

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

MATTER 15 – EMPLOYMENT AND MIXED-USE SITE ALLOCATIONS

M3 – ISLE OF MAN MILL

1. QUESTIONS 15 A, B AND C

IS THE SITE SUITABLE FOR THE PROPOSED USE? 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?

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

IS THE SITE AVAILABLE AND DELIVERABLE IN THE TIMESCALES ENVISAGED?

- 1.1 We note that within the draft Local Plan, Isle of Man Mill in Water has a proposed allocation for mixed uses under draft Policy EMP2 (allocation reference M3). Our client supports the proposed allocation of this site for mixed uses in principle. However, due to vacancies, lack of uptake and cost of upkeep, works on the demolition in part of the Mill are currently on going with the 3-storey road frontage part of the mill and chimney having been demolished. The rear of the property and a small two-story section of the mill frontage is to remain for the time being to house an existing tenant, however, should they also vacate, it will be very difficult to find a new tenant. The poor location of the site from an employment perspective is accepted in the Council's ELR and ultimately the whole of this site may be better served in residential use.
- 1.2 With that in mind we ask that some flexibility is inserted into the existing policy to allow for the total redevelopment of the allocation for residential use subject to the provision of appropriate marketing evidence at the planning application stage

SOUNDNESS

- 1.3 In respect of this site, subject to the changes outlined above being made, the plan is positively prepared, justified, effective and consistent with national policy.