

Rossendale Local Plan Examination in Public

Matter 4 (Other housing needs)

Hearing Statement on behalf of Anwyl Land

August 2019

Relevant Site:

Land at Exchange Street, Edenfield (Part of Housing Allocation H72 – Land West of Market Street, Edenfield)

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Contents

1	Introduction	4
2	Matter 4 – Other Housing Needs	5

1 Introduction

- 1.1 This statement has been prepared on behalf of Anwyl Land and responds to the Issues and Questions raised by the Inspectors in July 2019.
- 1.2 For clarity, this Statement relates to the continued promotion of land at Exchange Street, which forms the southernmost part of the wider proposed Housing Allocation H72 (Land west of Market Street, Edenfield). Up until this point, previous Local Plan representations relating to this site have been submitted by the landowner The Methodist Church. Anwyl Land now have an agreement in place with the Methodist Church and so will be promoting the land at Exchange Street, Edenfield through the remainder of the Examination process with an intention to develop housing at the site.
- 1.3 The parcel of land being promoted by Anwyl Land is accessed via Exchange Street and is capable of accommodating around 90-100 homes. Land to the immediate north forms part of the same allocation and Anwyl Land (as the Methodist Church did before) have engaged with Taylor Wimpey and Peel who are the other landowners in order that the whole allocation is delivered in a co-ordinated manner.
- 1.4 We trust that this Statement assists the Inspectors in respect of the Examination.

2 Matter 4 – Other Housing Needs

2.1 This section provides Anwyll Land’s response to the following Issue raised under Matter 4:

“Have affordable housing needs, traveller accommodation needs and the housing needs of other groups been satisfactorily assessed and addressed in the Plan, in line with national policy?”

2.2 Each of the Inspectors questions are now addressed accordingly.

Affordable Housing including rural exception sites

a) What is the total affordable housing need over the plan period (overall and by affordable housing type)?

2.3 Anwyll Land have no specific comments to make in response to this question.

b) How will the affordable housing need be met (overall and by affordable housing type and from which sources)?

2.4 Anwyll Land have no specific comments to make in response to this question.

c) Is the requirement of 30% on site affordable housing on sites of 10 or more (0.35ha or part thereof) justified and consistent with national policy? What is the justification for 0.35ha when the Planning Practice Guidance states 0.5ha or more?

2.5 Anwyll Land support the 30% on site affordable housing requirement for major sites and consider the approach to be consistent with national policy. The level of affordable housing need across Rossendale has been robustly tested within the evidence base, in the 2016 SHMA (EB003) and the 2019 update (EB002). Importantly, and in line with the recommendations set out in the SHMA and the NPPF, the proposed 30% requirement has also been viability tested by Keppie Massie in the Update Economic Viability Study in relation to Affordable Housing 2017 (EB020).

2.6 Within the Viability Study, the baseline position (no affordable housing) was tested along with scenario’s of sites delivering 10%, 20%, 30% and 40% affordable housing. Four zones were also established that reflected the varying house values found across the Borough; Zone 1 contained the lowest value areas and Zone 4 the highest. Different housing densities were also considered. A wide

range of outcomes have therefore been considered following the application of each of these scenario's, which have resulted in the 30% affordable requirement being appropriate.

d) How will the requirement for older peoples housing and housing suitable for disabled people set out in Policy HS6 be applied to development proposals? Have these requirements been appropriately considered in the Local Plan viability evidence?

2.7 Anwyl Land have no specific comments to make in response to this question.

Gypsies, Travellers and Travelling Showpeople & Other Housing Provision

2.8 Anwyl Land have no specific comments to make in response to the questions relating to each of these topics.



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