

Edenfield Village Residents Association

Chairman Paul Bradburn

PUBLIC EXAMINATION OF ROOSENDALE COUNCIL'S LOCAL PLAN. RSRPONSE TO M.I.Q.s

Matter 8 h The question is asked, "Have all opportunities to maximise the use of non Green Belt sites been undertaken" We would argue emphatically that all such opportunities have not been undertaken. There are a number of categories where the Council could find sites for building and the headings are as follows: Brown Field sites rejected by the Council for reasons which are unclear; sites with planning consent where the density is low and more houses could be included; extant planning consents not yet started or in train which are not included in the plan numbers; small site numbers which the Council has at 18 per year is conservative and a figure of say 25 would be more appropriate, and over 15 years would produce 375 plots and these figures are not included in the plan despite the fact that they would represent almost 12% of the plan total. Even using the Council's very conservative figure of 18 sites per year this would still represent an extra 270 houses over the plan period. Bearing in mind that this total assumes a figure of only one house per site it is reasonable to assume that as small sites are designated as those with five houses or less, substantially more would be the outcome as many of these sites would have more than one house each. To continue; as mentioned above the Council has the option to include the bringing back into use some of the empty houses in the Borough of which we understand the figure is a little over 1200 at the moment of which about half are at any one time in the process of being sold which still leaves a substantial number to play with. We suggest as we did in our March 2019 submission that to include a figure of 200-250 of these would be reasonable and would make the Borough look better as empty houses often deteriorate.

All the above would produce up to 1500 building plots throughout the Borough and would obviate the need to use Green Belt land, particularly in Edenfield. Bearing in mind government guidelines that the use of Green Belt land should be the **Last Resort** we assert that the Council has no need to use Green belt land to meet its housing targets and therefore the Plan is unsound