

# **Rossendale Local Plan Examination**

## **MATTERS, ISSUES AND QUESTIONS (MIQs)**

### **Hearing Statement of Richard W. Lester**

#### **Matter 4 – Other housing need**

##### **Other housing provision**

**4.1 Question j)** Would Policy HS7 optimise the use of land in the area and achieve a significant uplift in average density in line with national policy?

**4.2 Response:** The expression ‘key transport corridors’ is vague and requires definition, with an exhaustive list. The Policy is therefore unsound

**4.3** There is intrinsic conflict between the two paragraphs of HS7, and between Policies HS2 and HS7.

**4.4** Are high densities to be provided in sustainable locations, irrespective of whether they are in keeping and have no detrimental impact? HS7 suggests that they are.

**4.5** Policy HS2 envisages a yield of 26 dwellings per hectare (dph) for site H72. If the site were declared or deemed to be on a key transport corridor, it would have to yield a density higher, or much higher, than 26 dph.

**4.6 Suggested Revisions:** Delete the allocation of site H72, but, if that allocation is retained, HS7 should expressly provide that it does not apply to H72. HS7 should contain an exhaustive list of the key transport corridors. The second paragraph of HS7 should begin with ‘Subject to the foregoing’ and ‘shall be provided’ should be replaced with ‘will be expected’.

Richard W. Lester

29th August 2019