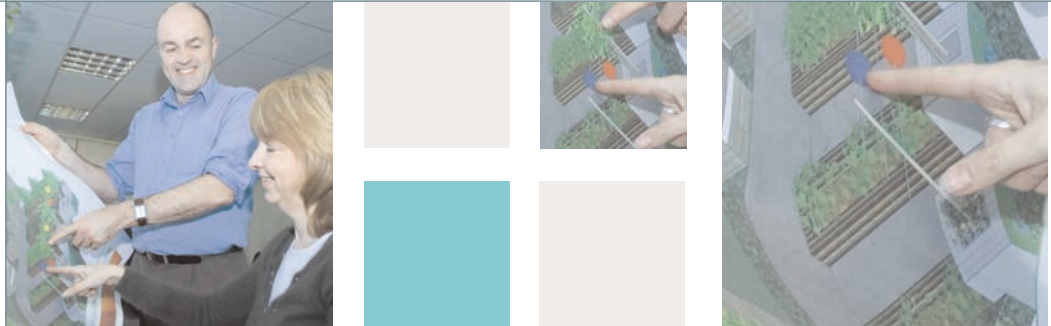


Role

- Providing additional technical planning and legislative support
- Reviewing existing land supply
- Regular meetings with Council, applicants and agents
- Production of a comprehensive committee report and recommendations



background

Rossendale Borough Council received 13 major planning applications for residential development.

more was commissioned to review housing land supply, to process a major retail, office and leisure scheme and to provide pre-application design advice.

the challenge

Due to delays in the formulation of legal agreements and changes to the development plan with respect to the provision of housing, each application had to be re-considered against prevailing planning policy.

The first stage of the project involved our teams reviewing the current housing land supply and providing a working database for the future management and review of housing supply.

the solution

We were responsible for managing planning applications, advised the Council on a range of technical planning and legislative issues and reviewed all the planning application documents.

We summarised and responded to all consultee and third party representations and project managed regular progress meetings with the Council, applicants and agents. In addition, we presented the applications to the Planning Committee then advised on post-committee actions in relation to planning conditions and referral to Government Office for the South East (GOSE)

Our tried and tested systems allowed us to assess and apply the planning policy framework, produce a comprehensive committee report with recommendations, formulate conditions and negotiate a s106 planning agreement.

A 3-D model of Rawtenstall Town Centre was used by the Local Authority to assess future planning applications within what is identified as one of only two regeneration areas. Our advice included an assessment of the adopted and proposed planning policy context.

the results

The Chief Executive at Rossendale Borough Council commended our commitment and engagement with all parties during complex negotiations. Our technical expertise and experience in local government was valued by the Council not least in dealing with challenging planning issues but also for advising on the number and nature of the applications.

We were able to provide much needed capacity and expertise to enable a number of major schemes to be concluded. Our specific understanding of the way planning services operate and the pressures placed upon planning authorities allowed us to focus on the needs of the Council and deliver important service and corporate objectives.

The negotiations resulted in significant affordable housing provision in Rossendale and enabled the Local Planning Authority to provide formal decisions on a number of complex housing issues.