

# ROSSENDALE LOCAL PLAN HEARINGS

## AGENDA – DAY 4

**Tuesday 1<sup>st</sup> October 2019 at 9.30am**

**Rossendale Borough Council, The Business Centre, Futures Park, Bacup  
OL13 0BB**

MATTER 4 (PART 2) – OTHER HOUSING NEEDS: AFFORDABLE HOUSING INCLUDING  
RURAL EXCEPTION SITES & OTHER HOUSING PROVISION  
MATTER 6 – PROVISION FOR RETAIL AND OTHER TOWN CENTRE USES  
MATTER 7 – INFRASTRUCTURE DELIVERY

Please note:

- All participants are encouraged to familiarise themselves with the hearing statements produced by the Council and other parties in respect of the issues addressed at this session. These are available on the Examination website.
- References to questions in brackets are those posed by the Inspectors in the Matters Issues and Questions (MIQs) document. This has already been circulated and can be viewed on the Examination website.
- Please see the Hearings Programme for a list of the participants at each session.

Programme Note - Please note the earlier start time of **9.30am**.

### **Inspector – Luke Fleming**

1. Inspector's opening remarks

#### **MATTER 4 (PART 2) – OTHER HOUSING NEEDS: AFFORDABLE HOUSING INCLUDING RURAL EXCEPTION SITES & OTHER HOUSING PROVISION**

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

2. Affordable housing including rural exceptions sites [4a-4d]

- Site size threshold
- The requirement
- Viability, viability zones and the distribution of allocations within them
- Older peoples housing
- Rural exception site qualification

3. Housing density [4j]

- Key transport corridors
- 40 dwellings per hectare
- Allocations and windfalls

4. Housing standards [4l]
  - 20% of homes to meet the needs of elderly or disabled residents or be easily adaptable
  - Nationally described space standard
5. Development on private residential gardens [4m]
6. Open space, playing pitch and amenity space requirements [4k & 4n-4p]
  - Site size thresholds
  - The 100 dwelling threshold for open space to be provided on site
  - SANGs
7. House extensions and replacement dwellings [4q-4r]
  - 30% for materially larger in HS13 and disproportionate in HS14
8. Conversions, re-use of buildings in the countryside and rural worker dwellings [4s]
9. Specialist housing, self build and custom built houses [4t]
  - The threshold of 50 dwellings in H20
  - The supply of self build dwellings

## **MATTER 6 – PROVISION FOR RETAIL AND OTHER TOWN CENTRE USES**

***Does the plan set out a positively prepared policies for protecting and enhancing town centres and supporting retail growth, which are justified, effective and consistent with national policy?***

10. The network and hierarchy of centres [6a-6b]
11. The boundaries and extents of the centres, parades and primary shopping areas [6c]
  - Rawtenstall Primary Shopping Area and Asda
  - Toll Bar Business Park and the Stacksteads Neighbourhood Parade
12. Retail impact assessment thresholds [6d]
13. Development and changes of use in centres and protecting existing shops outside centres [6e]
14. Hot food takeaways [6f]
  - Evidence
  - Application of the Policy R5 and its enforceability
15. Shopfronts [6g]

## **MATTER 7 – INFRASTRUCTURE DELIVERY**

***Does the Plan set out a robust framework for infrastructure delivery which is justified, effective and consistent with national policy?***

### 16. The Infrastructure Delivery Plan [7a-7d]

- Is there sufficient certainty about infrastructure in the first five years of the plan
- What will happen if specific items of infrastructure are not delivered as expected
- The relationship with the viability evidence and Policy SD3

### 17. Transport infrastructure [7c]

- The Rawtenstall Gyratory

### 18. Education infrastructure [7c]