Metropolitan Borough Council
Affordable Housing Interim Planning Statement

Assessment of Representations

Rep No: 44

General\Object

Respondent I.D. DPP2

Name: Will Martin

Organisation: Development Planning Partnership representing CPS Leisure

Representation Number: 44 Object: Object

Section / Paragraph: General

Summary of Representation:

Whilst lifting the “greenfield moratorium” will address some of the overall supply problems, it will not deal with the root causes behind the slow delivery of brownfield sites.

Government Guidance still advocates that the use of brownfield land is maximised and that the release of brownfield sites is preferable to the release of greenfield sites. Developers will usually prefer to develop greenfield sites rather than brownfield due to lower costs. There is a danger that lifting the moratorium will further reduce the delivery of brownfield sites. There are issues of compliance with PPS3 and regional policy, also prejudicial to regeneration and pathfinder objectives. Pursuing the full requirement on a site with high development costs reduces potential viability.

Councils Response:

There is a risk that lifting of the “Moratorium” will mean that developers are more likely to seek to develop Greenfield sites, at the expense of the regeneration of brownfield land. This was a risk identified when the moratorium was removed. PPS3 is clear that, while the re-use of brownfield land is still important, overall delivery and a demonstrable supply of developable housing land is the prime consideration.

Pursuing the full requirement on a site with high development cost may reduce potential viability. However the viability modelling looked at sites with higher development costs and took account of potential abnormal costs.

Recommendation / Proposed Action:

No Change

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**Rotherham Metropolitan Borough Council
Affordable Housing Interim Planning Statement**

Assessment of Representations

Rep No: 45

Paragraphs 65 to 70 \ Object

Respondent I.D. DPP3

Name: Will Martin

Organisation: Development Planning Partnership representing CPS Leisure

Representation Number: 45 Object/Support: Object

Section / Paragraph: 65 to 70

Summary of Representation:

Not being able to take into account abnormal costs penalises the development of brownfield sites by not including the costs of demolition and contamination.

Councils Response:

The IPS does allow for the consideration of legitimate abnormal costs to justify a lower proportion of affordable housing or to exclude it altogether. However, abnormal costs are those which could not reasonably be foreseen in advance. Foreseeable demolition and contamination costs should, therefore, be seen as normal development costs.

Paragraph 70 also allows for the consideration of instances where affordable housing renders a site less viable than competing alternative uses,

Recommendation / Proposed Action:

For the purposes of clarification:

Delete "but this does include the impact of standard development costs such as: demolition, contamination, landscaping, or archaeological and ecological surveys." from paragraph 67.

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Rotherham Metropolitan Borough Council
Affordable Housing Interim Planning Statement

Assessment of Representations

Rep No: 46

General \ Object

Respondent I.D. DPP4

Name: Will Martin

Organisation: Development Planning Partnership representing CPS Leisure

Representation Number: 46 Object: Object

Section / Paragraph: General

Summary of Representation:

The introduction of interim affordable housing policy seems out of kilter with the LDF. The issue of housing supply and demand including affordable housing provision is considered as part LDF process. This would be the most robust way of proceeding.

Councils Response:

The IPS, as its name suggests, is not a Supplementary Planning Document, but a document to explain to prospective developers how the Council will implement Government policy, in relation to the provision of affordable housing, between now and the adoption of the LDF Core Strategy. The Council's LDS does not refer to the production of the IPS as it deals only with those documents that form part of, or are supplementary to, the LDF. PPS12 does not deal with interim policy, it is, therefore not surprising that it does not "recognise" it. By the same token, it does not prohibit the use of interim policy.

The importance that the Government places on the provision of affordable housing in PPS3 is clear, and it is also clear that the Government does not wish local planning authorities to wait for the completion of LDFs before implementing its affordable housing policy. Historically, the planning system has implemented new Government guidance, as far as is practicable, without waiting to complete development plans. More specifically, in relation to PPS3, Paragraph 68, under the heading "Determining Planning Applications", states:

"When making planning decisions for housing developments after 1st April 2007, Local Planning Authorities should have regard to the policies in this statement as material considerations which may supersede the policies in existing Development Plans."

Paragraph 69 goes on to state:

"In general, in deciding planning applications, Local Planning Authorities should have regard to:"

Among the list that follows, the guidance includes:

“... Ensuring the proposed development is in line with planning for housing objectives...”

Under “Planning for Housing Objectives” Paragraph 10 states:

“These housing policy objectives provide the context for planning for housing through development plans and planning decisions. The specific outcomes that the planning system should deliver are:”

Paragraph 10 goes on to list five policy objectives, the second of which is:

“A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.”

Given that it is clear that the Governments intention is that local planning authorities should implement its affordable housing policy as soon as possible, and not wait for the adoption of the LDF, some means of informing prospective developers how RMBC intended to implement this policy was required. The draft IPS was, therefore, produced following the production of a robust evidence base, in order to do this.

The alternatives to producing the IPS were:

- a) Not implement Government policy, or;
- b) Implement Government policy in the absence of any clear guidance, which would not have been in the interests of prospective developers nor the local planning authority.

Recommendation / Proposed Action:

No Change



**Rotherham Metropolitan Borough Council
Affordable Housing Interim Planning Statement**

Assessment of Representations

Rep No: 47

General Object

Respondent I.D. DPP5

Name: Will Martin

Organisation: Development Planning Partnership representing CPS Leisure

Representation Number: 47 Object/Support: Object

Section / Paragraph: General

Summary of Representation:

Concern expressed of the timing of the introduction of the policy in relation to the current economic climate, which is likely to affect housing delivery. It is not therefore time to make ad-hoc changes to the affordable housing policy that would affect delivery, particularly with regard to brownfield sites.

Councils Response:

The introduction of the IPS is not “ad-hoc”, but the culmination of a long process carried out in accordance with government guidance. Government policy in relation to affordable housing is on of a number of policies intended to promote sustainable communities and address housing affordability issues in the long term. Market conditions will always fluctuate and we are not able to predict these fluctuations with any accuracy. Government guidance is, however, clear what it requires local planning authorities to do with regard to securing affordable housing as part of residential developments and the proposed IPS seeks to address these requirements.

Recommendation / Proposed Action:

No Change

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**Rotherham Metropolitan Borough Council
Affordable Housing Interim Planning Statement**

Assessment of Representations

Rep No: 48
General\ Support

Respondent I.D. IP1

Name: Richard Frudd

Organisation: Indigo Planning Ltd

Representation Number: 48 Object/Support: Support

Section / Paragraph: General

Summary of Representation:

The basis of the emerging Affordable Housing Policy is soundly based on advice set at national and regional level. Do not wish to make any detailed comments in relation to the fundamentals of this policy approach.

Councils Response:

Support Welcome

Recommendation / Proposed Action:

None

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**Rotherham Metropolitan Borough Council
Affordable Housing Interim Planning Statement**

Assessment of Representations

Rep No: 49

65 to 70 \ Object

Respondent I.D. IP2

Name: Richard Frudd

Organisation: Indigo Planning Ltd

Representation Number: **Object/Support:** Object

Section / Paragraph: **65 to 70**

Summary of Representation:

Object to the arbitrary ruling out of certain types of cost as “abnormal”, as remediation costs vary between sites. There is an assumption built into the approach that *all* sites will be viable having taken into account the remediation costs and that only “abnormal” costs may be used to justify a reduction in contribution. Due to differences in site characteristics costs cannot always be predicted.

Councils Response:

There is an assumption that most sites will be viable in absolute terms (i.e. would have positive residual land values), as this is indicated by the viability assessment, which looked at a wide range of circumstances. The wording of the document is intended to allow both abnormal costs (paras. 65 to 69) and other factors (para. 70), to be taken into account when appropriate.

Recommendation / Proposed Action:

For the purposes of clarification:

Delete “but this does include the impact of standard development costs such as: demolition, contamination, landscaping, or archaeological and ecological surveys.” from paragraph 67.

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APPENDIX 3

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS
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1.	Meeting:	Cabinet Member for Economic Regeneration and Development Services and Advisers Meeting
2.	Date:	17 th December 2007
3.	Title:	Proposed Interim Planning Statement for Affordable Housing; Consultation Draft
4.	Programme Area:	Environment & Development Services

5. Summary

The delivery of a growing supply of affordable homes through planning policy and Section 106 Agreements requires a robust policy basis. This report proposes a new policy basis for negotiation with developers and a process of statutory consultation.

6. Recommendations

That Cabinet Member approves the draft Affordable Housing Interim Planning Statement as a basis for statutory consultation with the stakeholders identified in this report.

7. Proposals and Details

The delivery of affordable homes through negotiated planning obligations, known as Section 106 Agreements, has become established both as a means to meet local need and of clawing back some uplift of development value from the granting of planning permission.

Planning Policy Statement 3 (PPS3) provides that a local authority should secure the provision of affordable housing when dealing with planning applications for 15 or more dwellings. The Draft Revised Regional Spatial Strategy advises that up to 30% of new housing in Rotherham Borough may need to be affordable.

In Rotherham policy has been fixed since April 2004 by Affordable Housing Supplementary Planning Guidance. Lessons learned from experience in its implementation have been incorporated in the consideration of this revised policy proposal.

Regard has been had to a study of theoretical land values undertaken by the University of West England to establish a threshold at which affordable housing is considered to be deliverable on typical sites within the Borough. This is referenced to the Strategic Housing Market Assessment and Needs Study prepared for the Borough Council by Fordham Research in October 2007.

The draft policy, Appendix 1, proposes that for planning applications for 15 or more houses or for sites of 0.5 hectares or more, no less than 25% of all dwellings shall be provided on site, as affordable units. 14% are to be available as social rented housing and 11% as intermediate tenures.

Hence a 200 dwelling development would include 50 affordable homes of which 28 would be for social rent and 22 for shared ownership.

The policy stipulates that development should be “tenure blind” so that social and private homes are indistinguishable. The share of affordable dwellings is also to reflect the overall development mix on site. This will overcome a tendency for developers to offer the cheapest units in the least desirable plots.

The policy will be applied to conversions as well as new build and will also apply to whole sites where developers attempt to sub-divide them to circumvent the intention of policy.

The proposed timetable to adoption of the draft as the Affordable Housing Interim Planning Statement is;

Pre- Christmas: Development sector notified of impending policy consultation.

30th January 2008: Developer/Stakeholder consultation event; Bailey Suite.

12th March 2008: End of six week statutory consultation period.

17th March 2008: Revised draft for Cabinet Member approval.

Easter 2008: Policy effective.

Appendix 2 identifies the developer and stakeholder interests that the 30th January consultation event is targeting.

8. Finance

The cost to the Borough Council in developing and implementing an Affordable Housing Policy is confined to officer time and contained within existing budgets for staff within Neighbourhood Investment (NAS), Planning (EDS) and Legal Service. Time is principally devoted to pre-application negotiations, sustaining understanding of housing need and relationships with Registered Social Landlords, processing of and responding to planning applications, negotiating Section 106 Agreements and monitoring outcomes.

9. Risks and Uncertainties

Developers may look for sites in local authorities where affordable housing policy is weaker. However the Borough has sustained a strong pipeline of residential development within the Rotherham-Sheffield and Dearne Valley market axes. Furthermore viability analysis suggests that developer profit after meeting a 25% threshold will remain sufficient to sustain investment and this threshold is similar to those operated by neighbouring authorities.

Developers may land bank in the hope of a future relaxation of policy. However Regional Spatial Strategy has become firmer in terms of the emphasis given to S106 affordable homes provision which in turn strengthens the Local Planning Authority negotiating position.

The Borough Council may fail to optimise the potential yield of S106 affordable homes. This is less likely to happen in future with a clear policy position and an established system of officer liaison and monitoring in place.

10. Policy and Performance Agenda Implications

The Government has set a goal of building three million new homes by 2020 and proposed new powers for local authorities to build social homes. However the Housing Green Paper also recognised the significant contribution to affordable housing supply which would have to be made through S106 Agreements. The need to obtain claw back on development values at a local level has also been emphasised by the decision not to proceed with the Planning Gain Supplement.

The continuing development of modern homes which meet consumer expectations and social need without distinction will make a major contribution to all of our key corporate strategic themes of:-

Rotherham Learning
Rotherham Proud
Rotherham Safe
Rotherham Alive
Rotherham Achieving

These key themes are reflected within the Individual Well-being and Healthy Communities outcome framework, as follows:

- Improved Quality of Life – by identifying and creating opportunities for improved housing standards and options to meet household aspirations and an improved quality of life, through meeting identified housing needs and addressing obsolete housing and environmental blight (Objective 6)
- Exercise Choice and Control – through enabling a range of housing options to be presented to households ensuring individuals can exercise choice and control over their housing options and home life (Objective 6)
- Personal Dignity and Respect – through creating housing choices and tools which promote independent living, personal dignity and respect, investing in quality neighbourhoods, ensuring residents can enjoy a comfortable, clean and orderly environment.
- Freedom from discrimination or harassment – through providing quality housing and independent living, targeted to meet specific need, to support improved health and well-being, facilitated by a transparent allocations process. (Objective 2)
- Economic well-being – providing high quality housing, through high design standards and meeting identified needs in order to create sustainable neighbourhoods, offering high quality and extended choice of housing provision, to meet current and future aspirations.

11. Background Papers and Consultation

A process and timetable for statutory consultation is outlined above.

Strategic Housing Market Assessment; Fordham Associates for RMBC, Oct 2007.

Housing Viability Study; UWE, April 2007.

Affordable Housing Policy, Supplementary Planning Guidance; RMBC, April 2004.

Appendix 1: Draft Affordable Housing Interim Planning Statement; RMBC.

Appendix 2: Affordable Housing Consultation Event: Key External Stakeholders.

Contact Name: Gordon Smith; Neighbourhood Investment Team, Neighbourhoods and Adult Services; tel. 01709 334962; Gordon.smith@rotherham.gov.uk

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS
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1.	Meeting:	Delegated Powers – Regeneration and Development Services
2.	Date:	19th May 2008
3.	Title:	Rotherham Indoor Bowling proposal
4.	Directorate:	Environment and Development Services

5. Summary

- There are currently no purpose built indoor bowling facilities in Rotherham.
- The English Indoor Bowling Association currently considers that indoor bowling facilities are required in a number of areas. They highlight Rotherham and Sheffield as 'Areas of High Priority'
- Detailed project proposals will be put together seeking to work with a private sector partner to bring an indoor bowling venue to Rotherham.
- The formation of a steering group to regularly meet and oversee the development of the proposal, chaired by the Cabinet Member for EDS.

6. Recommendations

- 1. Approval is given to develop proposals to bring an indoor bowling venue to Rotherham.**
- 2. Approve the formation of a project steering group, chaired by the Cabinet Member for EDS, to monitor progress and oversee the development of a Rotherham indoor bowling facility.**

7. Proposals and Details

At the present time the nearest purpose built indoor bowling facilities are located in Barnsley, Bassetlaw and Doncaster. Since 2002/03 Rotherham Council has been subsidising members of the Rotherham Retired Persons Bowling Association and Rotherham Blind Persons Bowling Group to travel to and play at the Doncaster Indoor Bowls Centre. This arrangement ended on March 14th 2008, as a result of the realignment of budgets, and from the start of the new season in September 2008 no further subsidies will be offered.

Rotherham Indoor Bowlers have been lobbying the Council strongly for purpose built facilities in Rotherham. Within the last 15 years the Council in partnership with the bowlers has on three occasions developed proposals at: Thornhill Recreation Ground in 1994, Herringthorpe Leisure Centre in 1996 and Virtual Ice located on Eastwood Trading Estate in 2002. All failed at the latter stages due to various financial complications. Since this the Council has given an undertaking to identify a means of providing facilities for the bowlers.

The English Indoor Bowling Association currently considers that indoor bowling facilities are required in a number of areas. On their web site they list Rotherham as an 'Area of High Priority'.

There are two viable options that could be explored. Whilst the preferred option is to identify a suitable location for a purpose built indoor bowling facility, an existing modern warehouse could be rented on a long term lease and converted into a suitable facility.

Option 1

Build a purpose built facility

A purpose built centre with the following facilities will cost around £1.6m to £1.8m

- six to eight rink bowling green with laser levelled floor, underlay and carpet, lighting and heating. - This would cover the bulk of the internal works costing around £350,000
- changing facility
- toilets
- bar area
- social area
- kitchen
- reception
- storage
- office space
- plant room
- Cost of boards/alternative surfacing for activities during off peak season

The space required for the building is approximately 36,000 square ft.

Approached will be made to suitable private sector organisations to ascertain their interest in developing and managing such a facility.

A contribution will be sought from the Council Capital Fund towards the development of this project and further contributory funding will be sought from external funding bodies such as Sport England. Early discussions with Sport England indicate that this type of development project meets with their eligibility criteria.

Option 2

Refurbish an existing modern warehouse

A less expensive option in the short term would be to rent a suitably sized modern warehouse building and spend in the region of £350,000 on conversion costs. Rotherham Investment and Development Office (RIDO) have a database containing suitable units in Rotherham. The typical charge for renting a building of this size is £4 per sq. ft and given that a building of at least 36,000 sq. feet in size is required, the annual rent would be in the region of £144,000.

A private sector leisure management company will be sought to develop the site in partnership with the Council. RMBC will contribute from the Capital Fund towards the development of the project and other funding will be sought from external funding sources.

In both of the above cases operational management arrangements of the new facility will be determined with potential partners during the development process.

A project steering group will be formed, to monitor and control the output of the development team responsible for the development and delivery of the project chaired by the Cabinet Member for EDS. Membership will include Council Officers and members from the Rotherham Indoor Bowling Association.

8. Finance

The Council will enter into negotiations with a leisure management company to either build a purpose built centre or refurbish an existing modern warehouse. A newly built facility will cost £1.6m to £1.8m. Refurbishment of a modern warehouse will cost in the region of £350,000. Ongoing revenue implications include rent, rates, staff costs, marketing, insurance, utility costs, which will be considered in detail during the development process.

9. Risks and Uncertainties

With thorough planning, and formal negotiation and agreement with the chosen private sector operator, these will be kept to a minimum.

10. Policy and Performance Agenda Implications

Through increased participation in sports, particularly amongst older people, an indoor bowling facility in Rotherham will contribute towards the "Rotherham Alive" theme.

11. Background Papers and Consultation

This report follows a report to Cabinet in October 2002 when proposals were being drafted, in partnership with the owner of "Virtual Ice" , to bring an indoor bowling facility to Rotherham. As stated above, this proposal failed during the latter stages of negotiations.

**Contact Name : Asif Akram, Project Development Officer x 2488
asif.akram@rotherham.gov.uk**

ROTHERHAM BOROUGH COUNCIL – REPORT TO CABINET MEMBER

1. MEETING:- CABINET MEMBER FOR REGENERATION AND DEVELOPMENT SERVICES – DELEGATED POWERS

2. MEETING DATE:- 19th May, 2008

3. CONFERENCES/SEMINARS etc

Councillor Pickering, Chair of the Planning Board, has asked that the Cabinet Member for Regeneration and Development gives consideration to attendance at the following:-

- (i) Planning Convention – 9th to 11th July – London
- (ii) RTPI – Planning Summer School – August/September, 2008
– St. Andrews, Scotland

Details of the above will be available at the meeting.

4. RECOMMENDATIONS

- (1) That approval be given for the Chair and Vice-Chair of Planning Board to attend the Planning Convention in London.**
- (2) That approval be given to the attendance of two Councillors at the Planning Summer School and that the places be taken up by new members of the Planning Board.**

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS

1. Meeting:	Cabinet Member for Regeneration and Development Services
2. Date:	19th May 2008
3. Title:	Naming of new leisure facilities
4. Programme Area:	Environment and Development Services

5. Summary

The report identifies names for the four new Sport and Leisure facilities being designed, built and managed in partnership with DC Leisure Management.

6. Recommendations

- 1) Cabinet Member gives approval for the proposed names to be agreed as the names for the four new Sport and Leisure facilities**

7. Proposals and Details

The report identifies names for the four new Sport and Leisure facilities being designed, built and managed in partnership with DC Leisure Management. Officers in Culture & Leisure have been working with both DC Leisure Management and colleagues in the Primary Care Trust (in relation to the facility at Maltby which includes a range of health facilities) to reach agreement on potential names for each new facility. The proposed names identified below are considered by all three parties to be advantageous in that they are less likely to become out dated and possibly more importantly they help to 'place' the facilities so that users can easily locate them.

Aston:	Aston Leisure Centre
Maltby:	Maltby Leisure and Service Centre
Town Centre:	Rotherham Leisure Complex
Wath:	Wath Leisure Centre

A decision on the names is required as soon as possible so that promotional materials can be produced in advance of the planned openings.

8. Finance

- N/A

9. Risks and Uncertainties

N/A

10. Policy and Performance Agenda Implications

N/A

11. Background Papers and Consultation

None

Contact Name:

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