



ROSSENDALE LOCAL PLAN EXAMINATION

STATEMENT ON BEHALF OF VH LAND PARTNERSHIPS LTD.

IN RELATION TO MATTER 8

AUGUST 2019

INTRODUCTION

1. Gary Hoerty Associates has been instructed by VH Land Partnerships Ltd to submit representations to the Rossendale Local Plan Examination, on behalf of themselves and the landowners, Mr. Mark Schofield and Mrs Helen Tickle, further to its earlier representations to the Regulation 19 Consultation.
2. Our representations relate to Matter 8 (and specifically Allocation H60), as identified by the Inspector.

BACKGROUND

3. Our client, Mr. Mark Schofield and Mrs Helen Tickle, own land, part of which is proposed to be allocated for housing in the plan (site H60). Our clients fully support this proposed allocation but consider the proposed yield from the allocation to be unjustifiably low.
4. These representations relate to proposed allocation H60 and land immediately adjacent to the proposed allocation H60, which in separate representations under Matter 12 we argue should be included in that allocation.
5. The site is shown on the attached plan (Appendix 1). You should note that the plan shows two separate sites. The site referred to in this statement is the larger of the two.
6. We are currently at an advanced stage in the preparation of an outline planning application for residential development on the land in our client's ownership i.e. the currently proposed allocated land plus the additional land adjacent to it (Land A) that we are putting forward for allocation. That application has been drawn up following a thorough masterplanning exercise, supported by a Transport Assessment, ecological report, Flood Risk Assessment (FRA) and LVIA, amongst other studies. That the resulting proposal would be sustainable development is therefore well evidenced. We have included the Masterplan as Appendix 2, a Transport Technical Note as Appendix 3 and Flood Risk Assessment (FRA) as Appendix 4.

OUR CASE IN OBJECTION TO THE PROPOSED YIELD FROM ALLOCATION H60

7. The current suggested allocation for site H60 is for 80 dwellings. As this includes 30 dwellings on that part of site H60 identified as Johnny Barn Farm, the allocation on our client's land would only be for 50 dwellings. The Inspector will note that our Masterplan for the site which, as we have said earlier, is supported by technical evidence, demonstrates that the site can satisfactorily accommodate up to 123 dwellings (at 35 dph). **We therefore suggest that the allocation for site H60 overall be raised to 153 dwellings.**

8. Following the Regulation 18 consultation, the number of dwellings allocated for site H60 has been reduced from 105 for the site we have put forward plus 30 on the adjacent site, to its current level of 80 overall. This follows comments from the Council's Conservation Officer. We have assessed the impact of the proposed development on heritage assets, as part of our site analysis and masterplanning work. Our view is that the layout works well. It avoids the more prominent high ground to the north and the listed building to the northeast. It will not adversely impact on the setting either the listed building or the conservation area to the south. Attached as Appendix 4 is a document entitled 'Comments in respect of Built Heritage prepared by mb Heritage. This will inform a more detailed heritage assessment which will accompany the planning application. This demonstrates that there is no justification for reducing the yield from this site allocation, or indeed reducing or deleting the allocation. Furthermore it makes a clear statement in relation to the benefits of providing open space in the areas we are suggesting for inclusion within the allocation.

9. In conclusion on this point, the proposed yield from the site is considerably understated.

APPENDICES

Appendix 1 – The site

Appendix 2 - Masterplan

Appendix 3 - Transport Technical Note

Appendix 4 - Flood Risk Assessment (FRA)

Appendix 5 – Comments in respect of built heritage