

# **Rossendale Local Plan Examination**

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

**Hearing Statement of Richard W. Lester**

**Matter 9 – Housing site allocations: Rawtenstall, Crawshawbooth, Goodshaw and Loveclough**

**Issue – Are the proposed housing allocations in Rawtenstall, Crawshawbooth, Goodshaw and Loveclough justified, effective, developable/ deliverable and in line with national policy?**

*Specific*

**H9 - Land off Oaklands and Lower Cribden Avenue**

Question: Should the number of dwellings be changed from 31 to 34 dwellings to reflect planning approval reference 2015/0334?

Response: Yes, certainly. This is one more example of inaccuracy in Table 1 in the Plan. However, it is noted that, according to document EL1.002j(ii) only 9 dwellings remained to be completed at 1st April 2019.

**H11 - The Hollins, Hollin Way**

Question i) How does the proposed number of dwellings reflect planning approval reference 1990/815 for 175 dwellings?

Response: RBC should respond, explaining the relationship between that approval, approvals 1996/0341, 2011/0617 and 2014/0053 and completed dwellings.

## **H12 – Reedsholme Works, Rawtenstall**

**Question i)** Should the number of dwellings be changed from 110 to 97 dwellings to reflect planning approval reference 2018/0535?

**Response:** No. The outline approval 2016/0267 was for up to 107 dwellings. As the development is at a very early stage, it is still open to the developer to apply for revised layouts increasing the number of dwellings.

The third paragraph of Appendix ECNF - HLA 1 being submitted by Mr Alan G. Ashworth acknowledges the potential for a shortfall in yield for this and site H13. However, it is premature to quantify it.

## **H13 - Loveclough Working Mens Club and land at rear and extension**

**Question i)** Should the capacity of the site be increased to 105 dwellings as suggested by the landowner?

**Response:** The yield in the Plan is 95. Outline approval 2018/0554 is for up to 80 dwellings. There is an extant approval 2011/0457 for 10. Those total 5 less than the Plan yield, although Appendix C to Examination Library document EL1.002(k) says 91 remain to be built.

It is essential to make the most efficient use of a site, and the Plan figure should be increased if the landowner demonstrates that a higher yield can be achieved.

Richard W. Lester

29th August 2019