

ROSSENDALE LOCAL PLAN HEARINGS

AGENDA – DAY 8

Wednesday 9th October 2019 at 10.00am

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

MATTER 15 – EMPLOYMENT AND MIXED-USE SITE ALLOCATIONS: OTHER SITES
MATTER 20 – PLAN VIABILITY AND MONITORING

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 start time of **10.00am**. The afternoon session will start at 1.30pm.

Inspector – Luke Fleming

1. Inspector's opening remarks

MATTER 15 – EMPLOYMENT AND MIXED-USE SITE ALLOCATIONS: OTHER SITES

Are the proposed employment and mixed use allocations justified and deliverable and in-line with national policy?

Specifically, for each site:

- *Is it 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?*

2. NE1 - Extension to Mayfield Chicks, Ewood Bridge

- Flooding
- Contamination

3. NE2 - Land north of Hud Hey, Haslingden

- Availability
4. NE3 - Carrs Industrial Estate North Extension, Haslingden
 - Access, ground stability and geotechnical evidence
 - Highways England
 - Viability
 5. NE4 - Extension of New Hall Hey, Rawtenstall
 - Access and bridge over the River Irwell
 - A682 junction capacity
 - Policy EMP7
 - Net developable area
 6. NE5 - Baxenden Chemical Ltd, Rising Bridge
 7. M1 – Waterisde Mill, Bacup
 - Mix of uses
 - Heritage
 - Flood Risk
 - 39 dwellings, site suitability and developability
 8. M2 - Spinning Point, Rawtenstall
 - 30 dwellings or hotel
 9. M3 - Isle of Man Mill, Water
 10. M5 – Park Mill, Helmshore
 - Mix of uses

MATTER 20 – PLAN VIABILITY AND MONITORING

Issue – Does the Plan identify an effective monitoring framework and is development proposed in the Local Plan viable?

11. Monitoring [20a]
 - Indicators
 - Housing & Employment
 - Infrastructure
 - Trigger points for action and Local Plan review
12. Local Plan Viability – Local Plan Requirements [20b]
 - Affordable housing
 - Design
 - SANGS
 - Open space
 - Sports
 - Other infrastructure
 - Self and custom built housing
 - Housing standards
 - Electric vehicle charging points

13. Local Plan Viability – Other assumptions [20b]

- Transparency – Development appraisal and cashflows
- Benchmark land value – market evidence
- Sales values
- Site density
- Construction costs – Database, garages, open space, drainage and services
- Sales rates
- Professional fees

14. Local Plan Viability – Sites [20b]

- Zone 1
- Zone 2 – H28, H40, H42
- Zone 3
- Zone 4 – H74