

/1 INTRODUCTION

- 1.1. PWA Planning have been instructed by E3P on behalf of James Industrial Land (the landowner) to make formal representations on Rossendale's Local Plan (2019 to 2034) in relation to the Inspector's Matters, Issues and Questions.
- 1.2. Formal representations were made by Cass Associates on behalf of the landowner in December 2018 on Rossendale's Local Plan (2019 to 2034).
- 1.3. These representations respond to the Inspector's Matters, Issues and Questions to Rossendale's Local Plan (2019 to 2034) in relation to the soundness of the Plan and should be read in conjunction with those previous representations.

/2 MATTER 3: HOUSING

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

- 2.1 We support the allocation of site H70, Irwell Vale Mill. Furthermore, we support the delivery of at least 45 dwellings to be accommodated within allocated site H70 Irwell Vale Mill. The Council's housing trajectory and evidence base in the SHELAA (Strategic Housing and Employment Land Availability Assessment) both envisage this site delivering housing in years 1-5.
- 2.2 This quantum of development is appropriate and accepted. A pre-application enquiry has been submitted to Rossendale Council and a planning application will be submitted in September 2019.