



Rossendale Local Plan Examination – Matters, Issues and Questions

Matter 3 Statement

Hollins Strategic Land
August 2019

1 Matter 3 – Housing need and requirement

Question c (i) – What is the justification for planning for a lower level of housing than is needed to support baseline employment growth?

- 1.1 Rossendale has adopted a similar approach to neighbouring Calderdale in planning for a lower level of housing than is needed to support baseline employment growth. The Inspector's post hearing letter for the Calderdale Local Plan requested the Council to reconsider its housing need and requirement figures, stating "*I am concerned that the Plan's provision for housing would not adequately support the employment growth advanced by the Plan, and could result in higher rates of in-commuting or conversely impact on the ability of businesses to grow and develop*" (para. 12).
- 1.2 It is of course acknowledged that each authority faces its own challenges with regard housing and employment provision. However, there are similarities in the approaches adopted by the neighbouring authorities and it is considered that Rossendale must also be more ambitious with its housing requirement figures.
- 1.3 Rossendale has a high level of out-commuting to the south, towards Bury and Manchester. The Local Plan proposes 456 dwellings in Edenfield at the southern tip of the authority. The new dwellings would undoubtedly appeal to those working in Bury and Manchester given the connections to the M66. While the Edenfield allocation could boost the Council's housing delivery given the commuting appeal and attractiveness to the market, it could be less likely to support the growth and development of businesses in Rossendale.
- 1.4 If this factor is combined with the planned level of housing being lower than is needed to support baseline employment growth, it suggests that the Council should consider allocating further housing sites that would support local businesses.