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# ROSSENDALE LOCAL PLAN 2019 – 2034

## EXAMINATION

### MATTER 5 – HEARING STATEMENT

**CLIENT:**  
Brilie Properties Ltd.

**DATE:**  
28 August 2019

**RESPONDENT REFERENCE NUMBER:**  
5193

<b>Report Drafted By</b>	<b>Report Checked By</b>	<b>Report Approved By</b>
DC	DC	DC
26.08.19	28.08.19	28.08.19

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## **1. INTRODUCTION**

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### **BRIEF**

- 1.1 Hourigan Connolly is instructed by Brilie Properties Limited having regard to Wavell House, Helmshore.

### **SCOPE**

- 1.2 This Hearing Statement has been prepared in respect of Matter 5 of the Local Plan (LP) 2019–2034 Examination and responds to the Inspector’s questions regarding employment need and supply as set out in the Schedule of Matters, Issues & Questions.

### **FORMAT**

- 1.3 Each of the Inspector’s questions (where relevant to our originally submitted written representations in respect of the Submission Local Plan) are dealt with in a separate chapter of this Hearing Statement. Accordingly, not all questions posed by the Inspectors are addressed in this Hearing Statement.
- 1.4 In the conclusion Chapter we address whether the Council’s approach to employment provision is sound in accordance with the Planning and Compulsory Purchase Act 2004 and associated regulations.
- 1.5 The National Planning Policy Framework (2019) (the “Framework”) sets out the criteria for determining soundness; namely that the plan is positively prepared, justified, effective and consistent with national policy.

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## 2. QUESTION 5E

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**THE COUNCIL IS REQUESTED TO PROVIDE INFORMATION ON ALL POTENTIAL SOURCES OF EMPLOYMENT LAND SUPPLY BETWEEN 2014 AND 2034, INCLUDING COMPLETIONS BETWEEN 2014 AND 2019, OUTSTANDING COMMITMENTS, SURPLUS LAND WITHIN EXISTING EMPLOYMENT SITES, SUPPLY FROM NEW EMPLOYMENT ALLOCATIONS, AND EMPLOYMENT SUPPLY FROM MIXED USE ALLOCATIONS – AND TO CONFIRM THE TOTAL ESTIMATED SUPPLY FIGURE BETWEEN 2014 AND 2034. THE FIGURES SHOULD BE GROSS IN ORDER TO ALLOW DIRECT COMPARISON WITH THE GROSS OAN FIGURE AND HOUSING REQUIREMENT FIGURE.**

- 2.1 We would simply draw the Inspectors attention to Table 2 produced by the Council in response to this question, which now appears to exclude our client's site (site reference EE20 – Wavell House) from the list of sites expected to contribute to employment land supply during the Plan period. We welcome its omission and would respectfully refer the Inspectors to our Matter 8 statement wherein we request the deletion of allocation EE20 and its replacement with a new housing allocation, as proposed in our representations to the Regulation 19 stage consultation.
- 2.2 Wavell House has been marketed extensively for employment purposes since the existing tenants served Notice on our clients, as owners, with no viable interest shown whatsoever for employment re-use.
- 2.3 Since the Regulation 19 stage of the Plan, the applicants have held pre-application discussions with the Council and received positive feedback for their proposal to redevelop the site for residential use.

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### **3. CONCLUSION**

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- 3.1 In our view the LP is not sound as submitted.
- 3.2 The proposed employment allocation at Wavell House (site EE20) will not be delivered; therefore, the LP will not be effective.
- 3.3 In order for the LP to be found sound, site EE20 should be deleted and replaced by a housing allocation. It would appear that the Council intend to delete the allocation given its omission from the sites listed in Table 2 of their response to Question 5E and we would concur.