

Rossendale Local Plan Examination

Response from Richard Lester and Alan Ashworth to Position Update (8th October 2019) Agreed with Highways England by RBC

H72 Land west of Market Street, Edenfield

Highways England (HE) state, "In theory, as a scheme [for widening the A56] could be completed within only 10 years of any future dwellings being occupied, RBC and any future developer(s) of the H72 site may wish to consider this when planning the permanent internal layout and landscaping of a 'new' development".

HE have indicated that widening on the western side of the existing road would be technically less appropriate than on the eastern side.

The prospective developers have indicated that there would be a 45-metre 'buffer zone' between the A56 and the new dwellings. It is presumed that a 45-metre buffer zone would still be provided between a widened A56 and the proposed dwellings.

RBC should, in consultation with all stakeholders, determine the areas of land required respectively for road-widening and as a buffer zone and provide a revised assessment of the net developable area and the proposed yield of dwellings.

The wording in paragraph 11 of the Position Update seeks to manage the proposed development and does not, and probably was not intended to, address the question of widening the A56.

HE would require any development to avoid the use of sustainable urban drainage systems (SUDS) within the site along the boundary of the A56 and advise that any intention to employ SUDS within the wider site should be approached carefully.

The proposals to amend Policy HS3, in so far as they are set out in paragraph 13 of the Position Update, are vague.

Therefore, if site H72 were to be approved for housing development, Policy HS3 should be clarified by the insertion of the following additional provisions:

1. A strip of land with a minimum width of x metres adjacent to the A56 shall be reserved for the purposes of widening the A56 and no buildings or structures erected thereon.
2. No dwelling shall be erected within y metres of the reserved strip of land mentioned in the last preceding paragraph.
3. No sustainable urban drainage system shall be installed on the site without the prior approval in writing of Highways England.

H73 Edenwood Mill

It is suggested that provision be made, perhaps by a site-specific policy, for protecting land that might be required for road-widening or junction alterations.