



# **HEARING STATEMENT – MATTER 17 LEISURE AND TOURISM**

## **ROSSENDALE LOCAL PLAN EXAMINATION**

### **TAYLOR WIMPEY (UK) LTD**

Date: August 2019

Pegasus Reference: (KW/GL/MAN.0299/R013)

**Pegasus Group**

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## **1. INTRODUCTION**

1.1 Pegasus Group have been instructed on behalf of their client, Taylor Wimpey (UK) Ltd, to prepare Hearing Statements to the Rossendale Local Plan Examination (EiP) in support of their land interests in the Borough. This relates to the following sites, which are both allocated in the submitted plan:

- Land west of Market Street, Edenfield (within Housing Allocation H72); and
- Grane Village, Helmsore (within Housing Allocation H74).

1.2 This Statement deals with Matter 17 'Leisure and Tourism' which addresses the following issue:

**Issue – are the leisure and tourism policies positively prepared, justified, effective and consistent with national policy?**

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**2. MATTER 17: QUESTION A – POLICY LT1 – PROTECTING EXISTING OPEN SPACE**

**[Policies LT1 – LT6]**

**a) Is Policy LT1 based on an up to date assessment of need for all types of open space, sports and recreational facilities? Have the concerns of Sport England been addressed?**

2.1 We echo the concerns raised by Sport England on the evidence base associated with Policy LT1. As outlined in the Council's Statement of Consultation document (SD007), Sports England state:

*"LT1 is still lacking as it is not supported by an evidence base on built sports facilities; without this, it is not possible to ascertain whether there is a surplus or deficiency of existing facilities and questionable whether the Plan is justified or consistent with NPPF;*

- *To resolve this, the following text should be added: "Given the important role indoor sports facilities play in promoting the physical and mental well-being of the community, the Council will work closely with Sport England and other partners to ensure that any future decision on the provision of all sports facilities is based on a robust and up-to-date evidence base. To assist with this, it is the intention of the Council to produce an Indoor Sports Strategy during the next 12-24 months to help underpin effective policy application";*
- *If this can be added, then Sport England will not raise an objection to the Local Plan in relation to the "justified" and "consistent with national policy" soundness texts;*
- *To further support this, Sport England and the Council should develop a Statement of Common Ground to help the inspector consider this at the examination."*

2.2 As such we will wait to see the Statement of Common Ground or further Hearing Statements on this matter and reserve the right to make further comments on this at the EiP.

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**3. MATTER 17: QUESTION B – POLICY LT2 - LOSS OF COMMUNITY FACILITIES**

**b) Should development proposals be required to meet all the criteria in Policy LT2 to justify the change of use from or loss of a community facility?**

- 3.1 Taylor Wimpey do not wish to make any particular comments on this, albeit would suggest that the policy wording is particularly onerous and overly restrictive. In particular, it is considered that parts a-c of the policy would adequately protect against the inappropriate loss of community facilities in isolation. It is not considered necessary for development proposals to satisfy every single criterion, because this could prevent suitable land coming forward for other uses which can help to deliver the overall development requirements of Rossendale.
- 3.2 We would therefore recommend that this policy is amended to say 'or' at the end of each bullet point, rather than 'and'.

**4. MATTER 17: QUESTION C – POLICIES LT5 & LT6 – EQUESTRIAN & DIVERSIFICATION**

**c) Do Policies LT5 and LT6 appropriately consider ecological impacts?**

4.1 Taylor Wimpey do not wish to comment on this matter.