

ROSSENDALE LOCAL PLAN 2019 – 2034
EXAMINATION HEARING STATEMENT
B&E BOYS LTD (**RESPONDENT REF. 5192**)

MATTER 10 – HOUSING SITE ALLOCATIONS: BACUP, STACKSTEADS, BRITANNIA AND WEIR

1. INTRODUCTION

1.1 This Hearing Statement relates to proposed allocation H32.

2. QUESTION 10 A

IS THE SITE SUITABLE FOR HOUSING? ARE THERE ANY SPECIFIC CONSTRAINTS OR REQUIREMENTS ASSOCIATED WITH THE SITE, OR A NEED TO SEEK MITIGATION MEASURES TO ACHIEVE AN ACCEPTABLE FORM OF DEVELOPMENT? SHOULD THESE BE SPECIFIED IN THE PLAN?

2.1 Our client supports the proposed allocation. The site is in single land ownership and is made up of private garden land which is bordered on all sides by trees and is located in the north of Stacksteads. There are no environmental or statutory designations or other technical considerations that would prejudice the residential development of the site. The site is sustainably located and is capable of delivering housing now.

3. QUESTION 10 B

IS THE PROPOSED SITE CAPACITY APPROPRIATE, TAKING ACCOUNT OF CONSTRAINTS AND THE PROVISION OF NECESSARY INFRASTRUCTURE?

3.1 Since the Regulation 19 stage, the site has been the subject of positive pre-application discussions with Officers for a residential development of 14 dwellings, an increase of 4 dwellings above the proposed allocation but a reduction of 2 units from our previous representations at thye Regulation 19 stage. The indicative layout is shown below in Figure 3.1.



Figure 3.1 Proposed Housing Layout

3.2 The layout is acceptable to Officers in principle.

4. QUESTION 10 C

IS THE SITE AVAILABLE AND DELIVERABLE IN THE TIMESCALES ENVISAGED?

4.1 The Housing Trajectory table anticipates delivery within years 1-5, which is agreed.

4.2 In respect of the rate of delivery, we would simply comment that the quantum of development be increased to 14 units, with the first units being delivered in 2020/21 (rather than 2019/20 shown in the trajectory) and the site complete by 2021/22.

4.3 Delivery would be 7 dwellings per annum.

5. QUESTION 10 I

SHOULD THE CAPACITY OF THE SITE BE INCREASED TO 16 DWELLINGS AS SUGGESTED BY THE LANDOWNER?

5.1 We would respectfully refer the Inspectors to our response to Questions 10B and 10C above.

5.2 The proposed layout at Figure 3.1 demonstrates to the satisfaction of officers that the site can accommodate 14 dwellings in an acceptable manner, taking into account the layout characteristics of surrounding properties and the wider area. In our opinion, the site is most suitable for 14 dwellings and we would ask that is be allocated for that number.

6. SOUNDNESS

6.1 In respect of this site, subject to the amendments proposed herein, the Plan is positively prepared, justified, effective and consistent with national policy.