

Rossendale Local Plan Examination

Local Plan Examination Inspector's Matters, Issues and Questions

Matter 12 – Housing site allocations: Waterfoot, Lumb, Cowpe and Water

Hearing Statement

Peter Brett Associates

August 2019

On Behalf of Hurstwood Holdings





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1 INTRODUCTION

- 1.1 This Hearing Statement has been produced by Peter Brett Associates (now part of Stantec) on behalf of Hurstwood Holdings, and is submitted to the Examination of the new Rossendale Local Plan 2019 – 2034.
- 1.2 Over recent years Hurstwood Holdings has been promoting various sites in Rossendale for residential development through the ongoing consultation process on the new Local Plan, including land at Hurst Lane, Johnny Barn Close and Union Road. In June 2013, in response to the Green Belt and Urban Boundary Review consultation, we submitted a range of detailed development framework reports setting out how these sites could be sustainably delivered to provide much-needed new housing in the Borough.
- 1.3 In September 2015 we submitted further comments to the ‘Local Plan Part 2: Site Allocations and Development Management Policies’ document. This document was then abandoned in favour of the production of a new Local Plan. Accordingly, in October 2017 we submitted comments as part of the last round of consultation on the new Local Plan. We also then submitted further comments on behalf of Hurstwood Holdings in October 2018 in relation to the pre-submission version of the draft Rossendale Local Plan.
- 1.4 In parallel with the production of the new Local Plan, we have also held a number of meetings with the Council and submitted two planning applications for the sites at Hurst Lane and Johnny Barn Close. The land at Hurst Lane has since been granted planning permission for two dwellings (Ref: 2015/0308, dated 22 June 2017), and the land at Johnny Barn Close has outline planning permission for 30 dwellings (Ref: 2015/0517, dated 2 July 2018). The latter is currently part of proposed housing allocation H60.
- 1.5 More recently, we have also engaged with the Council on the Union Road site via the formal pre-application process, and a meeting was held with the Council in February 2019 in relation to this site (Ref: 2018/0063/PREAPP). A draft layout plan depicting how a residential scheme could be accommodated within this site is enclosed at Appendix A. Over the past few years we have been instructed to undertake various technical assessments of the Union Road site in preparation for a forthcoming planning application – these include a Landscape and Visual Assessment, Flood Risk Assessment and Transport Statement). Although the application was never formally submitted given the continued designation of the land within the Green Belt, these reports confirm that (i) the site is suitable and sustainable for residential development, (ii) the site can be removed from the Green Belt without offending any of the five ‘purposes’ set out at paragraph 134 of the National Planning Policy Framework (NPPF), and (iii) the development of this site can be achieved without any significant landscape impact. Should the Inspector decide it would be useful to have sight of these documents we would be pleased to provide them upon request.

- 1.6 Our client has therefore consistently engaged with the Council and Local Plan process at every appropriate juncture, and accordingly submit these further comments and confirm our intention to participate in the formal Local Plan Examination process.
- 1.7 For the avoidance of doubt, in this Statement we have intentionally only referred to the specific issues and questions that we wish to comment on and draw to the attention of the Inspector.

2 OUR COMMENTS

Matter 12 – Housing site allocations: Waterfoot, Lumb, Cowpe and Water

Are the proposed housing allocations in Waterfoot, Lumb, Cowpe and Water justified, effective, developable/deliverable and in line with national policy?

H60 – Johnny Barn Farm and land to the east, Cloughfold

- 2.1 We can confirm that the allocation of land at Johnny Barn Farm is sound and fully justified. The western part of proposed allocation H60 to the rear of the existing houses at Johnny Barn Close is within the control of Hurstwood Holdings and has extant outline planning permission for 30 dwellings (Ref: 2015/0517, dated 2 July 2018).
- 2.2 All technical issues were assessed in considerable detail through the planning application process, and when the application was considered by Planning Committee there were no statutory objections to the grant of planning permission. The site is in a viable and sustainable location, and we can confirm that a Reserved Matters application is in the process of being prepared. A formal pre-application advice request has been submitted to the Council (Ref: 2019/0037/PREAPP) in relation to this, and the full suite of technical reports to support the forthcoming Reserved Matters application is at an advanced stage of production.
- 2.3 The Johnny Barn Farm site within the control of our client is an extant housing commitment that will come forward in the early part of the plan period, and it is therefore entirely appropriate for this land to be formally removed from the countryside and included within the urban boundary as a housing site.



now
part of



Stantec

APPENDIX A UNION ROAD – INITIAL PLANS

Union Road, Rossendale



Accommodation Schedule

House Type	No.	Sq ft.	Total Sq ft	Beds	Storey
PA21	15	602	9030	2	2
PA30	5	753	3765	3	2
PD48	10	1153	11530	4	2
PD32	8	967	7736	3	2
PB35	8	1085	8680	3	2.5
PA411	4	1248	4992	4	2
PT38	1	818	818	3	2
PT42	2	1222	2444	4	2
PD410	1	1334	1334	4	2

TOTAL	54	50329			
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Baldwin Design
Consultancy Ltd

Revision	Description
A 19.06.13	Mix amended following client comments
B 23.06.13	Text Change
C 07.04.14	Site Layout revised.
D 22.04.14	Mix amended following client comments
E 23.04.14	Plot 1 revised.
F 06.05.14	Turning head amended and affordable plots denoted by asterix
G 13.05.14	Plot substitution (Plots 40-43 & 50-53)
H 15.05.14	Plot position amendments
I 18.07.14	Footpath added
J 05.08.14	Foot path amended
K 03.09.14	Parking provision and turning head revised

Project Title:
Residential Development
Address:
**Union Road,
Rossendale**

Drawing:
Colour Site Layout

Drawing No:
HH/UR/CSL/01

Drawn: AWK	Date: 07/04/14
Scale: 1:500	Paper Size: A1

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