

ROSSENDALE LOCAL PLAN 2019 – 2034

EXAMINATION

MATTER 8 – HEARING STATEMENT

CLIENT:
B&E Boys Ltd.

DATE:
30 August 2019

RESPONDENT REFERENCE NUMBER:
5192

Report Drafted By	Report Checked By	Report Approved By
DC	DC	DC
26.08.19	28.08.19	30.08.19

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1. INTRODUCTION

BRIEF

- 1.1 Hourigan Connolly is instructed by B&E Boys Limited having regard to their land ownership at Waterfoot Mills (site EE42).

SCOPE

- 1.2 This Hearing Statement has been prepared in respect of Matter 8 of the Local Plan (LP) 2019–2034 Examination and responds to the Inspector’s questions regarding site allocations as set out in the Schedule of Matters, Issues & Questions. This Statement should be read alongside our separate Statement prepared in respect of Matter 5.

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 the site 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.

2. QUESTION 8 V

ARE THE IDENTIFIED B USE CLASSES ON THE EMPLOYMENT ALLOCATIONS (AS SET OUT IN POLICY EMP2) JUSTIFIED AND SUPPORTED BY ROBUST EVIDENCE?

- 2.1 Part of our client's wider ownership in the area is Site EE42 is proposed for allocation as an existing employment use.
- 2.2 We would respectfully refer the inspectors to our Reg. 19 submission, regarding this site.
- 2.3 We support the aims of the Local Plan to identify key development sites which are central to the delivery of the overall strategy for new and existing employment assets and the Borough's economy.
- 2.4 We support the employment allocation EE42 for those parts of the Waterfoot Mills site that are included in the allocation. However, to this end, we consider that the allocation could be widened to include the land to the south and form an overall 'Mixed-Use Allocation'.
- 2.5 The site comprises a collection of mill buildings and other commercial / industrial premises in single ownership which extend along the eastern side of Burnley Road East for circa 430m. The site has four distinct areas currently comprising of Dale Mill, Waterfoot Business Centre, Globe Mill and Albion Mill, but collectively the entire site is known as Waterfoot Mills.
- 2.6 The inspectors will be aware of our proposals at the Reg. 19 stage, repeated here for ease of reference, namely:

“OPTION 1 – A NEW MIXED-USE ALLOCATION

The Council is respectfully requested to modify the current employment allocation EE42 to cover the whole Waterfoot Mills complex as shown on the masterplan to allow for a mixed-use development including both employment and residential development. This should direct employment uses to the north and housing to the south of the overall site. The Council is invited to include this modification in the Local Plan document by the allocation of a mixed-use allocation for the site under draft Policy EMP2.

OPTION 2 – RETAIN ALLOCATION EE42 AND PROPOSE A NEW HOUSING ALLOCATION FOR LAND TO THE SOUTH

As an alternative to the above, the Council could keep the employment allocation as shown on the draft Policy Map but allocate the additional land to the south as housing under Policy HS2.”

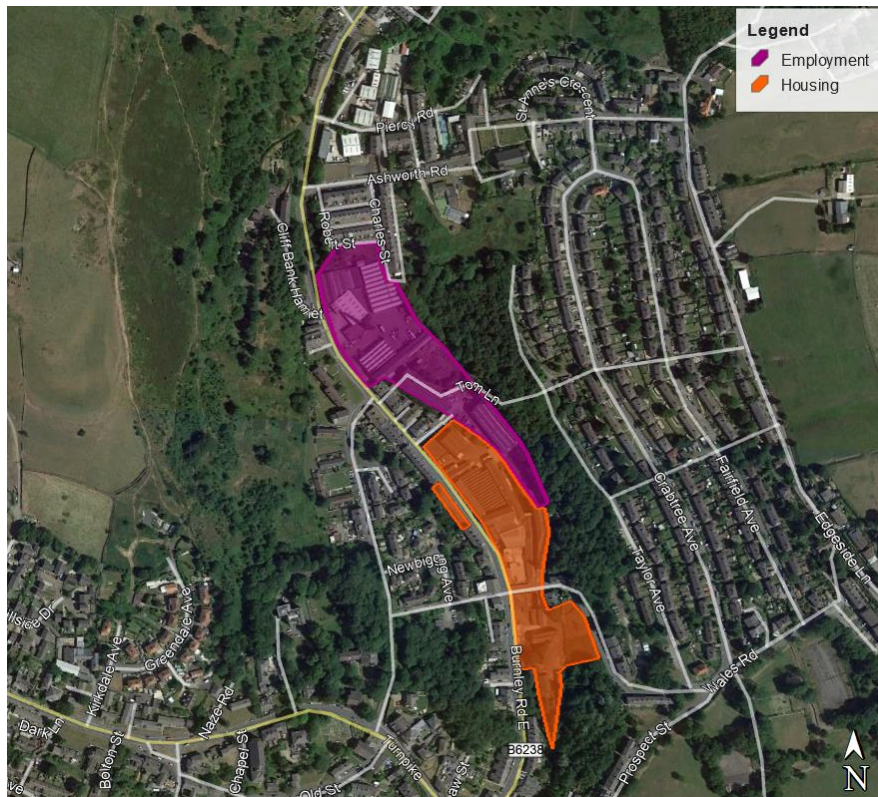


Figure 2.1 Strategy Plan for Waterfoot Mills.

2.7 In summary, with reference to Figure 2.1 above, we propose the following:

- Dale Mill - Retain in employment use (currently included in EMP42).
- Waterfoot Business Centre – Retain that part currently included in EMP42 as employment use and allocate the remainder (currently “white land”) for housing.
- Globe Mill – Allocate for housing. Globe Mill is not covered by the employment allocation EE42. This building has a lot of vacant units, with the upper floor difficult to let for employment space due to the layout of the mill building and the fact that the goods lift can only provide access to limited space in the building. There are issues with access for vehicles and goods, and problems with the fabric of the construction of the building. The resultant position is that this element of the Waterfoot Mills site is unattractive to new tenants and is financially unviable for retention in employment use either as existing or as a redevelopment employment proposal and is considered more suitable for residential redevelopment.
- Albion Mill (now demolished)– Allocate for housing - Albion Mill is sandwiched between the main road (Burnley Road East), the adjoining Wales Road, and an area of existing woodland. Albion Mill recently had its road frontage demolished as a consequence of

structural obsolescence, there are no tenants in the building. Following the demolition of the mill this element of the site is more suited to a residential use which would complement the existing residential properties which surround the site. Albion Mill is unallocated, does not form part of EMP42 and is considered suitable for residential redevelopment.

2.8 The Inspectors are also referred to the Waterfoot Mill Strategy Plan appended to our Reg 19 submissions and included here at **Appendix 1** for ease of reference.

3. CONCLUSION

- 3.1 In our view the LP is not sound as submitted.
- 3.2 Our client's sites, comprising the wider Waterfoot Mills area, Burnley Road East presents an exciting opportunity to make a sustainable contribution to the local economy through employment and housing redevelopment. Part of the site is currently proposed to be designated as an Existing Employment Area (EMP42).
- 3.3 We have demonstrated through submissions that the wider site should be allocated for mixed-use comprising employment and residential uses. The site has an opportunity to contribute to the delivery of jobs and housing over the Plan period on a site which comprises previously developed land within the Urban Boundary, which would be stymied by the current land allocations.
- 3.4 In that respect, the plan is not positively prepared, justified or effective and, in part, is inconsistent with Paragraph 120 of the Framework.
- 3.5 In order for the LP to be found sound, site EE42 should be deleted and replaced by, in our opinion, a new mixed-use allocation covering the whole Waterfoot Mills area to facilitate employment and residential development in this sustainable location.

Appendix 1

WATERFOOT MILL STRATEGY PLAN

