ROSSENDALE BOROUGH COUNCIL

ITEM C1

Proposal:	Masterplan/Phasing & Implementation Strategy/Design Codes for Site Allocation reference H66 of the Adopted Rossendale Local Plan	**Status:**	For Publication
Report of:	Head of Planning & Building Control	**Date:**	23.07.2024
Report to:	Development Control Committee for consultation and then to Cabinet for a decision.	**Case Officer:**	Michael Atherton

REASON FOR REPORTING:	To consult the Committee for their recommendation to Cabinet for a final decision.

HUMAN RIGHTS
The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:

Article 8
The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1
The right of peaceful enjoyment of possessions and protection of property.

1. RECOMMENDATION

The committee recommend Cabinet to approve the Masterplan, Phasing and Implementation Strategy and Design Codes subject to the receipt of satisfactory consultation responses. It is also recommended that if any future amendments to the Phasing and Implementation Strategy are required that they are reported back to Cabinet for their agreement.

2. BACKGROUND

The site was allocated for residential development of 400 homes when the Rossendale Local Plan was adopted in December 2021. It was given site reference H66 in the Local Plan. The site comprises 5 different land ownerships and therefore it is necessary to prepare a Masterplan, a Phasing and Implementation Strategy and Design Codes to co-ordinate development and ensure that the scheme is brought forward in a strategic manner. Criterion 1

and 2 of the site specific policy (H66) in the Adopted Rossendale Local Plan requires that the comprehensive development of the site is demonstrated through a Masterplan with an agreed programme of phasing and implementation. It also is clear that the development should be implemented in accordance with an agreed design code. Consequently, the Masterplan, the Phasing and Implementation Strategy, and the Design Code are brought before Members for a decision, prior to the determination of any subsequent planning applications.

As such, the first iteration of the Masterplan, Phasing and Implementation Strategy and the Design Codes were submitted in November 2022 and subject to consultation with neighbouring residents and statutory consultees. Following concerns raised by Officers, residents and Consultees, revised versions of the documents have they been submitted and consulted upon in:

- June 2023
- September 2023
- May 2024
- June 2024.

Therefore, in total, five versions of the Masterplan, Phasing and Implementation Strategy and the Design Codes have been subject to consultation with neighbouring residents and statutory consultees, as your Officers have sought to achieve an acceptable proposal that will guide future development within this residential allocation.

Policy H66 of the Adopted Rossendale Local Plan (ARLP) is a site specific policy for the residential allocation and contains the following criteria:

H66 – Land West of Market Street, Edenfield Development for approximately 400 houses would be supported provided that:

1. The comprehensive development of the entire site is demonstrated through a masterplan with an agreed programme of implementation and phasing;

2. The development is implemented in accordance with an agreed design code;

3. A Transport Assessment is provided demonstrating that the site can be safely and suitably accessed by all users, including disabled people, prior to development taking place on site. In particular:
i. safe vehicular access points to the site are achieved from the field adjacent to no. 5 Blackburn Road and from the field opposite nos. 88 – 116 Market Street. Full details of access, including the number of access points, will be determined through the Transport Assessment work and agreed with the Local Highway Authority;
ii. agree suitable mitigation measures in respect of the capacity of Market Street to accommodate additional traffic. Improvements will be needed to the Market Street corridor from Blackburn Road to the mini-roundabout near the Rawstron Arms. Measures to assist pedestrian and vulnerable road users will be required;

4. A Heritage Statement and Impact Assessment is provided and suitable mitigation measures are identified and secured to conserve, and where possible, enhance the setting of the Church, the non-designated heritage assets which include Chatterton Hey (Heaton House), Mushroom House, and the former Vicarage, and the other designated and non-designated heritage assets in the area;

5. Specific criteria for the design and layout needs to take account of:
i. Retention and strengthening of the woodland enclosures to the north and south of the Church
ii. The layout of the housing parcels should be designed to allow views to the Church to continue
iii. The relationship of the new dwellings to the Recreation Ground to ensure safe non-vehicular access is provided
iv. Public open space to be provided along the woodland area south of the brook/Church enclosure
v. Landscaping of an appropriate density and height is implemented throughout the site to 'soften' the overall impact of the development and provide a buffer to the new Green Belt boundary
vi. Materials and boundary treatments should reflect the local context

6. An Ecological Assessment is undertaken which identifies suitable mitigation measures for any adverse impacts particularly on the Woodland Network and stepping stone habitat located within the site.

7. Compensatory improvements must be provided to the Green Belt land in proximity of the site in accordance with Policy SD4

8. Geotechnical investigations will be required to confirm land stability and protection of the A56, and consideration paid to the suitability or not of sustainable drainage systems on the boundary adjoining the A56

9. Provision will be required to expand either Edenfield CE Primary School or Stubbins Primary School from a 1 form entry to a 1.5 form entry primary school, and for a secondary school contribution subject to the Education Authority. Land to the rear of Edenfield CE Primary School which may be suitable is shown on the Policies Map as 'Potential School and Playing Field Extension'. Any proposals to extend the schools into the Green Belt would need to be justified under very special circumstances and the provisions of paragraph 144 of the NPPF;

10. Noise and air quality impacts will need to be investigated and necessary mitigation measures secured;

11. Consideration should be given to any potential future road widening on the amenity of any dwellings facing the A56.

Each criterion is a standalone requirement and this report only seeks a determination in respect of criterion 1 and 2. This is because the policy requires

that those criteria are agreed first and the subsequent development be implemented in accordance with them. The development of the site and the other issues listed in the policy criteria will be dealt with in the usual, appropriate manner, which is through the determination of planning applications.

Therefore, a determination is not being sought on anything at this stage relating to criterion 3, which is the Transport Assessment work and the detailed site access and mitigation measures, stemming from that. Such detailed Assessments are appropriate for submission through the planning application process, rather than via a high level, framework document such as a Masterplan. Indeed two Transport Assessments have already been submitted through Planning Applications at sites within the allocation by Taylor Wimpey (app ref 2022/0451) and Northstone (2023/0396).

The Masterplan does include a plan of off-site highway mitigation measures, this is for information only at this stage and the Developer's Executive Summary submitted with the Masterplan, states the highways/transport work is to be refined as the planning applications progress. Therefore, this matter will be appropriately dealt with, via the planning application process as the final version of the agreed, transport mitigations measures will only be known once the Transport Assessment has been fully assessed - and this will be once the planning applications are ready for determination.

In a similar manner, the other policy criterion such as the Heritage, Ecological, Land Stability, Noise and Air Quality Assessments, as well as education, green belt compensatory measures and design and layout requirements can only be fully appraised and determined as part of the planning application process.

It is also important to note that Members are not at this stage required to determine any planning applications as part of the Masterplan/Phasing Strategy/Design Codes and each application for development within the H66 allocation will be reported separately to the Development Control Committee when they are ready to be determined, at a future date.

3. SITE

The enquiry relates to a 22.3 hectare parcel of land, located to the west of the built form of Market Street and to the east of the A56, in Edenfield.

To the south of the site there is a recreation ground, which is largely screened by trees. To the south east are the majority of the local shops and amenities in Edenfield.

The site is bound by Market Street and its associated properties to the east. Mushroom House (a residential dwelling) is outside the allocation but is surrounded by it. Access to Mushroom House is via Market Street down a lane of restricted width.

Beyond the northern extremes of the allocation lies Blackburn Road with residential properties and rural areas situated beyond this.

Immediately due west of the site, the A56 dual carriageway forms a barrier to the open land beyond. There are two bridges immediately beyond the western site boundary that provide pedestrian access to the other side of the A56 at Church Lane and also at Chatterton Heys. These are linked to the public footpath network with three designated footpaths, traversing the site, each of them for the most part in an east-west direction.

The majority of the site comprises undeveloped former agricultural land, with hedgerows, patches of woodland and individual trees along the site boundaries.

The site is located within proximity of a variety of amenities including shops and schools. This includes Edenfield Church of England Primary School which is situated in close proximity to the northern part of the allocation, on the opposite site of Market Street, Stubbins Primary School (1.4km) and Haslingden High School (2.4km).

The allocation is also situated in relatively close proximity to community facilities such as the Village Pharmacy, Edenfield Mini Mart and Edenfield Parish Church, the latter which is situated adjacent to the allocation.

There are no European designated sites for nature conservation located within the allocation or within 5km of its boundary. It is also not located within a nationally designated site for nature conservation, however there are three Sites of Special Scientific Importance (SSSI) within the surrounding area, including:

• Hodge Clough SSSI c. 980m west;
• Lower Red Lees Pasture SSSI c. 1.5km south west; and
• West Pennine Moors SSSI c. 1.8km west.

There is no Ancient Woodland within the site, the closest to the site is Great Hay Clough c. 40m west on the opposite side of the A56.

The allocation is located entirely within Flood Zone 1. There are no main watercourses located within the allocation, there are however several drains with running water within the site. The River Irwell is located c.350m west of the site at its closest point.

There are no designated heritage assets within the allocation, however the closest Listed Building is Edenfield Parish Church which is located adjacent the allocation boundary, which is a Grade II* Listed Building.

The allocation is not located in an area formally designated for its landscape features. The allocation site lies within a landscape character type referred to as 'Settled Valleys' in the Landscape Study, which formed part of the evidence base for the Adopted Rossendale Local Plan.

4. RELEVANT PLANNING HISTORY

2022/0015 - Land Adjacent 59 Blackburn Road, Edenfield - Outline application (all matters reserved) for up to 6 dwellings – Committee Minded To Approve Subject to a Section 106 Agreement and Conditions. 28th June 2022. This is an application from Mr. Richard Nuttall. The resolution agreed by the Planning Committee was contrary to the officer recommendation which was to refuse the

application for not being in accordance with an agreed Masterplan and Design Code.

2022/0451 - Land West of Market Street, Edenfield, Rossendale - Full application for the erection of 238 no. residential dwellings (Use Class C3) and all associated works, including new access, landscaping and public open space. This is an application from Taylor Wimpey Homes and relates to the central parcel of land within the allocation. The application is pending consideration.

2022/0577 – Alderwood Market Street Edenfield - Full: Development of 9 No Detached properties and all associated works plus the construction of an adoptable roadway to serve the properties – The application is on behalf of a Mr. David Warren and is pending consideration.

2023/0396 – Development Adj Pinfold And Blackburn Road, And Development Adj Burnley Road Edenfield - Full application for residential development comprising no. 50 units (Use Class C3) and local infrastructure project including all associated work, landscaping and public open space. This is an application from Northstone and relates to the northern part of the allocation. The application is pending consideration.

5. PROPOSAL

The Masterplan contain details of, the extent of land ownership with the allocation split into 5 different land ownerships.

This is illustrated as showing:

- land under the ownership of Richard Nuttall at the northern end of the allocation. This is subject to planning application Reference 2022/0015 for 6 houses.
- To the south of the land owned by Mr. Nuttall, a land parcel under the control of Northstone (Peel Land and Property Group) which is subject to planning application reference 2023/0396 from Northstone for 50 houses.
- Beyond this is a small parcel of land under the ownership of David Warren which is subject to planning application 2022/0577.
- In the central portion of the site is the largest area of land and this is subject to application reference 2022/0451 from Taylor Wimpey for 238 houses.
- At the southern end of the allocation is the land under the control of the Methodist Church which is not yet subject to any planning application.
- Whilst not within the site boundary of H66, the Masterplan also shows two areas of land adjacent to Edenfield Primary School which is under the control of Northstone (Peel Land and Property) and is depicted as being available for potential school expansion if required and also for a proposed community car park and an area of public open space. This latter piece of land is also subject to the planning application from Northstone (Peel Land and Property) ref: 2023/0396.

After setting out the context for the development and the site constraints and opportunities, the Masterplan, then sets out a series of Design Principles concerning a series of topic areas, including:

- Green and blue infrastructure
- Land use
- Vehicular movement
- Off site highway improvements
- Pedestrian and cycle connectivity
- Green Belt compensation
- Area types, the Masterplan splits the site into four distinct area types. Namely Edenfield Core and Village Streets towards the centre of the site and Edenfield North and Chatterton South at either end of the allocation.
- Landscape
- Phasing and Implementation.

Following on from this, the document then details a number of site wide design codes, relating to:

- Use
- Identity
- Landscape Design Principles
- Landscape Species
- Sustainable Urban Drainage Systems (SUDs)
- Foul Drainage
- Biodiversity
- Play Provision
- Public Space
- Movement
- Street character and built form response
- Junction design
- Surface materials
- Access and parking typologies
- General built form and urban design principles

The document then outlines relevant principles which will guide development across each of the area types – Edenfield Core, Village Streets, Edenfield North and Chatterton South.

These include key characteristics, such as:

- Housing density
- Built form
- Massing
- Height
- Building lines /set back
- Building materials
- Boundary treatments
- Key (glimpsed) views to be maintained;

and the rationale and influences which has led to each outcome.

Phasing & Implementation

The submitted Phasing & Implementation Schedule indicates that the primary phase (referred to as Phase 1A) is likely to be delivered by Taylor Wimpey on the land subject to the concurrent planning application 2022/0451 which seeks consent for up to 238 dwellings with a new vehicular access from the west side of Market Street.

Following on from this, the Schedule indicates that the next parcel to be developed may be the land subject to live full planning application for 9 dwellings (ref: 2022/0577) on land under the control of David Warren. This is referred to as Phase 1B.

The subsequent phase is likely to be land towards the northern end of the allocation under the control of Northstone (Peel Land and Property Group), referred to as Phase 2 in the submission. A planning application has been submitted for a development of 50 houses with a new access from the west side of Blackburn Road.

The next phase is likely to be the land at the southern end of the allocation which is under the control of the Methodist Church and is referred to in the submission as Phase 3. A future planning application is likely to seek consent for up to 90 dwellings with a proposed vehicular access from Exchange Street.

The land at the northern extent of the allocation is referred to as Phase 3. This has been the subject of a planning application, reference 2022/0015 and was reported to Planning Committee in May 2022 where the resolution was to grant planning permission for the construction of six dwellings subject to a Section 106 Agreement.

The Phasing and Implementation Strategy also indicates:

- The likely phasing and implementation of the indicative highway mitigation measures, the construction of the site access points, the proposed off site community car park/area of public open space, the management of construction traffic and a likely timetable for the whole allocation coming forward, with estimated completion over a 10 year period from now, hence up to 2034.

- That due to the independent nature of each developer's landholding, each parcel could be delivered independently without prejudicing any other. As a result, the ordering of development phases may be varied, or delivered simultaneously.

Access issues:

The Masterplan illustrates:

- Proposed individual access locations to the development parcels.

- Proposed road links (alignment subject to detailed design)
- Proposed emergency vehicle connection access point between the southern and central parcels close to Chatterton Hey.
- Proposed pedestrian/cycle access
- Potential pedestrian/cycle access and route (indicative alignment)
- Proposed community parking areas

The Masterplan also depicts an illustrative package of off-site highway mitigation measures. As explained in section 1 (Background) of this report, this is indicative only and does not form part of the Masterplan for which approval is sought. The reason being the final package of mitigation measures will only be known once the Transport Assessments (linked to the relevant planning applications) have been fully analysed as part of the planning application process:

The indicative package of off-site highway mitigation measures includes:

- Gateway features at the entrance to the core areas of Edenfield village (design details to be agreed)

- Provision of coloured chippings/aggregate within surface across Market Street at the entrance to the core areas of Edenfield Village (extent to be agreed).

- Provision of off street parking areas at the western extent of Exchange Street; off Market Street towards the centre of the H66 allocation, and to the east of Burnley Road at the northern extent of the village (details to be confirmed through subsequent planning applications).

- Proposed uncontrolled pedestrian crossing adjacent to Edenfield Primary School and adjacent to the central land parcel of the H66 allocation.

- Parking restrictions along Market Street for the benefit of traffic flows.

- Provision of 'Slow,' markings on Market Street at the approach to the pinpoint adjacent to properties 58 and 74 Market Street and the removal of centreline markings along this section.

- Provision of central hatching along Market Street (adjacent to properties 20 to 40)

- Improvements to bus stop along the Market Street corridor (details to be agreed).

- Provision of a traffic calming feature along Exchange Street (details to be agreed).

- Introduction of one way (westbound) operation along Exchange Street.

- Traffic calming along Highfield Road.

Public Open Space and Areas for Play.

The Design Code specifies that the minimum level of play provision should be as illustrated within the *'Green Infrastructure and Play Provision Plan,'* within the submitted document. This illustrates the formation of various new play areas including one Locally Equipped Area for Play (LEAP) and two Local Areas for Play (LAPs).

Areas of public open space and landscaping are situated throughout the allocation, in locations surrounding the housing parcels and also interspersed between areas of residential development.

6. POLICY CONTEXT

National Planning Policy Framework

Section 2 Achieving Sustainable Development
Section 4 Decision Making
Section 5 Delivering a Sufficient Supply of Homes
Section 6 Building a Strong, Competitive Economy
Section 8 Promoting Healthy and Safe Communities
Section 9 Promoting Sustainable Transport
Section 11 Making Effective Use of Land
Section 12 Achieving Well Designed Places
Section 13 Protecting Green Belt Land
Section 14 Meeting the Challenge of Climate Change, Flooding & Coastal Change
Section 15 Conserving and enhancing the natural environment
Section 16 Conserving and Enhancing the Historic Environment

Development Plan

Local Plan Policies

SS: Spatial Strategy
SD1: Presumption in Favour of Sustainable Development
SD2: Urban Boundary and Green Belt
SD3: Planning Obligations
SD4: Green Belt Compensatory Measures
H66: Land West of Market Street, Edenfield
HS1: Meeting Rossendale's Housing Requirement
HS2: Housing Site Allocations
HS3: Affordable Housing
HS4: Housing Density

HS5: Housing Standards
HS6: Open Space Requirements in New Housing Developments
HS7: Playing Pitch Requirements in New Housing Developments
HS8: Private Outdoor amenity space
ENV1: High Quality Development in the Borough
ENV2: Historic Environment
ENV3: Landscape Character and Quality
ENV4: Biodiversity, Geodiversity and Ecological Networks
ENV5: Green Infrastructure networks
ENV6: Environmental Protection
ENV9: Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality
ENV10: Trees and Hedgerows
LT2: Community Facilities
TR1: Strategic Transport
TR2: Footpaths, Cycleways and Bridleways
TR3: Road Schemes and Development Access
TR4: Parking

Other material guidance

Edenfield Draft Neighbourhood Plan (at Consultation Stage)
National Planning Practice Guidance
National Model Design Code
National Design Guide
Alterations and Extensions to Residential Properties (Supplementary Planning Document) SPD
Open Space and Play Equipment Contributions SPD
Climate Change SPD
Planning (Listed Buildings and Conservation Areas) Act 1990
LCC Planning Obligations in Lancashire (2008)
Green Belt Compensation Measures

7. CONSULTATION RESPONSES

Consultee	Response
ANMOSO - Ancient Monuments Society	No comment
Bury Council	No objection
Cadent Gas	No comment
COAU - The Coal Authority	Comment
ECOL - Greater Manchester Ecology Unit	No objection
Arboriculture (Ecus)	No comment

Consultee	Response
Electricity North West	No comment
Environment Agency	No objection
Environmental Protection (Contaminated Land)	No comment
Fire Brigade - Planning Liaison	No comment
Growth Lancashire (Heritage)	Comment
Health & Safety Executive	No comment
National Highways	No comment
Historic England	No comment
Lancashire Archaeology	No comment
LCC Development Management	No comment
Lead Local Flood Authority (LLFA)	Comment
LCC Minerals & Waste	No comment
LCC Planning Contributions	No comment
LCC Public Health	No comment
LCC Highways	Comment
National Grid	No comment
Natural England	No comment
Landscape	Comment
Police Architectural Liaison	Comment
RBC Building Control	No comment
RBC Environmental Health	No comment
RBC Forward Planning	Comment
RBC Strategic Housing	Support
RBC Operations	No comment
RBC Parks And Open Spaces	No comment
United Utilities Water Ltd	Comment
LCC Education	Comment

8. REPRESENTATIONS

In order to publicise the Masterplan and Design Codes, during each round of consultation, neighbour notification letters were sent to houses in Edenfield and site notices were also posted in the village. .

The number of responses to the various rounds of consultation are itemised below:

MP & Design Code Version	Support	Objection	N/A
1	2	162	8
2	0	117	10
3	0	97	8
4	0	107	10

N/Aa means stating neither in favour or support.

It should be noted that the Edenfield Community Neighbourhood Forum (ECNF) and the Edenfield Village Residents Association have submitted letters of objection to each round of the consultation.

With regard to the submission from the ECNF, the Neighbourhood Forum received 650 individual confirmations of support from residents in regard to their comments

The public consultation period on the latest round of notification (the 5th version of the Masterplan & Design Code) does not expire however until 15/07/2023 and to date 20 letters of objection have been received. Should any comments be received following the publication of this report, Members will be updated accordingly.

The issues raised in the neighbour notification responses are as follows:

- uncomprehensive masterplan
- Masterplan for whole of H66 is a policy requirement
- the submission fails to meet the requirements of a Masterplan & Design Code for the allocation.
- the submission is contrary to national planning policy in The Framework, to National Planning Practice Guidance and to Local Plan policy
- lack of affordable homes
- unaffordable housing
- buy-to-let should not be allowed (Note: this sits outside the control of the planning system)
- alternative brownfield sites should be built on instead
- increased traffic/parking issues

- access issues
- vehicle movements
- concerns regarding Exchange St access
- Impact on safety (roads)
- impact on safety (road near school and playground)
- narrow pavements
- cyclist safety on Market St
- inadequate road infrastructure
- Inadequate school parking
- removal of on-street parking (removal of a higher number of existing on street spaces than will be provided as a compensatory measure on site
- lack of on-street parking/ lack of adequate parking already
- Dependency on car travel due to little infrastructure in Edenfield
- inadequate public transport
- improper transport assessment
- lack of transport assessment
- improper assessment of local transport network
- Road Safety Audit
- street hierarchy
- estate roads
- Eden Avenue traffic will increase
- construction management
- rights of way
- concerns regarding footpaths near Chatterton Hey & Mushroom House will be impacted
- emergency access
- The Masterplan should account for all transport issues
- habitat destruction
- lack of local job creation
- inadequate infrastructure
- disproportionate development
- inadequate school places/ inadequate school infrastructure/ lack of school plan
- lack of commitment to make school extension land available
- playground safety concerns
- school expansion would impact on Green Belt
- concern that school expansion will deplete playing field / garden space
- issues with proposed car park and public open space to the east of Burnley Road.
- removal of Green Belt
- health & wellbeing impact
- impact on quality of life
- human rights
- an Equality Impact assessment should be undertaken
- inconsistencies with agreements from developers
- inadequate amenities
- discrepancies between masterplan & planning applications

- alternative empty properties should be used first
- increased air pollution
- increased noise pollution
- loss of green space
- flood risk
- Sustainable urban drainage systems (SUDs)
- blue and green infrastructure
- impact on identity of Edenfield
- inadequate health infrastructure
- tree removal
- no heating / insulation requirements
- no on-site renewables
- landscape design
- some species on the species palette are not appropriate
- impact on safety & wellbeing
- inadequate medical infrastructure
- eyesore development
- overlooking
- land ownership issues
- lack of Masterplan participation (not a material planning consideration)
- stakeholder engagement
- improper consultation
- no reason to limit weight to the Design Code in the emerging Edenfield Neighbourhood Plan
- inadequate play facilities / pre-war community centre with no parking area
- no Post Office / only one village store
- potential removal of dry stone wall between the road and site
- Edenfield North proposes the removal of mature trees
- the character of Edenfield will change
- maintenance of green spaces on-site
- loss of greenfield land
- walking areas & paths will be removed
- pedestrian and cycle connectivity
- Public Right Of Way Impact – the PROW's and bridleway should be kept as such
- habitat destruction
- Green Belt compensatory improvements
- lack of net zero carbon targets
- the Applicant is ignoring residents views.
- housing design is not in keeping
- land use and density
- environmentally damaging
- proposed change in Government policy
- unsustainable housing
- lack of housing demand
- inadequate retail infrastructure
- design and layout issues

- concern over building parameters in area codes
- heritage impact
- impact on views
- privacy concerns
- the submission contains a number of errors and omissions
- the Masterplan and Design Codes need to go further in certain areas of detail.

9. ASSESSMENT

Design and Layout

Design Codes

The National Model Design Code (NMDC) suggests that coding is applied as site wide codes and area specific codes. Therefore, the submission has been split into two sections to reflect this.

The site wide design codes should be applied to all aspects of the site. They are grouped according to the relevant characteristics of a well designed place as set out in the NMDC.

The Design Code submission covers the range of issues set out in the NMDC. It allows sufficient flexibility between the area types to form character groups of dwellings and allows sufficient control for the Local Planning Authority to ensure the ensuing planning applications will result in a development of sufficient quality in terms of the design and layout.

This document sets out the Design Codes for the site in order to allow a consistent quality and tone of development to be brought forward as different parcels of development are established. The aim is to provide clarity over what is acceptable and thereby provide a level of certainty.

Following concerns raised by your officers over the original Masterplan and Design Codes, the Council appointed an independent design panel to review the scheme. The Design Panel is operated by an organisation called 'Places Matter,' and was made up of a number of Architects and Landscape Architects. They reviewed the proposal at a meeting in March 2023.

In terms of the changes requested by your officers and the suggestions by the Design Panel, these have influenced the revised Masterplan and Design Codes, which was amended on behalf of the Developers. It now results in a sufficiently high quality development across the issues which were raised by your Officers and the Design Panel. Those matters include:

• There needs to be a masterplan / design code in place to set out the strategic vision, before a decision is made on the application scheme - and planning applications must take into account whether the scheme has reflected properly the guidance in the masterplan / design code.

- The masterplan / design code is too generic and not place-specific in its recommendations. The current principles behind the development are very generic.

- Strategic Principles are important and the absence of a key structuring plan is a major concern. A key plan should deal with issues of movement, landscape and Public Open Space.

- The masterplan and design codes are vague and many of the sketches and images are generic and not worth including.

- The scheme does not reflect the local area, nor does it recognise the rural character of the site and wider area.

- It should reflect only the positive characteristics of the area, not all of the characteristics of the area.

- Need to articulate what will create a specific sense of place here. The analysis needs to go further to create this.

- Need to create a place that feels distinctive.

- Character areas need to be more distinctive and the documents needs to more clearly articulate the vision for each area.

- Character areas need to be more expressive and ambitious.

- Visual objectives need to be included, so it does not just become another anywhere estate

- What type of place this is going to be should be explained.

- This is a monotonous development with the appearance of a standard volume house builder scheme.

- Standard house types are proposed with poor design quality, poor artificial materials, lacking distinction, the development could be anywhere

- The design of the dwellings require alteration and significant upgrade to reflect the character of the area.

- Should be making landmarks within the development such as a unique building at certain locations, not just 2 storey, monotonous buildings throughout the site

- Changes need to be made to the density - it is very uniform across the development area and doesn't create a sense of place, nor does it reflect the layout of the local area. Lower density areas could be created near the main

entrance and around existing buildings, e.g. Mushroom House, with greater density in other areas.

- Needs to include proposed street scenes within the design code to articulate visually what is proposed.

- Orientation of houses and roofs needs to be more organic, less regimented.

- Need to be thinking in a 3 dimensional way to eliminate poor views and allow views of key vantage points.

- Need to look at incorporating key movements within the parcels of development and achieve greater permeability.

- Need to take the opportunity to provide the north / south, cycle / pedestrian links through the site.

- Landscaping and open space needs to be incorporated into and throughout the development area, not just restricted to the western boundary / buffer area

- Development should take into account the landscape typologies of the area.

- Needs to include more commitment to street tree planting. There should be a separate section in the design code dedicated to this,

- The importance of boundary treatments to create positive street scenes needs to be articulated.

- Boundary treatments needs to be high quality and distinct to enhance frontages and define streets; these are lacking and of low quality.

- The proposal does not take opportunities to optimise the interface between the development's southern edge and the surrounding land.

- Drystone walls should be retained and enhanced, and new drystone wall stone walls should be introduced at key points. The use of ornamental hedges should be considered where attractive more formal boundary treatments are required.

- Exemplary design in real stone is required on the site, and the Masterplan / Design Code needs to commit to this (with such a commitment subsequently reflected in full in the planning application documents and drawings). Poor quality materials are not an option. The proposed palette of budget and largely concrete-based materials is unacceptable.

- The proposed selection of surfacing materials is non aspirational and would not result in a high-quality scheme. The palette of materials outlined in the Masterplan / Design Code document is poor quality and does not reflect the best aspects of the local area.

- Higher quality surfacing materials which draw on the local vernacular could be used to highlight selected areas, such as entrances, key junctions and features within or abutting the site.

- Designs should accommodate cycle storage and easy access to that storage.

- Other SUDS features besides the retention pond should be considered - small scale features such as water buts and rain garden planters, using retention structures as green walls, etc with the opportunity to improve biodiversity too.

The revised submission would now enable a development of much improved quality to come forward which fulfils planning policy requirements and enables a characterful development, thereby fulfilling Officers and the Design panel's aspirations.

The Masterplan satisfactorily accounts for the design and layout criteria in the site specific policy and provides a framework to enable subsequent planning applications to achieve a high quality design and layout and maintain the important views through the site.

In terms of urban form and massing, the aim is to animate the street through measures such as street vistas; turning corners; landmark features on nodal points, positioning of dwellings; light and private space; passive surveillance; parks and roads; variety of massing and housing types and a strong vehicular hierarchy.

Particularly, it indicates that each area should have a variety of house types and house sizes. They should all adhere to a similar palette as set out in the character areas section and heights should be in accordance with the Height Parameters set out in the Design Code Document.

In terms of the layout of the development, the residential areas are designed to fit around the proposed green infrastructure network. Residential development is broadly located towards the eastern part of the allocation site to complement the form of the existing built up area, with retention of existing landscaping and proposed new landscaping, situated surrounding and intermixed with the development parcels.

In conclusion, the Design Codes enable a thorough assessment of the proposal to be made and they set a positive framework for a good quality of development.

Landscape

The Council's Landscape Consultant has suggested a number of recommendations around planting, species palette and long views through which have been incorporated into the revised Masterplan.

The Masterplan takes its lead cue from the existing landscape features both within and around the site, vegetation, land form, ecology, drainage and built form, whilst taking into account site constraints and opportunities.

Retention of some of the exiting landscape features helps to create a unique scheme that is responsive to site conditions and character, whilst preserving the best of what is already there and ties the development into the wider setting, providing the foundation for a strong sense of place and local character.

With the retention of existing landscaping where possible and the incorporation of new landscaping the Masterplan will enable the delivery of the development within a strong landscape structure.

Flood Risk/Drainage

In order to ensure that the potential impact of the development on surface water and foul drainage is properly assessed, officers have consulted the Environment Agency, the Lead Local Flood Authority (LLFA) (Lancashire County Council) and United Utilities.

Lancashire County Council in their role as the Lead Local Flood Authority have withdrawn their original objection to the drainage strategy in the Masterplan. They are of the opinion that the revised Masterplan clarifies through the Design Codes that each phase of the allocation will have its own drainage system, with separate outfalls, SUDS components and maintenance arrangements. Therefore, surface water flood risk and surface water drainage considerations can be considered for each phase as part of a site-specific flood risk assessment and sustainable drainage strategy.

United Utilities have raised a number of concerns regarding the proposed drainage strategy set out in the previous version of the Masterplan, as follows:

- The masterplan doesn't set out a clear allocation wide strategy for foul and surface water drainage infrastructure.
- No identification of the outfall points for the management of surface water for each parcel.
- It is not clear whether there will be interconnectivity between phases which will require the upsizing of drainage.
- The identification of any outfall points is critical to determine the drainage strategy and the location of any SUDs. UU's consultation response on planning application ref: 2023/0396 raised concerns over the proposal to discharge to the public sewer. UU have identified a potential watercourse which requires further investigation.
- The proposed drainage arrangements to the noise attenuation bund which shows a filter drain connecting to the public sewer, which is an important matter for the applicant to consider as part of the overall surface water drainage strategy.
- There is a lack of detail of SUDs for the northern parcels within the Masterplan which requires clarifying.

- Further clarity will also be required to demonstrate how Suds will be integrated within the wider site design and landscaping.
- There is no clear strategy for foul water management.

The Applicant has sought to overcome the issues raised by UU by revising the latest version of the Masterplan to include more detail on the surface water and foul drainage strategy in an indicative drainage infrastructure plan.

Therefore, subject to the receipt of a satisfactory consultation response from UU regarding the amended Masterplan, the surface water and foul drainage proposals are considered to comply with policy ENV9 of the Adopted Rossendale Local Plan.

Access, Parking and Highway Safety

The requirements of the site specific planning policy (H66) are:

A Transport Assessment is provided demonstrating that the site can be safely and suitably accessed by all users, including disabled people, prior to development taking place on site. In particular:

i. Safe vehicular access points to the site are achieved from the field adjacent to no. 5 Blackburn Road and from the field opposite nos. 88 – 116 Market Street. Full details of access, including the number of access points, will be determined through the Transport Assessment work and agreed with the Local Highway Authority.
ii. Agree suitable mitigation measures in respect of the capacity of Market Street to accommodate additional traffic. Improvements will be needed to the Market Street corridor from Blackburn Road to the mini-roundabout near the Rawstron Arms. Measures to assist pedestrian and vulnerable road users will be required.

Two Transport Assessments have been submitted, one with each of the, Taylor Wimpey and Northstone, planning applications. It is usual for detailed studies such as Transport Assessments to be submitted with planning applications rather than with Masterplans, which typically are documents that set out the broad parameters for development.

However, the Developer has included a package of highway mitigation measures within the Masterplan. This illustrates proposals along the Market Street corridor to assist pedestrian and vulnerable road users and provide some compensatory off street parking.

However, the Local Planning Authority can't determine whether the highway mitigation measures are sufficient as part of the Masterplan as the mitigation measures required may be subject to change and refinement as the Transport Assessment (TA) progresses. The TA's have been submitted as part of the planning applications. Therefore, the complete package of mitigation measures will not be capable of being agreed until the applications are ready for determination.

Consequently, the plan showing the package of mitigation measures should be treated as indicative only and not agreed as part of any decision on the Masterplan and Design Codes, as it has to be determined separately as part of the planning application process, for all the relevant planning applications within the H66 allocation.

Design Objectives

The Masterplan and Design Codes show the indicative position of the proposed access points to the development parcels, as well as the likely position of the proposed main road link within the allocation and a proposed emergency vehicle connection point between two of the larger land parcels.

The Design Code seeks to maintain the distinctive street hierarchy found within Edenfield and states that future developments should reflect the indicative road network shown on the Masterplan.

It also states the development of H66 will facilitate and promote sustainable and healthy multi-modal travel by public transport, walking and cycling and indicates proposed and potential routes for pedestrian and cycle access.

It also sets out guidelines for street typologies, in order to ensure needs of all users are met and an appropriate quality of development is achieved.

Active Travel

The Design Code indicates that the development will retain existing Public Right of Way (PROW) routes within landscaped corridors and that new pedestrian routes should be provided to reflect those indicated on the Masterplan.

Further to negotiations between officers and the applicants, the masterplan now includes a new multi-user link from north to south through the site, which would enhance active travel possibilities.

The site allocation contains existing pedestrian connectivity into Edenfield and beyond via the established network of PROW routes. The Design Code states that supplementary pedestrian routes should be provided through the residential areas and public open space network to maximise connectivity onto the existing PROW network.

The Design Code indicates that new dwellings will include the provision of secure, convenient cycle storage to encourage cycling. It also explains that existing PROW routes through the site should be made suitable for cycling where viable to act as an informal expansion of the local cycling network.

These active travel proposals are considered a benefit of the scheme and comply with up to date policy guidance, including policy TR2 of the Adopted Rossendale Local Plan.

Land Stability

Policy H66 of the Adopted Rossendale Local Plan contains a criteria requiring a Geotechnical Investigation to confirm the stability of the land and ensure the resulting protection of the A56. The policy also requires that the stability of the land to support Sustainable Urban Drainage Systems (SUDs) in a location close to the A56 is demonstrated.

The Developers' representatives have submitted a Slope Stability Risk Assessment which has been assessed by the Council's Consultant Geo-technical Advisors, Mott McDonald. Motts have concluded on behalf of the Council that the submitted slope stability analysis demonstrates that there are stability issues associated with the over steepened slopes of the brook area in the northern part of the site which will require stabilisation works to be implemented at detailed design stage. For the remainder of the site, the drained stability analyses demonstrates that the proposed development will not induce instability within or external to the site in drained conditions. The Council's advisors recommend that consideration be given to conditioning the following:

i) Prior to planning permission being granted it is recommended that an undrained stability analysis is undertaken of the off-site slope (A56 cutting slope) and on-site slope (the slope uphill of the proposed attenuation pond) in the southern area. For the avoidance of doubt this recommendation is intended to refer to analyses of both the off-site and on-site slopes.

ii) Prior to commencement of construction, a detailed stability design report incorporating proposed stability remedial measures for the slopes of the watercourses in the northern site area is submitted to RBC for approval.

iii) Prior to commencement of construction an assessment of anticipated water flow and drainage capacity of the A56 outfall culvert will be undertaken for RBC/LLFA and NH approval.

iv) Prior to commencement of construction a detailed assessment, including the management of risk from accidental leakage from the attenuation pond and demonstration that this does not pose a slope stability risk to the A56, is submitted to RBC for approval.

The Council's advisors believe that for the current stage of design (whilst acknowledging the recommendations for further design stages in the Slope Stability Risk Assessment), the ground models developed are reasonable representations of the conditions encountered; the geotechnical parameters have been derived in accordance with relevant standards; the method of slope analysis adopted is appropriate; and the cross sections analysed are representative of the site including the critical sections.

Through the course of detailed design, it is considered likely that risks associated with land stability can be managed appropriately as recommended by them in their analysis, to enable the proposed development.

The Council's advisors recommend that in advance of a decision on any subsequent planning application, (this is distinct from a decision on the Masterplan), recommendation (i) as outlined above, is undertaken. The Council's advisors are also of the view that recommendations (ii) to (iv) as outlined above, should be addressed as planning conditions prior to the commencement of any on site development. However, given that the final discharge rate into this culvert could be significant to the design of the drainage proposals and the wider site design, your officers feel that it is likely to be more appropriate for the assessment of the drainage capacity of the culvert to be undertaken prior to the grant of any detailed planning permission rather than prior to, the commencement of development. This relates to recommendation (iii) above.

Therefore, this further assessment is required at planning application stage. All relevant land stability issues in regard to the Masterplan are satisfactory and the proposal complies with policies H66 and ENV1 of the Adopted Rossendale Local Plan.

Phasing & Implementation

The submitted Phasing Plan indicates the extent of each phase, the sequence of development, the approximate number of units proposed within each phase, the key deliverable accruing from each phase and an associated timetable of works.

The Plan also illustrates when any off site highway works and the proposed construction of a new school car park adjacent to Edenfield CofE Primary School is likely to take place and the length of duration.

Details of construction and infrastructure phasing have been provided with an indication that construction traffic will be routed where possible, to avoid the centre of the village.

An Indicative Programme of Implementation has also been outlined which demonstrates that the work is likely to take place over a 10 year time frame up to 2034.

The schedule demonstrates that due to the stand alone nature of each developer's landholding, each parcel can be delivered independently without prejudicing the development of any other land within the allocation.

The Phasing and Implementation Plan now contains much more detail than when it was originally submitted and is consistent with other such examples of plans on other comparable schemes in other boroughs. It is therefore acceptable in planning terms and complies with policy H66 of the ARLP.

Education

The Masterplan identifies the land to the rear of Edenfield CE Primary School for potential expansion and makes a commitment that this land shall be made available by the landowner (at nil charge to the Local Education Authority) should the Local Education Authority identify a need, with detailed arrangements to be agreed through subsequent planning applications.

Therefore, there is no conflict with policy H66 of the Adopted Rossendale Local Plan. It should be noted that the land to the rear of Edenfield CE Primary School which may be suitable for school expansion is shown on the Policies Map as 'Potential School and Playing Field Extension'. Any proposals to extend the school into the Green Belt, via a planning application would need to be justified under very special circumstances and the provisions of the National Planning Policy Framework.

Ecology

The Design Code sets out that development proposals should incorporate biodiversity design principles, e.g. creating and enhancing habitats.

Also that development proposals should follow a hierarchy that first seeks to avoid damaging habitats, then to mitigate any damage, then to seek to replace habitats where mitigation is not possible.

The Design Code objective is that: *'Biodiversity Net Gain (BNG) should be achieved through out the development in line with current National and Local Authority requirements at the time of subsequent planning applications.'*

This will include the delivery of biological enhancements on the areas illustrated on the Blue and Green Infrastructure Plan submitted with the Masterplan. The provision of landscaping and tree planting within each development parcel will also provide additional benefits.

The Developers' own initial assessments suggest an overall net gain can be delivered on-site within the allocation, which can then be complemented with off-site contributions to reach the target 10% net gain (as applicable to each individual application).

The 2021 Environment Act requires a 10% net gain from submissions from 12th February 2024 (or 2nd April 2024 for small sites), to be met through on site habitat enhancement; the allocation of registered off-site biodiversity gain; and the purchase of biodiversity credits.

The Council's Consultant Ecological Advisors at the Greater Manchester Ecological Unit have been notified and have raised no objection to the Masterplan proposals. Therefore, it is considered that the Masterplan complies with the requirements of policies ENV1 and ENV4 of the Adopted Rossendale Local Plan.

Green Belt Compensation Measures

The Masterplan outlines that compensatory improvements to the adjacent Green Belt land will be provided where possible and secured via proportionate contributions under Section 106 of the Town and Country Planning Act from individual planning applications.

Examples of what measures could be funded are set out in Rossendale Borough Council's 'Compensation Measures for Green Belt Release' document (January 2023) and include:

- Enhancements to cricket and recreation ground links and enhanced facilities,
- Improved signage for PROW,
- Additional tree planting, including woodland planting to the rear of Edenfield C.E. School,
- Dedicated footpath link to Edenfield C.E. School,
- Community amenity and play areas which include gardens focused on food production and edible plants promoting the Incredible Edible Rossendale Scheme,
- Woodland planting to the rear of Edenfield C.E. School,
- Facilitation of improved cycle / pedestrian footpaths from Burnley Road to Blackburn Road and on to the rest of the allocation to reduce pressure and potential conflicts on Market Street'
- Enhanced links between the H66 allocation and Ewood Bridge.

Therefore, the Masterplan provides sufficient clarity that Green Belt compensatory measures to the neighbouring Green Belt land can be provided.

Heritage

The site specific policy requires that heritage issues be taken into account. The proposed Masterplan and Design Codes, including the layout of the development and all relevant heritage considerations, achieve this policy requirement. Historic England and the Council's Consultant Heritage Advisors at Growth Lancashire have been consulted on such matters and have raised no objection.

Comments were raised however, in respect of how the proposal intends to protect the setting of the heritage assets and the significance of those assets should be further elaborated. The Applicant's revised Masterplan and the Heritage Impact Assessment submitted with the planning application (ref 2022/0451) from Taylor Wimpey for 238 houses on the central part of the allocation address the significance of the heritage assets and also how their setting will be protected.

Both the Masterplan and the plans submitted with the concurrent planning application, illustrate sufficient offset distances between the proposed residential development parcels and the setting of the Parish Church and also, the other non-designated heritage assets. In addition, they confirm that where

appropriate, there will be adequate space for landscaping proposals, between the proposed development areas and the heritage assets.

The proposals contained within the Masterplan indicate that there will be no impediment to achieving the important viewpoints of the heritage assets, particularly those of the Grade II* Listed Church. Also, the detailed, proposed road layout submitted with the concurrent planning application confirms that this policy requirement will be achieved.

Consequently, there would be no detrimental impact on matters of heritage significance, as such, the scheme complies with the Framework and policies ENV1 & ENV2 of the Adopted Rossendale Local Plan.

Public Open Space and Play Provision

The Design Code specifies that the minimum level of play provision should be as illustrated within the *'Green Infrastructure and Play Provision Plan,'* within the submitted document. This illustrates the formation of various new play areas including one Locally Equipped Area for Play (LEAP) and two Local Areas for Play (LAPs).

Locally Equipped Areas for Play usually constitute natural elements as play features for children to interact with. They are designed for use primarily by children who are beginning to go out and play independently and should be located within 5 minutes walking time or 400 metres of residential properties. They should be of a minimum size of 400 square metres and will offer play equipment and structures in addition to natural elements. Play equipment within LEAP's should be designed to address a broad age range of children with a cross section of abilities.

Local Areas for Play are designed to provide informal open spaces with natural play locations in accessible locations. They should be designed to appeal to all ages as a place for incidental play, social interaction amongst neighbours and a common space for people to enjoy, close to their homes. Play in LAP's should not be overly prescriptive and will typically exclude formal play equipment and boundary fencing, unless required for safety reasons. This is to encourage imaginative free play, with natural elements.

The indicative positions of these are dispersed throughout the allocation and also one LAP is shown in close proximity to Edenfield C of E Primary School. They would supplement the existing play provision which is a LEAP situated at The Recreation Ground, off Exchange Street and adjacent to the southern part of the allocation.

The proposal shows a network of public open space which is integrated into the development, connected with other parcels of open space and is clearly legible. Therefore, the Masterplan and Design Codes comply with policies HS6 and ENV1 of the Adopted Rossendale Local Plan.

Contaminated Land

No objection has been received from the Council's Contaminated Land Consultant, or the Environment Agency, as the allocation contains previously undeveloped land which does not contain high levels of contaminants. Consequently, if any contaminants are found, they can be dealt with in the prescribed manner, subject to Risk Assessments and Remediation Strategies as part of planning applications. Therefore, the proposed residential development of the site complies with policies ENV1 & ENV6 of the Adopted Rossendale Local Plan.

Coal Authority

The latest consultation response from the Coal Authority received on the 7th of June 2024 states:

'We have previously commented on this document in responses to the LPA, the last of which was dated 1st November 2023. Since this time our records have been updated and they now show coal outcrops running through parts of the site. These features may have been subject to workings at shallow depth and may pose a potential risk to surface stability and public safety. Where built development is proposed in areas where past coal mining activity has taken place we would expect consideration to be given to the risks posed and for any formal application to be supported by a Coal Mining Risk Assessment.'

As such they raise no objection to the Masterplan but require planning applications to be supported by suitable documentation covering risk from Coal Mining legacy. Therefore, the principle of residential development complies with policy ENV1 of the Adopted Rossendale Local Plan.

Noise

No objection has been received from the Council's Environmental Health department on noise grounds. The proposed development is residential and by its nature, is not a significant noise generator compared to other uses such as industrial activity. Similarly, the proposed development parcels are sufficiently offset from the A56 dual carriageway and the B6527 Market Street, so, as not to have a significant adverse impact on residential amenity, subject to any noise mitigation measure that may need to be incorporated in the development. The proposed development will comply with World Health Organisation guidelines on noise levels and also complies with The Framework and policies ENV1 & ENV6 of the Adopted Rossendale Local Plan.

Air Quality

No objection has been received from the Council's Environmental Health department with regard to issues of air quality. The site is not situated in close proximity to any Air Quality Management Areas. Mitigation measures are capable of implementation, if required such as Travel Plans, dust suppression techniques and the incorporation of electric car vehicle charging points.

Therefore, the proposal would not have a significant adverse impact on air quality and complies with policy ENV6 of the Adopted Rossendale Local Plan.

Archaeology

The proposed development of the residential allocation will not have an impact on designated archaeological sites and therefore, the proposal complies with policy ENV2 of the adopted Rossendale Local Plan. The County Council's archaeology team will be able to comment on planning applications if they see a specific need.

Neighbourhood Plans

The Edenfield Community Neighbourhood Forum has submitted its draft Regulation 16 version of its Neighbourhood Plan for Edenfield to the Council and a 6 week period of consultation with interested parties commenced with regard to this on the 18th of June 2024.

The Draft Neighbourhood Plan contains the following documents:

- The Neighbourhood Plan submission version
- Basic Condition Statement
- Basic Condition Statement – Strategic Environmental Assessment – Screening Opinion
- Policies Map
- Factbook
- Design Code Report
- Local Green Space Report
- Locally Important Views Report
- Consultation Statement
- Glossary

Therefore, the Draft Edenfield Neighbourhood Plan amounts to a material consideration which is to be afforded appropriate weight in the overall planning balance, when the Masterplan and Design Codes are being determined.

Once the consultation has finished, all the comments received from interested parties along with the Council's formal review will be submitted to an independent external examiner. Once the Examiner's Report has been received, it will be known whether the emerging Neighbourhood Plan can go to a public referendum where the local community will have the opportunity to vote on it. Following this, the Council will have to determine whether to adopt the Neighbourhood Plan as part of the Development Plan.

Government guidance with regard to Neighbourhood Plans (NP) is that they should conform with Adopted Local Plans, i.e. the Adopted Rossendale Local Plan 2021. The Draft Edenfield NP does this as it includes the H66 allocation, which is the subject of this report, within the NP.

Planning guidance is also clear, that greater weight in the overall planning balance should be given to issues once they are at an advanced stage. In the instance of Development Plans including Neighbourhood Plans, they should be afforded considerable weight once they are adopted. As the Draft Edenfield NP is currently out to consultation and is then pending external examination, a public referendum and a decision by the Council to adopt it, consequently, it should be afforded, moderate weight in the overall planning balance.

10. SUMMARY REASON FOR APPROVAL

The Masterplan and Design Codes set the parameters and the framework for subsequent detailed planning applications to achieve a sufficient quality of development. The proposal is therefore, considered to accord with the provisions of the National Planning Policy Framework and the relevant policies of the Adopted Rossendale Local Plan.


Outline consent 2022/0015 (subject to S106)
Blackburn Rd
Burnley Road
Proposed community car park and public open space (outside H66 allocation)
School playing field
Church Lane
Listed church
Market Street
Potential school expansion land (subject to educational need requirements)
A56
Potential vehicle connection (alternative to access from Market Street)
Existing POS/ Recreation ground
Market Street
Cricket ground
Chatterton Heys
Exchange Street
Bury Road
EDENFIELD
Rochdale Road
River Irwell


YR22 VFN
ALDERWOOD GR


TYRES