

Rossendale Local Plan Examination in Public

Matter 3 (Housing need and requirement)

Hearing Statement on behalf of Anwyl Land

August 2019

Relevant Site:

Land at Exchange Street, Edenfield (Part of Housing Allocation H72 – Land West of Market Street, Edenfield)

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1 Introduction

- 1.1 This statement has been prepared on behalf of Anwyl Land and responds to the Issues and Questions raised by the Inspectors in July 2019.
- 1.2 For clarity, this Statement relates to the continued promotion of land at Exchange Street, which forms the southernmost part of the wider proposed Housing Allocation H72 (Land west of Market Street, Edenfield). Up until this point, previous Local Plan representations relating to this site have been submitted by the landowner The Methodist Church. Anwyl Land now have an agreement in place with the Methodist Church and so will be promoting the land at Exchange Street, Edenfield through the remainder of the Examination process with an intention to develop housing at the site.
- 1.3 The parcel of land being promoted by Anwyl Land is accessed via Exchange Street and is capable of accommodating around 90-100 homes. Land to the immediate north forms part of the same allocation and Anwyl Land (as the Methodist Church did before) have engaged with Taylor Wimpey and Peel who are the other landowners in order that the whole allocation is delivered in a co-ordinated manner.
- 1.4 We trust that this Statement assists the Inspectors in respect of the Examination.

2 Matter 3 – Housing Need and Requirement

2.1 This section provides Anwyll Land’s response to the following Issue raised under Matter 3:

“Is the identified housing requirement of 3,180 dwellings between 2019 and 2034 (212 per year) justified and consistent with national policy?”

2.2 Each of the Inspectors questions are now addressed accordingly.

a) Is the identified Housing Market Area appropriate and robustly-based?

2.3 Anwyll Land have no specific comments to make in response to this question.

b) The identified housing need of 212 dwellings per annum (dpa) is based on the standard method in the National Planning Policy Framework. Is the Council’s application of the standard method in accordance with the methodology in the Planning Practice Guidance (PPG)? Is the use of baseline figures for the period 2016-26 and the 2016 affordability ratio justified?

2.4 Anwyll Land have no specific comments to make in response to this question.

c) The housing need and requirement of 3,180 dwellings or 212 dwellings per annum (dpa), as identified in Policy HS1 in the Plan, is based on the minimum number of homes needed using the standard method. Is the proposed objectively assessed need (OAN) and the absence of an uplift justified and soundly based?

2.5 Anwyll Land have no specific comments to make in response to this question.

d) Is the separate requirement for 456 dwellings in Edenfield justified and supported by sound evidence? To what extent is it based on strategic borough-wide needs and priorities? Does the figure take account of all potential forms of housing supply?

2.6 Anwyll Land support the inclusion of a separate housing requirement for the Edenfield Community Neighbourhood Forum set out under Policy HS1 as it is entirely consistent with the advice set out at paragraph 65 of the NPPF. The 456 dwelling requirement is taken from the anticipated yield of the

three Housing Allocations that have been identified in Edenfield (H71, H72 and H73) and their inclusion has been based upon the findings of a robust evidence base and site selection process that reflects the vision and spatial strategy set out within the Plan under Policy SS.

- 2.7 It is also considered appropriate to treat the 456 dwelling requirement for Edenfield as a minimum figure in line with paragraph 60 of the NPPF.



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