



REFERENDUM VERSION

Edenfield Neighbourhood Plan

2021 – 2036



**Edenfield Community
Neighbourhood Forum
December 2024**



Edenfield Community Neighbourhood Forum
www.edenfieldcommunityforum.uk
neighbourhoodplan@edenfieldcommunityforum.uk

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Foreword

Neighbourhood Plans were introduced by the Localism Act 2011 as a way for local people to influence planning and development of the area in which they live and work. They can be prepared by Parish Councils or Neighbourhood Forums. The Edenfield Community Neighbourhood Forum (ECNF) was established in 2018 with one of its aims being to prepare a Neighbourhood Plan for Edenfield.

The Edenfield Neighbourhood Plan 2021-2036 sets out a vision and objectives for the future of Edenfield. It has been prepared by ECNF and informed by the consultations detailed in the Plan.

It is a requirement of the Neighbourhood Planning regulations that Neighbourhood Plans should conform with the strategic local policies. The latest strategic policies of Rossendale Borough Council (RBC) are contained in the Rossendale Local Plan 2019-2036 which was adopted by the Council in December 2021.

Once approved the Plan will form part of Rossendale's development plan. Together with other adopted planning policies, it will form the legal basis for planning decisions across the Edenfield Neighbourhood Area.

The Neighbourhood Plan is important for the future of Edenfield and is driven by the views of residents.

Mervyn MacDonald

Chair, Edenfield Community Neighbourhood Forum

1. Introduction

A Plan for Edenfield

- 1.1 The Edenfield Neighbourhood Plan covers the Neighbourhood Area designated by Rossendale Borough Council. The Area includes the village of Edenfield, as shown in Figure 1 and is intended to guide and shape the development of the area up to 2036 alongside the Rossendale Local Plan. Neighbourhood planning is intended to give communities the power to develop a shared vision for their neighbourhood and to further shape the development and growth of their local area.
- 1.2 This locally driven exercise can influence design standards for new housing, the location of shops and services, protection of the environment, and will be used for determining planning applications as part of the Development Plan for the area.
- 1.3 The Neighbourhood Plan, upon approval at referendum, forms part of the Borough development plan and carries equal legal status to the Local Plan prepared by the local planning authority. This means the Neighbourhood Plan is given statutory consideration for applications regarding planning matters.
- 1.4 The earliest draft of the Neighbourhood Plan was prepared having regard to the Rossendale Core Strategy (2011 – 2026), in accordance with the basic conditions that a draft Neighbourhood Plan must meet, as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The Rossendale Local Plan 2019-2036 which was adopted by Rossendale Borough Council in December 2021 supersedes the Rossendale Core Strategy (2011-2026). The first draft was subsequently updated to ensure that the policies of this Neighbourhood Plan are not in conflict with the Local Plan.
- 1.5 The Edenfield Neighbourhood Plan has been informed through a four-year consultation process by the Edenfield Community Neighbourhood Forum (ECNF), outlined below and in the Consultation Statement (Appendix 6), as well as preparation of an evidence base, vision and objectives, and meetings with Rossendale Borough Council.

Engagement by the Neighbourhood Forum

- 1.6 Key engagement activities have been undertaken by the ECNF. For more information on each of these events please see the Consultation Statement. The engagement that has taken place has greatly informed this Neighbourhood Plan by providing a community-led approach to the values, objectives and policies brought forward. ECNF has been in regular communication with Rossendale Borough Council throughout the preparation of the Neighbourhood Plan including multiple meetings.

Structure of the Neighbourhood Plan

- 1.7 Following the introduction, the Plan comprises thirteen further sections, followed by appendices. These sections are:
- Section 2: 'History, Local Characteristics and Heritage Assets' lays out Edenfield's long and rich history, how the area's development has been informed by this history, and the key characteristics and heritage assets which will be considered in this Plan.
 - Section 3: 'Edenfield Today' provides an overview of key facts about Edenfield. It presents an overview of the area's demographics and land use factors (including population breakdown, health and education, access to greenspace and other socio-economic data), and the key issues that have been identified from area analysis.
 - Section 4: 'Edenfield Tomorrow' presents the vision and objectives for the Edenfield Neighbourhood Area as informed by the community, and the overarching principles which guide the development of this Plan.
 - Sections 5 – 14: These sections present the policies for the Edenfield Neighbourhood Area and the justifications for these policies. The policies have been grouped under the following themes:
 - i) Development within and beyond settlement limits
 - ii) Housing
 - iii) Design
 - iv) Heritage assets
 - v) Transport and travel
 - vi) Local community infrastructure facilities
 - vii) Local centre and commerce
 - viii) Green infrastructure
 - ix) Natural environment
 - x) Delivery monitoring and review

Who has prepared the Neighbourhood Plan?

- 1.8 Unlike Local Plans which are prepared by local authorities, Neighbourhood Plans are prepared by local communities. The Localism Act 2011 granted parish and town councils the ability to produce neighbourhood development plans and neighbourhood development orders. In unparished areas, like Edenfield, community groups can apply to designate neighbourhood areas and form a neighbourhood forum of at least 21 people who represent the area.
- 1.9 In Edenfield, the Neighbourhood Plan has been prepared by the Edenfield Community Neighbourhood Forum, whose members either live or work in Edenfield. Any individual aged 18 or over living or working in Edenfield may become a member. The creation of the Plan has also been influenced through outreach and consultation with Edenfield residents and workers who are not part of the neighbourhood forum. Details of the Forum's purposes can be found within its constitution¹.
- 1.10 All preparation has been informed through a common purpose and objectives: to protect and enhance the rural character of Edenfield, to ensure that future development will reflect the historic character of the village, that new growth meets local and strategic policy needs, and that new transportation options enable a range of mobility choices for all. Collectively, this Plan helps to make Edenfield as desirable, green and safe a place to live, work and play as can possibly be.

What is in the Neighbourhood Plan

- 1.11 A Neighbourhood Plan can contain a broad range of policies, and is largely influenced by visions, objectives, preceding consultations and the local evidence base. Ultimately, there is no standard for what a Neighbourhood Plan should contain, as such plans are meant to be tailored to the individual circumstances of each area.
- 1.12 The National Policy Planning Framework (December 2023) (NPPF) paragraph 13 states that Neighbourhood Plans should support the delivery of strategic policies contained in Local Plans and should shape and direct development outside of these strategic policies.
- 1.13 Key themes identified within the Edenfield Neighbourhood Plan have emerged through the evidence base, visions and objectives, and ongoing consultations. We believe there are opportunities in Edenfield to influence the quality of future development, improve the look and feel of the village, preserve and maintain historical characteristics of the village and surrounding countryside, enhance the quality of green spaces, improve access and movement, and proactively plan for housing delivery in a manner that respects the village's rural character. These themes

¹ ECNF, 2019, ECNF Constitution:
<https://www.rossendale.gov.uk/downloads/file/16385/forum-constitution-march-2019->

are reflected in the locally specific policies as set out in sections 5-14 of this document.

What is not in the Neighbourhood Plan

- 1.14 Existing policy for Edenfield is set out in the adopted Rossendale Local Plan 2019-2036 and the Joint Lancashire Minerals and Waste Local Plan and is further guided by NPPF and Planning Practice Guidance (PPG). The Edenfield Neighbourhood Plan is informed by all of these documents and will not be the only policy document that affects development in Edenfield upon adoption. The Rossendale Local Plan includes strategic policies for Edenfield, as noted at paragraphs 5.4 to 5.6 below, as well as site-specific policies for three housing allocations located in the Edenfield Neighbourhood Area.
- 1.15 In this broad context, the Edenfield Neighbourhood Plan does not allocate sites for development, but rather seeks to ensure that all potential development in the area, particularly housing, is appropriate to the area through its contribution to good quality design, greenspace allocation, protection of the natural environment and respect to neighbourhood heritage and character.

2. History, Local Characteristics and Heritage Assets

- 2.1 Edenfield's history can be traced from its farming and clergy origins, through the industrial revolution, to its present-day role as a post-industrial dormitory village. Edenfield Chapel, the precursor to the village's current parish church, was likely built in the 16th century and for several centuries was the main cultural landmark of the area. In the 18th century, only the church, a school, and a few farmhouses dotted the surrounding countryside. This changed with the Industrial Revolution. By the 1840s significant development had come to Edenfield, including turnpikes that would later become the A56, railways to the west, and mills to the east which generated much of the village's employment, character, and historical events into the 20th century.
- 2.2 Surrounding farmland has greatly informed Edenfield's character over the centuries, at one point with over 70 farms in existence in Eden Ward at the end of the 18th century. Industrial expansion through the late 18th century including mills, quarries, and coal mines, eventually led to a decline in farmable land and pastures. Much of Edenfield's housing stock through the 19th century was built to accommodate mill workers, with small cottages and Victorian era terraced housing overtaking, and in some instances demolishing, the area farmhouses.
- 2.3 As common with towns in the North, Edenfield had a burgeoning wool industry, with 21 mills at one point in operation within the wider area. This demand for worker lodging combined with land speculation resulted in the creation of almost entirely new settlements, and encroachment onto existing farmland. Following the First and Second World Wars, newer factory-brick houses were built, further eroding available farmland. The older Pennine stone houses continue to inform the post-industrial character of Edenfield, providing a visually pleasing and historic identity to the village.
- 2.4 Most mills have now been demolished, many for housing projects. The remaining mills still provide limited employment but virtually none is textile-related. One mill lies empty and is the subject of allocation for housing under H67 in the adopted Rossendale Local Plan. The community is mindful that without appropriate planning and development control, increased growth will further erode the countryside.
- 2.5 It is consequently important that any future development should pay respect to the industrial character of the area; adapt existing assets for local use; and preserve the natural beauty of the surrounding countryside.
- 2.6 Listed buildings are designated as such because of their special architectural or historical interest. Within the designated Edenfield Neighbourhood Area there are

three listed buildings of Grade II² quality and one of Grade II*³ quality. These are detailed in Table 1 and reflect both the natural and historic characteristics of Edenfield.

List Entry	Name	Grade	List Date	Easting	Northing
1072820	Elton Banks	II	1984-11-30	379945	420081
1072821	Hey Meadow Farmhouse	II	1984-11-30	380326	419808
1163639	Elton Banks Farm	II	1984-11-30	380350	420239
1318084	Edenfield Parish Church	II*	1966-08-09	379858	419809

Table 1. Listed Buildings in Edenfield Neighbourhood Area

- 2.7 Edenfield also contains a number of buildings that are proposed by the Rossendale Civic Trust for inclusion in Rossendale Borough Council’s list of buildings of local interest or importance. This list is to identify buildings which are not statutorily listed but are considered to be of local significance and importance for architectural, historical and local merit. These are identified in Table 2.
- 2.8 Historic England Advice Note 7 (Second Edition) Local Heritage Listing: Identifying and Conserving Local Heritage at paragraph 36 summarises commonly applied selection criteria for assessing the suitability of assets for inclusion in a local heritage list. These include age, rarity, architectural and artistic interest, group value and historic interest. The buildings identified in Table 2 all satisfy one or more of those criteria.
- 2.9 The Rossendale Local Plan 2019 - 2036 identifies some non-listed heritage assets in the Neighbourhood Area. These are Chatterton Hey (Heaton House), Mushroom House and the former Vicarage (paragraph 4 of the site-specific policy for housing allocation reference H66 Land west of Market Street) and Edenwood Mill (paragraph 1 of the site-specific policy for site H67).

² Grade II Listed buildings are buildings that are of special interest, warranting every effort to preserve them

³ Grade II* Listed buildings are particularly important buildings of more than special interest.

Building and grid reference	Description and Reason for Local Interest/Importance
Chatterton Hey House 7961 1919 Off Exchange Street	Elegant stone built two-storeyed house with eaves cornice and hipped slate roof. Glazed and panelled door with depressed arch (keystone dated 1765) and cornice. Long stair window with small panes for full height of house. Three windows on each floor. Similar wing on right. Chatterton Hey stands on one of the oldest sites in Edenfield and has connections with some of the most important families in the village's history (Haworths, Rostrons, etc.).
1-5, Green Street and 2-6, Sarah Street. 8003 1923 Off Gin Croft Lane	Well-built back-to-back cottages, c.1840. These houses have an interesting history being built on land let by the trustees of the 'Sarah Green' charity. The original lettings conditions survive and specify the standards to which the houses were to be built.
59-69, Market Street. 7992 1940 Market Street.	Early example of speculative building in the village. Row of cottages known as 'Badger Row' built c.1782 by the landlord of the 'Horse and Jockey'.
136-150, Market Street. 79911967 Market Street	A good example of the piecemeal development of a row of houses encouraged by the textile industry and the advent of the turnpike roads. The old name for the houses is 'Temple Row' and they were built over the period from 1791 to c.1830. No.144 was 'lately erected' in 1806. The name 'Temple' is often associated with places where there were handloom weavers and there is a blocked taking in door in the gable of no.150.
4-26, Rochdale Road 8000 1913 Rochdale Road	Early 19th century (c.1825) row of millworkers' houses built by the Rostron family, important millowners in Edenfield. Very few houses of this date and type survive in the village. Formerly called 'Commercial Row'.
Rostron Arms	A public house at Market Place.
Milestone on Market Street. 7996 1927	On footway outside 16 Market Street. Defaced in anticipation of a German invasion in World War II and bears an Ordnance Survey bench mark with a small metal-domed brass rivet on top at the apex of the cut arrowhead marks.

Table 2. Buildings of local interest or importance in Edenfield

3. Edenfield Today

The study area

- 3.1 Edenfield is a village within the Greenfield and Eden Ward (created in May 2024 as a result of the district ward boundary review). It is located in the Borough of Rossendale in the County of Lancashire, in the north west of England. Edenfield is the largest of six villages in the area of the former Ramsbottom Urban District Council that was transferred to Rossendale Borough Council in 1974. The other villages are Turn (south east), Irwell Vale (north west), Stubbins, Chatterton and Strongstry (all in the south west).
- 3.2 Edenfield is at the southern border of Rossendale and is adjacent to the Metropolitan Borough of Bury. The village lies to the east of the M66, where it terminates and becomes the A56. Beyond the M66/A56 is the River Irwell and Edenfield lies above the east bank of the River. The village is 8km north of Bury and 14km south east of Blackburn.
- 3.3 The designated Edenfield Neighbourhood Area encompasses Edenfield village. The boundary follows the A56 to the west of the village and the Dearden Brook to the south. To the east the boundary follows Michael Wife Lane and Gincroft Lane due north, until it is in line with Fish Rake Lane, the northern boundary.
- 3.4 The population is mostly concentrated in the south of the designated Edenfield Neighbourhood Area, with ribbon development from the centre to the northern boundary along the Market Street/Burnley Road corridor.
- 3.5 Some key facts and issues identified within Edenfield's evidence base are shown in Figure 2 below.

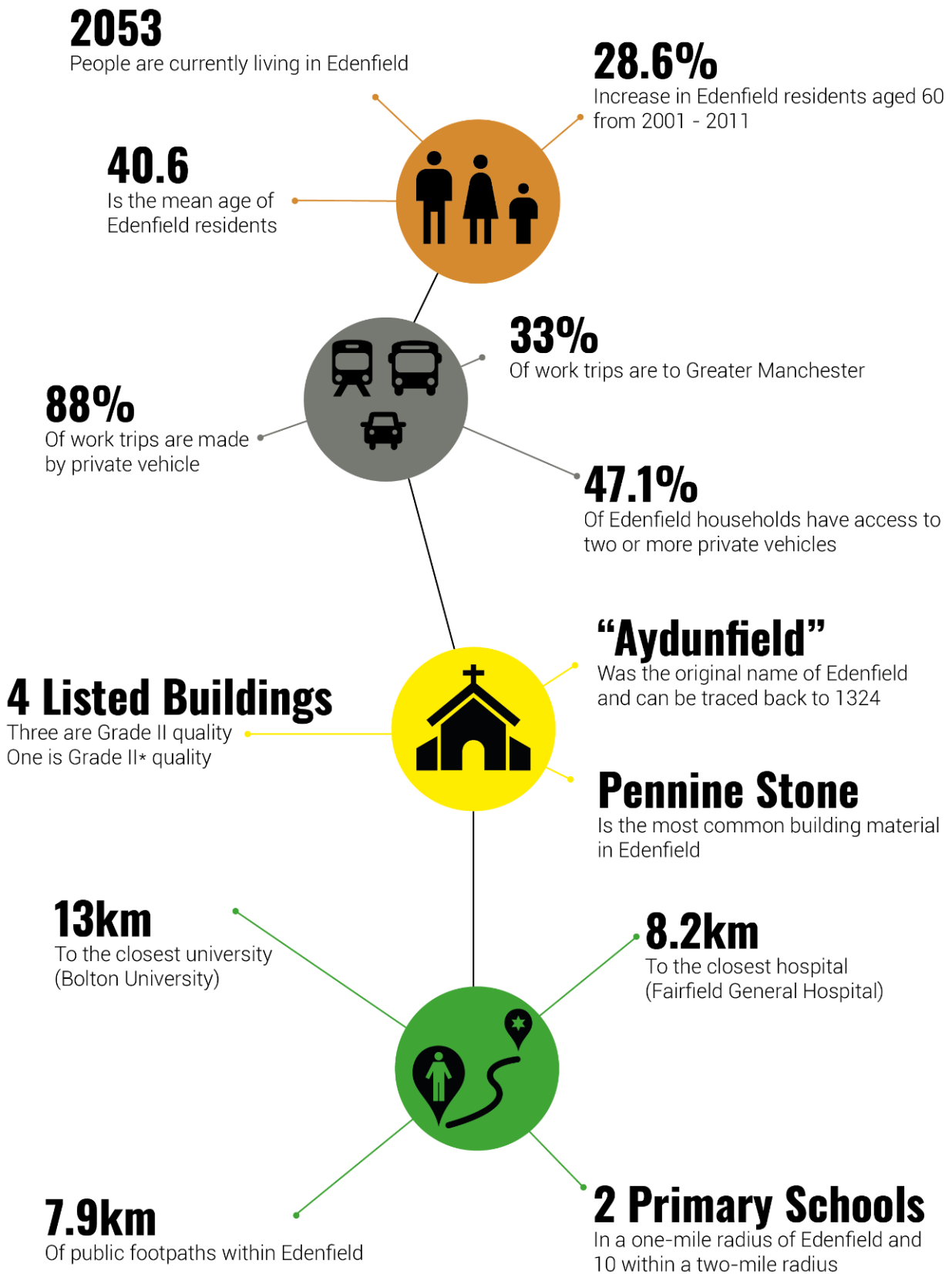


Figure 2. Edenfield Key Facts

Views of the community

- 3.6 Through the Neighbourhood Plan's engagement process, a range of matters were identified as important to address in the Neighbourhood Plan including:
- Recognition that Edenfield is a **rural settlement** with picturesque views of the countryside, and the Neighbourhood Plan must retain and strengthen this characteristic of the area.
 - A desire to protect connections to the natural environment through open and green spaces which are valued by local residents and visitors.
 - Clear support to enhancing the accessibility of important local services, especially doctors, dentists, post offices, recreational areas, and secondary schools.
 - A desire for policy requirements on new developments in the village to reflect the local scale and historic character of surrounding buildings
 - Acknowledgement that the private car and its impacts such as on-street parking, traffic, congestion, and speed of vehicles have an impact on journey times, and on pedestrian and cycle safety which must be addressed
- 3.7 These matters have informed the vision and objectives of the Neighbourhood Plan, outlined in the 'Edenfield Tomorrow' section of this document. Where planning policies cannot directly address these matters (for example, allocating a new dentist in Edenfield), the Plan has laid the conditions for future improvement, and enabled alternative solutions to the issues faced by the Edenfield community.

4. Edenfield Tomorrow

Vision

4.1 This vision for Edenfield is:

“Over the Plan period the rural character of Edenfield will be retained and strengthened. New growth will reflect the historic character of the village and its setting, with the role of the Community Centre and Cricket Club reinforced as focal points of the local community.

New growth that takes place will be in response to meeting local needs and those specified for Edenfield in adopted Rossendale Local Plans. Growth will also help Edenfield become more self-sufficient, supporting existing and new amenities and services, including improved public transport, walking and cycling facilities, providing a range of mobility choices for all to reduce the reliance on the private car”.

Objectives

4.2 The objectives of the Neighbourhood Plan as identified through engagement with the local community are as follows:

- 1) Using sustainable, high quality, traditional materials for new development to maintain and strengthen the character and heritage of Edenfield, whilst still allowing for high quality and sustainable design innovation and growth.
- 2) To ensure that any development on land designated as Green Belt is consistent with the purposes of that designation
- 3) To support sustainable development that reflects local housing needs and requirements of the local community – considering affordability, type and mix. The size, density and design of these dwellings should reflect the rural character of Edenfield.
- 4) To maintain, conserve and enhance the natural environment, particularly through designated Local Green Spaces and the retention of public views particularly of the Irwell Valley and Edenfield Parish Church, ensuring connections to the natural environment are maintained.
- 5) To ensure Edenfield Recreation Ground, the playground on Exchange Street, Edenfield Community Centre and Edenfield Cricket Club and are retained for their current use and maintained to a high standard.
- 6) To support existing local services and promote the establishment of new local services to serve the community through the utilisation of existing buildings for alternative purposes. Establishment of retail services will be subject to the

provisions of policies R1, R3, R4, R5 and R6 of the Rossendale Local Plan 2019-2036 particularly in relation to the Edenfield Neighbourhood Parade as defined in that Plan.

- 7) To support the preservation of existing community facilities for community events and support the establishment of new facilities.
- 8) To improve the pedestrian and cycling infrastructure and network.
- 9) To ensure that, where parking is provided, it is well-designed and suitably located, so that it is used as intended and does not have a detrimental impact on the street scene, character and amenity.

Vision/Objectives/Policy Table

4.3 The vision and objectives identified above have been instrumental in the creation of Edenfield's neighbourhood planning policies, as demonstrated in Table 3 below.

Vision	Objective	Policies
Over the Plan period the rural character of Edenfield will be retained and strengthened.	1, 2, 3, 8	UB1, D1, D2, HE1, LC1, E1, GI1, GI2, NE1, NE2, NE3, NE4, NE5, NE6
New growth will reflect the historic character of the village and its setting, with the role of the Community Centre and Cricket Club reinforced as focal points of the local community.	2, 4, 5, 6	UB1, D1, D2HE1, HE2, HE3, LC1, LC2, E1, E2, GI2, GI3, NE1, NE2, NE4, NE5, NE6
New growth that takes place will be in response to meeting local needs and strategic housing policy and help Edenfield become more self-sufficient, supporting existing and new amenities and services, including improved public transport, walking and cycling facilities, and providing a range of mobility choices for all to reduce the reliance on the private car.	2, 5, 6, 7, 8	UB1, HO1, HO2, HO3, T1, T2, LC1, LC2, E1, E2, GI1, GI2, GI3, GI4, DMR1

Table 3. Vision, objectives and policies

5. Development Within and Beyond Settlement Limits

- 5.1 Edenfield itself is inset from the Green Belt, but virtually all the land surrounding the village is designated as Green Belt. It is particularly important that local development is directed in the most sustainable locations and sprawl is avoided.
- 5.2 Edenfield is a classic example of the ribbon development which is common across the Rossendale landscape. Whilst this linearity is strong in the north, the south of the village has a more expanded structure, due to significant post-war development which saw the settlement grow around Bolton Road North, Bury Road and Rochdale Road. Through the development of Site H66, some change to the existing pattern of development of the settlement will take place with the northern extent of the settlement becoming less linear. This will deliver a sustainable pattern of development by bringing new homes, population and associated expenditure into the settlement in close proximity to the settlement's centre and associated services.
- 5.3 Maintaining the rural character of Edenfield is an important vision for its community. It is appropriate that the village is able to manage and accommodate an appropriate level of growth in order to prosper. However, this must be balanced against the need to preserve its role as a rural settlement that does not encroach into the open countryside and Green Belt that surrounds the village.
- 5.4 The Rossendale Local Plan 2019 - 2036 is part of the current adopted development plan. An extract from the Policies Map of relevance to Edenfield is presented in Figure 3. Here the Urban Boundary is clearly displayed with Green Belt surrounding. The adopted Rossendale Local Plan removed the Green Belt designation that applied to most of housing allocation reference H66, on the basis that the A56 provides a strong defensible boundary and the site offers the opportunity to provide good quality, well-designed housing to meet Rossendale's housing needs, including local affordable housing, and associated infrastructure benefits.
- 5.5 The adopted Rossendale Local Plan 2019-2036 is a key part of the current development plan. The preamble to Strategic Policy SS: Spatial Strategy in the Local Plan identifies Edenfield as an Urban Local Service Centre, as distinct from a Key Service Centre or Rural Local Service Centre. This "settlement hierarchy is based on the facilities that are offered at present [December 2021] at each location" (Local Plan, paragraph 25). Geographically, it remains a rural settlement.
- 5.6 Strategic Policy HS1: Meeting Rossendale's Housing Requirement, of the Local Plan, stipulates: "The housing requirement figure for Edenfield Community Neighbourhood Area from 2019-2036 is 456 dwellings". Policy HS2 allocates three sites in the Neighbourhood Area for housing development: H65 (9 dwellings), H66 (400) and H67 (47).

- 5.7 The Neighbourhood Plan policies support the Government’s objective to protect Green Belt land and reiterate that only in very special circumstances will inappropriate development be permitted in the Green Belt.

Policy UB1. Development and the Urban Boundary

1. Future development in the Edenfield Neighbourhood Area shall be focused within the Urban Boundary as identified on the Policies Map.
2. Development proposals will be supported within the Urban Boundary subject to compliance with other policies in the Development Plan.
3. Inappropriate development is, by definition, harmful to the Green Belt. Only in very special circumstances will inappropriate development be permitted in the Green Belt. Exceptions to inappropriate development are set out in the National Planning Policy Framework (NPPF).
4. Where development is proposed on land which was removed from the Green Belt by the Rossendale Local Plan 2019-2036, the developer will be required to provide for compensatory measures in the remaining Green Belt in accordance with Policy SD4 of the Local Plan and other guidance.

- 5.8 Other guidance to be taken into account by developers comprises national and local guidance for the time being in force. Currently, local guidance is contained in the January 2023 version⁴ of RBC’s paper *Compensation Measures for Green Belt*. This is not a Supplementary Planning Document, but the Explanation of Policy SD4 in the Local Plan includes (paragraph 59):

“Further details of precise measures are set out in the relevant site specific policy, and the Council’s Green Belt Compensatory Document or its successor. Additionally a Supplementary Planning Document (SPD) will be produced setting out the details of these schemes, for example, showing PROW improvements, locations for tree planting etc. These documents inform the site-specific policies and will inform future site-specific negotiations”.

4

[https://www.rossendale.gov.uk/downloads/download/11553/compensation measures for green belt release](https://www.rossendale.gov.uk/downloads/download/11553/compensation%20measures%20for%20green%20belt%20release)

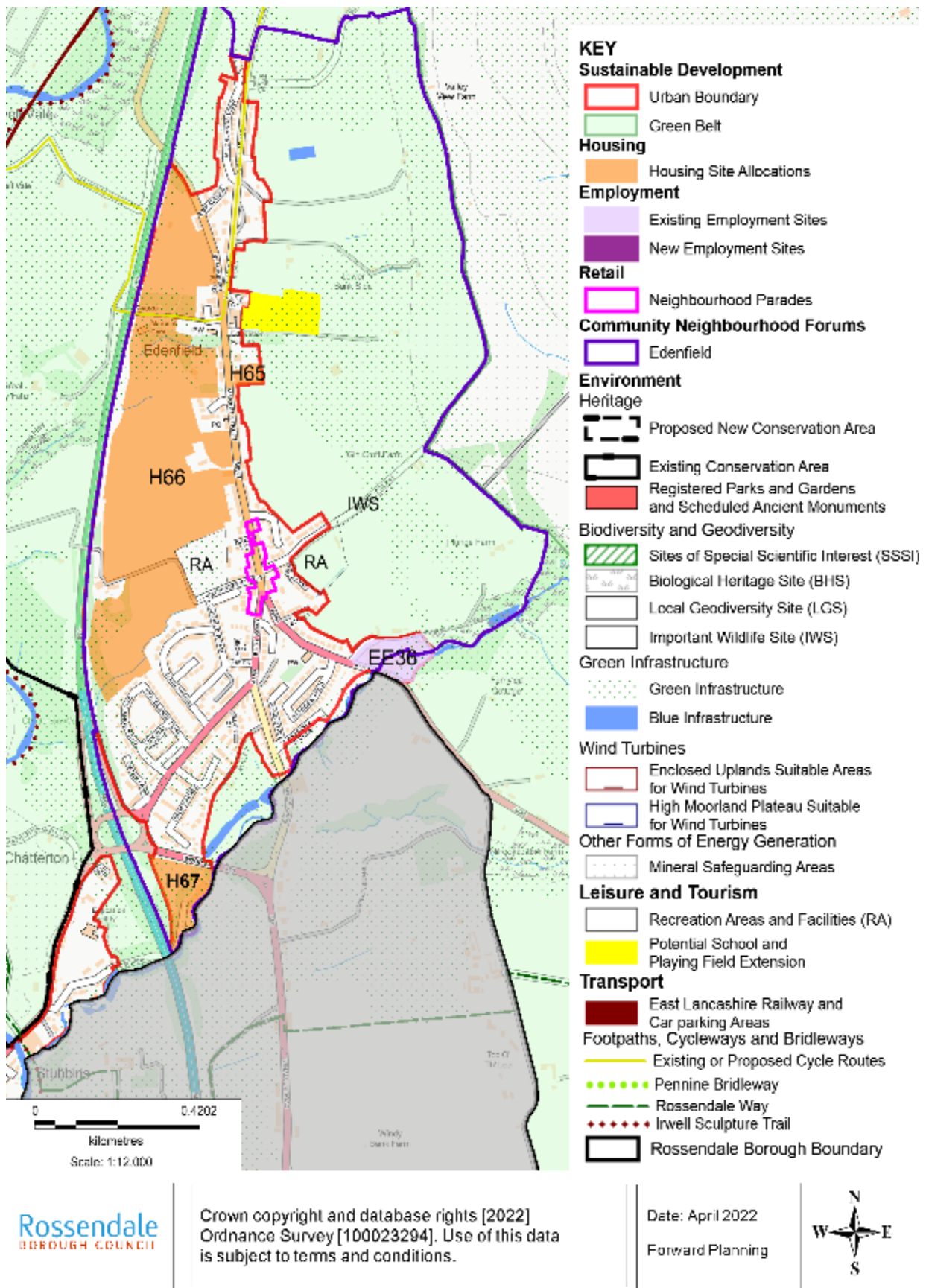


Figure 3. Rossendale Local Plan 2019 – 2036. Adopted Policies Map 2021

6. Housing

- 6.1 Rossendale Borough Council's 2019 updated Strategic Housing Market Assessment (SHMA) identifies that there is considerable need for affordable housing in Rossendale and that this matter must be tackled urgently. Furthermore, the SHMA highlighted that there is a particular need to provide for the growing elderly population as well as a growing need for housing for families with children.
- 6.2 As established within this Plan's evidence base⁵, housing within Edenfield is on average more expensive than in the wider borough of Rossendale and a lack of high-quality affordable housing was also raised as a key issue during the consultation process. The Neighbourhood Plan seeks to address this issue through supporting housing development which meets the needs of the local population.

Policy HO1. Identified housing needs

1. Proposals located within the Urban Boundary, which meet the identified housing needs (including affordable housing) will be supported subject to the other policies in the Neighbourhood Plan and wider Development Plan.

Policy HO2. Affordable housing delivery

1. Proposals for new residential development that secure the delivery of affordable housing and provide for the size, type and tenure of homes to meet local needs will be supported, provided they comply with other policies of the development plan and with policy HS3 of the adopted Local Plan, the objective of which is the provision of 30% on-site affordable housing from market housing schemes including 10% affordable home ownership. The application of this policy will maintain a focus on affordable housing but will be sufficiently flexible to take account of viability and changing market conditions over time. The size (number of bedrooms), type (flat, house, etc) and tenure (social and affordable rented, intermediate, shared ownership or other) of affordable homes for each proposal will be based on up-to-date evidence of local needs. It is recognised that housing need in the Neighbourhood Area in relation to tenure, mix and type will change over the lifetime of the Neighbourhood Plan.

⁵ Troy Planning + Design, 2020, Edenfield Factbook

Policy HO3. Affordable housing eligibility

1. The eligibility for affordable housing will be administered by Rossendale Borough Council as the Housing Authority. However, the affordable housing shall be first occupied by applicants who can demonstrate a local connection to the Edenfield Neighbourhood Area through either of the qualifications below.
2. Residency qualification:
 - a) have had their principal residence in the Edenfield Neighbourhood Area for a continuous period of twelve months immediately prior to the application; or
 - b) have lived in the Edenfield Neighbourhood Area for 3 out of the previous 5 years or for 6 out of the previous 12 months; or
 - c) have close family (parent, sibling, child or grandparent) who have been resident in the Edenfield Neighbourhood Area for 5 continuous years and who continue to reside there.
 - d) Members of the Armed Forces, veterans of up to 5 years and their spouses/civil partners are exempt from any local connection criteria. Armed Forces members are defined as: a member of the Royal Navy, the Royal Marines, the British Army or the Royal Air Force or a former member who was a member within the five years prior to the purchase of the First Home, a divorced or separated spouse or civil partner of a member or a spouse or civil partner of a deceased member or former member whose death was caused wholly or partly by their service.
3. Employment qualification:

An individual will be considered to have a local connection if he/she or his/her partner meets all of the following criteria:

 - a) works at or from an office or business establishment based in the Edenfield Neighbourhood Area; and
 - b) has been in paid employment or self-employed for 12 continuous months at a minimum average of 16 hours per week over a period of 12 continuous months at the time of application.
4. In the situation where affordable housing is available but no applicant can demonstrate a local connection to Edenfield, priority will be given to applicants who can demonstrate a local connection to Rossendale, such connection to be determined by reference to paragraphs 2 and 3 above as if "Borough of Rossendale" had been substituted for "Edenfield Neighbourhood Area".

Policy HO4. Site H66 design and layout

1. Development of site H66 (land west of Market Street) as identified in the Rossendale Local Plan 2019-2036 will be supported if it also takes into account the following design and layout criteria specified in the Local Plan:
 - a) Retention and strengthening of the woodland enclosures to the north and south of the church.
 - b) The layout of the housing parcels should be designed to allow views to the Church to continue.
 - c) The relationship of the new dwellings to the Recreation Ground to ensure safe non-vehicular access is provided.
 - d) Public open space to be provided along the woodland area south of the brook/Church enclosure.
 - e) 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.
 - f) Materials and boundary treatments should reflect the local context.

7. Design

- 7.1 The achievement of high-quality design is a core principle of the NPPF. It states, at paragraph 131, that “good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”. The importance of the design of the built environment and its contribution to making better places for people is emphasised. It states that “Neighbourhood planning groups can play an important role in identifying the special qualities of each area explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers” (paragraph 132).
- 7.2 The Local Plan places great importance on the design of new developments, supporting the national objective of promoting good design.
- 7.3 Notwithstanding the policy drivers for achieving high quality design, it was also established through consultation events that the community of Edenfield also places high importance on the rural character of the village as this was identified as a key strength.
- 7.4 Through the plan preparation a Design Code for the area has been produced. The purpose of the Design Code is to raise an appreciation for Edenfield’s existing village character, and to use this understanding to provide design guidance to strengthen and protect the village setting. It will identify the various character areas of the village, and provide a set of guidance which aligns to the objectives of the Neighbourhood Plan and the ambitions of the Neighbourhood Forum,
- 7.5 The Neighbourhood Area is made up of a number of distinctive built character areas (as identified in the Design Code). These areas reflect the history of the area and are closely linked with phases of development over the years. These distinctive areas can be broadly identified as:
- Character Area 1- Village Cores
 - Character Area 2- Traditional Terraces
 - Character Area 3- Piecemeal Domestic Development
 - Character Area 4- Rural Fringe
 - Character Area 5- Former Rural Fringe
- 7.6 It is recognised that Edenfield has developed organically and consists of a variety of architectural styles. It is accepted that a number of properties (post 1940s) do not reflect the historic local vernacular and incorporate contemporary building materials that are not in keeping with their environs, however this is not a reason to allow further inappropriate development within it. Therefore, this plan seeks to ensure that new development is sympathetic to its rich built heritage and outstanding landscape

by using design principles and key design elements that are reflective of local character and context and use appropriate building materials in their construction.

- 7.7 The Design Code provides guidance for new development in the Edenfield neighbourhood area. Fundamentally, design policies aim to conserve and enhance the character and quality of the village’s built environment and ensure contextually appropriate design. A design-led response to development, referencing good practice principles⁶, will help create successful places. The design guidance provided in the Design Code seeks to protect the existing character of Edenfield and this is reflected in policy D1. The document also recognises the importance of enhancing the sense of place and this is reflected through Policy D2.

Policy D1. Design and amenity standards and village character

1. All development within the Edenfield Neighbourhood Area must:
 - a) meet the highest standards of design, make a positive contribution to the character of Edenfield; and
 - b) respect and enhance the built character of the village and its high-quality countryside setting; and
 - c) be of a good standard of amenity for all existing and future occupants; and
 - d) as appropriate reflect the vernacular of Edenfield and be in keeping with local character.
2. Any innovative and contemporary designs shall be complementary to their context.
3. To achieve this, and in support of the Design Code, development proposals will be supported, subject to their satisfying the following criteria as appropriate to the particular development:

⁶ Ministry of Housing, Communities & Local Government, 2021, National Design Guide: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/843468/National_Design_Guide.pdf

- a) The context of the site in relation to topography, landscape, setting, character, local distinctiveness and building types; and
 - b) A density, scale, height and massing that is appropriate to its context; and
 - c) A layout that demonstrates how buildings, spaces and parking spaces relate to each other to create a practical coherent and legible structure; and
 - d) A hierarchy of linked routes and space that are permeable, relate to local facilities and provide parking provision that makes a positive contribution to the setting of buildings; and
 - e) The creation of a sense of place through massing and built form and sensitivity in respect of edge treatment, entrances, enclosures, active frontages, heights, detailing and rooflines; and
 - f) Landscape design and green infrastructure that contributes to a sustainable sense of place, such as wild areas for outdoor play, shelters, biodiversity buffers and wildlife corridors, and which softens the impact of the built form and is reflective of distinctive local landscape features; and
 - g) Materials and detailing relating to the design and context of development, including walls, roofs, openings, paved surfaces, signage and external lighting; and
 - h) Sustainable principles such as the curtilage storage of waste and recyclable material, cycle storage, homeworking and the durability and adaptability of buildings over time; and
 - i) Development forms and layouts that help reduce greenhouse gas emissions and utilise energy efficiency measures and water efficiency measures and the use of renewable de-centralised and low carbon energy generation; and
 - j) Proposals for development within the Green Belt will be supported only if they accord with national policy (currently set out at paragraphs 152-156 of the NPPF December 2023; and
 - k) The ten Principles of Active Design identified by Sport England and supporting guidance – <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/active-design>
4. Where planning permission is required extensions to dwellings, residential annexes, residential care institutions (Class C2) and detached buildings in residential curtilages shall be:
- a) In character with the host dwelling and subservient in scale taking into account any previous extensions or outbuildings added after the original building was constructed; and
 - b) Detached curtilage buildings shall be sited in a manner which minimises landscape intrusion; and
 - c) Proposals shall not be detrimental to the amenities of neighbours as a result of scale, siting, massing, impact, or overlooking.

Policy D2. Built heritage and character

1. All new development should actively respond to the rich built heritage and character of the Neighbourhood Area, with particular attention to layout, density, form, massing (on plot), setbacks, roof form, and boundary treatment to contribute to an improved quality of place. This should be achieved by:
 - a) As appropriate incorporating similar architectural features into the design as those that are found in traditional buildings in the village.
 - b) Having external materials reflect the palette of materials found in traditional buildings within the Neighbourhood Area.
 - c) The use of traditional, local materials is always preferred. However, modern construction materials such as reconstituted or cast stone may be an appropriate material provided that it results in an appearance that reflects and harmonises with the local stone material palette.
 - d) Other materials may also be appropriate, for example, in sustainably focussed, energy efficient buildings which require different material application.
 - e) Utilising external building materials and features that reflect the rich heritage of the Neighbourhood Area including Pennine stone, slate pitched roofing, chimney columns and off-set gable ends to match adjacent properties
 - f) Building frontages that align with the existing built form and overlook the street clearly defining the public and private realm.
 - g) Creating landscape schemes for housing which include the planting of trees and/or hedges
 - h) In the case of residential development providing private amenity space to the front and/or rear of the properties;
 - i) In the case of residential development providing parking within the plot and in accordance with adopted standards, unless it can be evidenced that the proposal will result in fewer spaces being required.
 - j) Creating parking spaces that are visually unobtrusive and use permeable surfaces to allow for rainwater absorption.
 - k) Taking full account in any proposal of any relevant considerations concerning the historic environment and designated and non-designated heritage assets in the area and their setting.
2. Nothing in this Policy shall be construed as preventing or discouraging appropriate innovation or change in a proposal for development.
3. Rear parking courtyards should be avoided unless there are no other practical solutions. Where rear parking courtyards are provided development should be arranged such that some residential units front onto and overlook this space.

4. Developers should demonstrate how they have responded to best practice design principles, including those set out in Building For a Healthy Life (or any subsequent update of this).

7.8. In addition to the National Design Guide and other guidance noted in Policies D1 and D2, there is a selection of current best practice guidance, or any relevant successor document, which should be taken into account by developers:

- National Model Design Code Part 1 The Coding Process (MHCLG) 20217
- National Model Design Code Part 2 Guidance Notes (MHCLG) 20218
- Building for a Healthy Life (Homes England / Design for Homes) 20209
- Streets for a Healthy Life (Homes England) 202210
- Planning Practice Guidance: Design Process and Tools (MHCLG) 201911
- Guidance for Outdoor Sport and Play (Fields in Trust) 202012
- Best Practice in Urban Extensions and New Settlements (TCPA, CABE) 200713
- Rising to the Climate Crisis (TCPA / RTPI) 201814
- Climate Change: Adaptation by Design (TCPA) 200715
- Cracking the Code (RTPI / RSPB) 202216
- Design for Play (Play England) 200817
- Manual for Streets (DfT) 200718

⁷https://assets.publishing.service.gov.uk/media/611152f98fa8f506ca458925/NMDC_Part_1_The_Coding_Process.pdf

⁸https://assets.publishing.service.gov.uk/media/6111531fd3bf7f043c4badd1/NMDC_Part_2_Guidance_Notes.pdf

⁹<https://www.designforhomes.org/wp-content/uploads/2020/11/BFL-2020-Brochure.pdf>

¹⁰ <https://assets.publishing.service.gov.uk/media/62cd61768fa8f54e8405571e/Streets-for-a-Healthy-Life.pdf>

¹¹<https://www.gov.uk/guidance/design>

¹² <https://fit.viewcreative.agency/content/files/Guidance-for-Outdoor-Sport-and-Play-England.pdf>

¹³ https://www.tcpa.org.uk/wp-content/uploads/2021/11/best_practice.pdf

¹⁴ <https://www.rtpi.org.uk/media/3568/rising-to-the-climate-crisis-1.pdf>

¹⁵https://www.preventionweb.net/files/7780_20070523CCALowres1.pdf

¹⁶ <https://www.rtpi.org.uk/media/11054/design-codes-report-final.pdf>

¹⁷ <https://www.playengland.org.uk/designforplay>

¹⁸<https://assets.publishing.service.gov.uk/media/5a7e0035ed915d74e6223743/pdfmanforstreets.pdf>

- Manual for Streets 2 (CIHT) 201019
- Secured by Design: Homes (UK Police) 202420
- Creating Civilised Streets (Lancashire County Council) 201021, referenced in the LCC Highways and Transport Strategy, 2023-2522.”

¹⁹ <https://www.ciht.org.uk/media/9351/manual-for-streets-2.pdf>

²⁰ <https://www.securedbydesign.com/images/HOMES%20GUIDE%20May%202024.pdf>

²¹ https://www.lancashire.gov.uk/media/81455/creating_civilised_streets.pdf

²² <https://www.lancashire.gov.uk/council/strategies-policies-plans/roads-parking-and-travel/highways-and-transport-strategy-2023-2025/>

8. Heritage Assets

- 8.1 These policies support a positive approach to conserving the historic environment and their setting as set out in the NPPF chapter 16 (Conserving and enhancing the Historic Environment) and Policy ENV2 of the Rossendale Local Plan 2019-2036.
- 8.2 Edenfield has a long and rich history, which has heavily influenced the character of the village and surrounding areas. The surrounding farmland greatly influenced the character of the village until the end of the 18th century. Industrial expansion through the late 18th and 19th centuries led to a decline in farmable land and a significant increase in industrial mills and houses for workers. During the 20th century, many of these mills were demolished to accommodate housing developments. Notwithstanding this, a high proportion of the elements that reveal the significance of this rich heritage have been retained and relatively well preserved. Table 4 and Figure 4 provide further details about some of the non-listed historic elements in the Edenfield Neighbourhood Area.
- 8.3 There are three listed buildings of Grade II²³ and one of Grade II*²⁴ in the Edenfield Neighbourhood Area (See Table 5 and Figure 7).
- 8.4 The Design Guide notes that the listed and non-listed assets are concentrated along Market Street but also include farmhouses to the east. As such, these policies seek to conserve and enhance the heritage assets and their setting.
- 8.5 The importance of these heritage assets to the local community has been acknowledged within the objectives of this Neighbourhood Plan.
- 8.6 The Rossendale Local Plan 2019 - 2036 identifies some non-listed heritage assets in the Neighbourhood Area. These are Chatterton Hey (Heaton House), Mushroom House and the former Vicarage (paragraph 4 of the site-specific policy for housing allocation reference H66 Land west of Market Street) and Edenwood Mill (paragraph 1 of the site-specific policy for site H67).

²³ Grade II Listed buildings are buildings that are of special interest, warranting every effort to preserve them

²⁴ Grade II* Listed buildings are particularly important buildings of more than special interest.

Name	Justification/Description
Chatterton Hey House	Elegant stone built two-storeyed house with eaves cornice and hipped slate roof. Glazed and panelled door with depressed arch (keystone dated 1765) and cornice. Long stair window with small panes for full height of house. Three windows on each floor. Similar wing on right. Chatterton Hey stands on one of the oldest sites in Edenfield and has connections with some of the most important families in the village's history (Haworths, Rostrons, etc.).
1-5, Green Street and 2-6, Sarah Street	Well-built back-to-back cottages, c.1840. These houses have an interesting history being built on land let by the trustees of the 'Sarah Green' charity. The original lettings conditions survive and specify the standards to which the houses were to be built.
59-69, Market Street	Early example of speculative building in the village. Row of cottages known as 'Badger Row' built c.1782 by the landlord of the 'Horse and Jockey'.
136-150, Market Street	A good example of the piecemeal development of a row of houses encouraged by the textile industry and the advent of the turnpike roads. The old name for the houses is 'Temple Row' and they were built over the period from 1791 to c.1830. No.144 was 'lately erected' in 1806. The name 'Temple' is often associated with places where there were handloom weavers and there is a blocked taking in door in the gable of no.150.
4-26, Rochdale Road	Early 19th century (c.1825) row of millworkers' houses built by the Rostron family, important millowners in Edenfield. Very few houses of this date and type survive in the village. Formerly called 'Commercial Row'.
Rostron Arms	A public house at Market Place.
Milestone on Market Street	On footway outside 16 Market Street. Defaced in anticipation of a German invasion in World War II and bears an Ordnance Survey bench mark with a small metal-domed brass rivet on top at the apex of the cut arrowhead marks

Table 4. Edenfield Buildings of Local Interest or Importance



Figure 4. Edenfield Buildings of Local Interest or Importance Map

Map No	List Entry	Name	Grade	List Date	Easting	Northing
1	1072820	Elton Banks	II	1984-11-30	379945	420081
2	1072821	Hey Meadow Farmhouse	II	1984-11-30	380326	419808
3	1163639	Elton Banks Farm	II	1984-11-30	380350	420239
4	1318084	Edenfield Parish Church	II*	1966-08-09	379858	419809

Table 5. List of Designated Heritage Assets in Edenfield



© Mapbox, © OpenStreetMap

Figure 5. Map of Listed Buildings in Edenfield

Policy HE1. Conservation and enhancement of heritage assets

1. Within the Edenfield Neighbourhood Area, any listed or non-listed heritage assets and their setting will be conserved or enhanced in a manner appropriate to their historic significance. Development within the Edenfield Neighbourhood Area must ensure that the local distinctiveness and character of these listed heritage assets are conserved or enhanced.

Policy HE2. Non-designated heritage assets

1. The Neighbourhood Plan identifies the properties in Table 4 of the Plan as locally important, non-listed heritage assets. Proposals for development that affect non-listed historic assets shall be considered taking account of the scale of any harm or loss and the significance of the heritage assets.
2. The effect of a proposal in a planning application on the significance of these non-listed heritage assets will be taken into account in determining the application in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Policy HE3. Planning applications and heritage assets

1. A planning application for or impacting a listed or non-listed heritage asset or its setting will be required to:
 - a) provide a description of the significance of any heritage asset affected, including any contribution made by its setting. The level of detail should be proportionate to the asset's importance and sufficient to understand the potential impact of the proposal on its significance. This should be undertaken by a suitably qualified expert.
 - b) where a site on which development is proposed includes or has the potential to include a heritage asset with archaeological interest submit an appropriate desk-based assessment and, where necessary, a field evaluation. This should be undertaken by a suitably qualified expert.
 - c) take account of potential harm to the significance of non-listed heritage assets;
 - d) avoid the total loss of significance or substantial harm to listed heritage assets in their setting through alterations or new development except where this accords with local and national policy requirements.

Policy HE4. Site H66 mitigation measures

1. Development of site H66 (land west of Market Street) as identified in the Rossendale Local Plan 2019-2036 will be supported provided suitable mitigation measures identified in the Local Plan are identified and secured to conserve, and where possible, enhance the setting of the Church and the non-designated heritage assets Chatterton Hey House (Heaton House) and Mushroom House and the former Vicarage.

9. Transport and travel

- 9.1 The village lies to the east of the M66, where it terminates and becomes the A56. The A56 allows vehicles to travel in a north/south direction and bypasses the village to the west. Burnley Road/Market Street is the main road which runs directly through the village. To the south, the road forks into Bury Road and the A680.
- 9.2 Within the Neighbourhood Area, there is a high reliance on private motor vehicles. The dominance of the private car and impacts were highlighted as a key issue during consultation events. Particularly, the volume of traffic along the main central routes has been identified as an issue through the consultation exercise.
- 9.3 Consultation responses showed a desire to improve walking and cycling conditions, in and around the Neighbourhood Area, providing travel choice and opportunity for all and this has been reflected within the vision of the Neighbourhood Plan. There are significant social, economic, health and environmental benefits to be gained through a modal shift from private vehicles to walking and cycling. As such, policy T1 seeks to ensure that any new development will promote sustainable forms of transport to support this modal shift.
- 9.4 Policy T2 seeks to address the transportation issues in the area by minimising the potential impacts of new developments. The policy also has a particular focus on minimising the impacts of new developments on the central routes which have been identified as being particularly problematic.

Policy T1. Promotion of sustainable forms of transport

1. Proposals for new development in the Neighbourhood Area should promote sustainable forms of transport, including measures to promote walking, cycling and the use of public transport and electric and low emission vehicles.

Policy T2. Mitigation measures and Transport Assessments

1. Mitigation of traffic impacts may be required in order to address the negative impacts of traffic generation arising from development proposals. Such mitigation measures could include the requirement for improved facilities for pedestrians, cyclists and public transport in the area, and will be secured by legal agreements linked to planning permissions granted.
2. Where a Transport Assessment (or equivalent) is required to support a planning application, this must evaluate the effects of additional traffic movements generated by the development on the core local road network comprising Market Street, Burnley Road, Bury Road, Bolton Road North, Rochdale Road, and Blackburn Road. Such traffic analysis must also evaluate the impact of additional traffic movements on/off these major thoroughfares.
3. Given Upon the request of the Local Planning Authority, and given the proximity of the Strategic Road Network, any development proposal within the Neighbourhood Area that would be expected to generate more than 30 two-way vehicle trips per day should include within the accompanying Transport Assessment an assessment of the impact of traffic generated at the M66 junctions 0 and 1 with the A56.

10. Local Community

Infrastructure facilities

- 10.1 The Local Plan recognises the importance of community facilities to the areas that they serve both for local residents and visitors. Figure 6 maps the community infrastructure facilities within the designated neighbourhood area.
- 10.2 During the consultation exercises, it was identified that whilst there are some community facilities within Edenfield, the current provision needs to be increased and improved. The provision of infrastructure is critical to ensuring that local residents have access to essential services and facilities to maintain a high standard of living and is important for community building. Locating such uses in easy access of the home and co-located with other activities will help increase access and use by the whole community.
- 10.3 Services which were highlighted as desirable during consultation by the community included a permanent library, local shop with fresh produce and an enlarged Community Centre.
- 10.4 The Rossendale Infrastructure Delivery Plan 2018 and its March 2019 update state that the Edenfield Community Centre, in line with other community centres in the borough, has been affected by cuts in central and local government funding. The consultation process also raised concerns regarding the current state of the village's infrastructure, where deficiencies were identified in both social and physical infrastructure, including transportation issues and local facilities. In order to address this and ensure that new development does not exacerbate the deficiencies, policy LC2 seeks to ensure that new housing developments are well supported by Infrastructure.

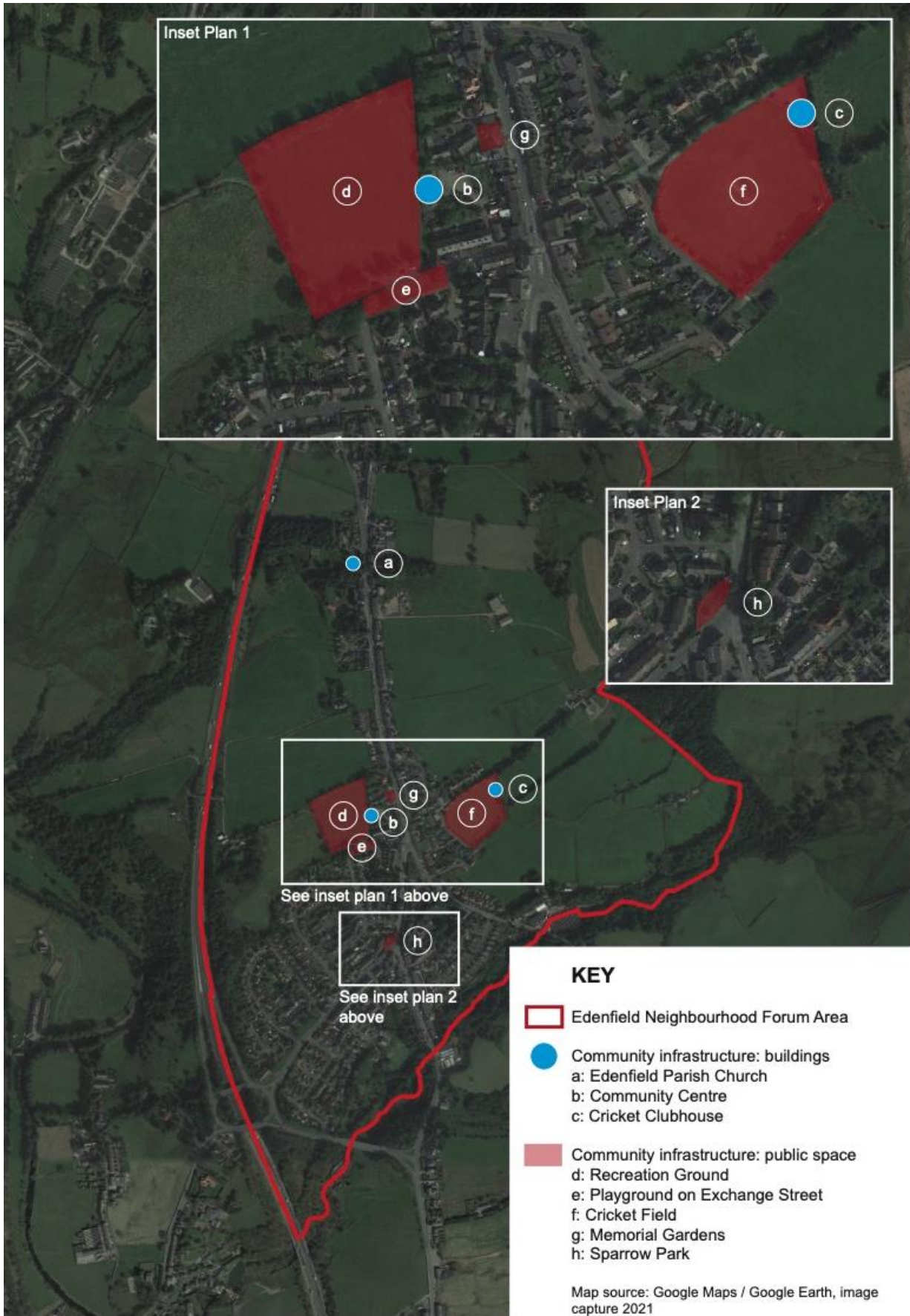


Figure 6. Edenfield Community Infrastructure Facilities

Policy LC1. New, improved or extended community facilities

1. Proposals for new, improved or extended community facilities will be supported subject to Policy G11 and subject to the following criteria:
 - a) The proposal would be compatible with the character of the site and its surroundings.
 - b) The proposal would be well related to the built form of the settlement and close to existing development.
 - c) The site is accessible by a variety of modes of transport, including walking and cycling.
 - d) The amount of traffic generated by the proposal can be accommodated on the local highway network without harming road safety.
 - e) The proposal would not be detrimental to the amenity of neighbouring residents by reason of noise or traffic.
 - f) A need for the facility has been established.
 - g) Any new or improved sports facility in the Neighbourhood Area shall be designed in accordance with the latest design guidance issued by Sport England:
<https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/active-design>
2.
 - a) All existing premises last used as a community facility will be protected for that use unless a clearly justified case can be made for development of the premises for other purposes.
 - (b) Any proposal for such development will be required to demonstrate:
 - i. that the premises have not been in active use for a sustained period (normally at least twelve months)
 - ii. through a rigorous marketing strategy to be agreed with the local planning authority and normally of twelve months' duration and a full valuation report, that there is a lack of demand for their use as a community facility; and
 - iii. that the proposal is appropriate for the premises, having regard to other policies of the development plan and planning guidance.
3. Community facilities are community centres, sports facilities, places of worship, parks and recreation grounds

Policy LC2. Sports facilities

1. If existing sports facilities do not have the capacity to absorb the additional demand for sport generated by new housing development in the Neighbourhood Area financial contributions will be sought from the developer through negotiations with Rossendale Borough Council and secured as appropriate through a Section 106 planning application.

Policy LC3. Required local infrastructure

1. The provision of required local infrastructure will need to be planned and delivered alongside new housing development to ensure that local infrastructure is provided for and / or improved in relation to the size and scale of development proposed. This requirement will apply to all infrastructure including physical, social and green infrastructure.
2. A Local Infrastructure Delivery Plan will be kept up to date by the Neighbourhood Forum which prioritises infrastructure needs, estimates costs and assigns delivery responsibilities.

Policy LC4. Policies for sports facilities

1. Notwithstanding policies LC1, LC2 and LC3, any development proposals concerning current or proposed sporting facilities in the Neighbourhood Area shall have regard to:
 - i) The national policy for sport (as currently set out in NPPF, December 2023, especially paragraphs 102 and 103),
 - ii) The Playing Fields Policy and Guidance promulgated by Sport England:
https://www.sportengland.org/guidance-and-support/facilities-and-planning/planning-sport#playing_fields_policyand
 - iii) The RBC Sport Strategy:
<https://www.rossendale.gov.uk/downloads/download/11571/playing-pitch-and-outdoor-sport-strategy-2022>

11. Local Centre and Commerce

11.1 The NPPF highlights the role that local centres play at the heart of local communities and that development should seek to ensure the vitality of these areas. The Neighbourhood Area provides employment opportunities for the local population, as well as an accessible place to shop for residents.

11.2 Class E uses` are those listed in the Town and Country Planning (Use Classes) Order 1987, as amended, under Use Class E – Commercial, Business and Service, which took effect from 1st September 2020. Planning permission is not required to change between any of the uses within Class E. Class E is, in summary, use for any of the following purposes:

E(a) Display or retail sale of goods, other than hot food (excluding small shops selling essential goods, including food, where there is no such facility within one kilometre).

E(b) sale of food and drink for consumption (mostly) on the premises.

E(c) Provision of: (i) financial services, (ii) professional services (other than health or medical services), or (iii) other services which it is appropriate to provide in a commercial, business or service locality.

E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms and excluding swimming pools and skating rinks).

E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner).

E(f) Creche, day nursery, or day centre (not including residential use).

E(g) Uses which can be carried out in a residential area without detriment to its amenity:

- (i) offices to carry out any operational or administrative functions,
- (ii) research and development of products or processes,
- (iii) industrial processes.

Class E uses benefit from permitted development rights that include:

- Changes to use Class C3 (dwelling houses) subject to prior approval
- Changes to mixed use for anything within Class E and as up to two flats (and back again) subject to prior approval
- Change to a state funded school or back to a previous lawful use.

11.3 The Local Plan for Rossendale supports this objective of the NPPF through focusing retail and other town centre uses within defined centres. Edenfield is identified as a neighbourhood parade in the Local Plan. The Local Plan makes reference to the Town Centre, Retail, Leisure and Tourism Study (2017). This study identified that while

neighbourhood parades are not 'centres' in the same way that town, district and local centres are, they should still be afforded some protection.

- 11.4 Policies E1 and E2 seek to support these national and local objectives through supporting proposals which generate and develop local business and opposing the loss of these services unless evidence to justify the loss can be provided. In order to generate employment and develop local business, policy E1 also highlights that these proposals may be supported outside of the local centre if appropriate.
- 11.5 While Policy E1 supports the national and local objectives of ensuring the vitality of local centres, it also seeks to ensure that proposals will not create significant adverse effects within the Neighbourhood Area. Proposals should have particular regard to factors which have been raised as key issues throughout the consultation events and these include neighbouring amenity, local and rural character and traffic-related nuisance.

Policy E1. Planning permissions – commercial, business and service establishments

1. Where planning permission is required for proposals for the provision of new E(a), E(b), E(c) uses or a drinking establishment with or without the provision of food these proposals will be supported, provided that they are in compliance with other policies of the development plan and in particular policies D1, D2 and T2 of the Neighbourhood Plan and avoid significant adverse effects in terms of:
 - a) Impact on neighbouring properties, or the locality in general in terms of noise, air pollution, odour or other nuisances; and
 - b) Impact on local and rural character in terms of scale, visual impact and nature of operations; and
 - c) Traffic generation, congestion and other vehicular traffic-related nuisance

Policy E2. Loss of commercial, business and service establishments

1. Where planning permission is required all existing premises last used for E(a), E(b), E(c) uses or as a drinking establishment with or without the provision of food will be protected for those uses unless a clearly justified case can be made for development of the premises for other purposes.
2. Any proposal for such development will be required to demonstrate:
 - a) that the premises have not been in active use for a sustained period (normally at least twelve months)
 - b) through a rigorous marketing strategy to be agreed with the local planning authority and normally of twelve months' duration and a full valuation report, that there is a lack of demand for their use for E(a), E(b), E(c) uses or as a drinking establishment; and
 - c) that the proposal is appropriate for the premises, having regard to other policies of the development plan and planning guidance.

12. Green Infrastructure

- 12.1 Paragraph 105 of the NPPF allows the designation of land as Local Green Space through Neighbourhood Plans. This will afford protection from development other than in very special circumstances. Paragraph 106 of the NPPF says that Local Green Space should only be designated where it is:
- in reasonably close proximity to the community it serves;
 - demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - local in character and is not an extensive tract of land.
- 12.2 A number of areas were identified by the community as being of value to them and in need of protection. These areas have been assessed against the criteria in the NPPF and the following areas are considered to be appropriate for designation:
- Playground on Exchange Street
 - Recreation Ground
 - Edenfield Cricket Club
- 12.3 The methodology used to consider the above areas is outlined in the Local Green Space report as part of the evidence base for this Plan.
- 12.4 It is further considered important to seek to enhance the green infrastructure assets of the area where possible as their inclusion in an area has a number of social and environmental benefits. Both the adopted and emerging development plans for Rossendale acknowledge the importance of Green Infrastructure and state that development should protect, manage, enhance and connect Rossendale's green infrastructure network.
- 12.5 The consultation exercises have identified that the form and function of these connections is highly valued by the local community and should be recognised as part of any new development proposals. This includes the existing relationship between built development and the countryside beyond, the relationship with locally important views and connections to the surrounding landscape. As such, policy GI3 seeks to ensure that any new developments will establish new connections to maintain this positive attribute of Edenfield.

- 12.6 The assessment of Chatterton Hey Field, showed this space was unsuitable for designation as a local green space, but revealed that the site was locally valued by the community as the only space for off-lead dog walking. As such, policy GI4 seeks to expand the opportunity for this activity throughout the village.

Policy GI1. Local Green Space designations

1. The following areas below, and as shown on the map in Figure 7 are designated as Local Green Spaces:
 - a) Playground on Exchange Street
 - b) Recreation Ground
 - c) Edenfield Cricket Club
2. Development shall be consistent with national and local policy for Green Belts.

Policy GI2. Wildlife areas and green spaces connectivity

2. Proposals that seek to improve the connectivity between wildlife areas and green spaces will be encouraged in order to enhance the green infrastructure of the Neighbourhood Area and its contribution to landscape character and local identity.

Policy GI3. Footpaths, cycle paths and green spaces accessibility

1. New development will provide for links from development sites to the wider footpath and cycle-path network and green spaces wherever possible.

Policy GI4. New development and Local Green Spaces

1. New development that impacts or affects Local Green Spaces or which will contribute to the increased use of Local Green Spaces through population growth will make provision for a proportionate increase in space that meets the criteria set out in the NPPF and/or enhancement of existing on-site facilities. Such provisions may include but are not limited to those as set out in policy DMR1.



Figure 7. Designations Map for Local Green Spaces

13. Natural Environment

- 13.1 The Lives and Landscape Assessment for Rossendale Borough Council (2015) highlighted that the irregular topography of Rossendale means that there are a number of expansive views across the area. The report makes specific reference to Edenfield, citing that “the cumulative effects of developments needs to be taken account of” with regards to their effects on the landscape character of the borough.
- 13.2 The 2015 Assessment defines Edenfield as being located within Settled Valleys character area: 8b Irwell Valley. This is characterised as an area with reduced densities of housing and extensive areas of open pasture. The report recognises that development is generally acceptable within the townscapes of this area, however specific regard should be had to where suburban areas abut the rural landscape.
- 13.3 One of the distinctive features of Edenfield Neighbourhood Area is the visual connectivity with the surrounding countryside from the village and public footpaths. The landscape character type of Edenfield is defined as a series of interlocking valleys with the built form laid out as ribbon development within the valley.
- 13.4 The local topography also enables long views from surrounding listed assets into the neighbourhood area. This is especially true with the long views from Peel Tower, a monument located to the south west atop Holcombe Hill. As well as protecting views out, these long views into Edenfield also need to be considered when determining the impact of any development, especially that which could affect the skyline of the settlement against the landscaped ridges. As such, the importance of Locally Important Views is highlighted within the Design Code.
- 13.5 Recent consultation events have highlighted that residents value highly the visual connection across the settlement and into the surrounding countryside. Through this a number of views were highlighted which bear importance for the local community. These views were critically assessed by consultants and shortlisted. It is important to protect and enhance the character and natural beauty of the countryside more generally whilst protecting the footpaths which allow access to it. Thus, the focus of the Key Views Assessment are those views of and from Edenfield Neighbourhood Area which contribute to local character and amenity.
- 13.6 Notwithstanding the views which have been regarded as locally important, the overall rural nature of the settlement and its countryside setting are fundamental to Edenfield’s character and this was highlighted as a key strength through the consultation exercises.
- 13.7 It is important that development should involve biodiversity net gain and the protection, and enhancement where possible, of watercourses and their ecological habitat value.

Policy NE1. Locally Important Views

1. The following, as identified in Figure 8, are identified as Locally Important Views which will be maintained to ensure continued visual connectivity with the surrounding countryside:
 - f) KV1 - Market Street, adjacent to its junction with Footpath 14-3 FP 126
 - g) KV2 - Market Street, adjacent to no 117 Market Street
 - h) KV3 - Lane leading west off Market Street by Mushroom House. 14-3 FP 126.
 - i) KV4 - Lane Leading west off Market Street by Mushroom House 14-3 FP 126.
 - j) KV5 - Gincroft Lane adjacent to Gincroft Farm. 14-3 BOAT 275.
 - k) KV6 - Footpath leading south from Hey Meadow Farmhouse 14-3 FP136
 - l) KV7 - Footpath leading south from Hey Meadow Farmhouse 14-3 FP136
 - m) KV8 - Church Lane and the Graveyard.
2. Development proposals should take into account Locally Important Views and minimise their adverse affect on the views.

Policy NE2. Development proposals and the local environment

1. All development proposals should seek opportunities to conserve or enhance the local environment commensurate with their scale and location and in accordance with other policies within the development plan. Proposals should demonstrate that they have taken account of locally distinctive landscape features and landscape character types contributing to the identity of locations within the Neighbourhood Area.

Policy NE3. Development and landscape and topography

1. Development will retain or enhance well-established features of the landscape, including mature trees, hedgerows and ponds. Any proposal for removal of such features must be justified by substantive evidence. If there is significant loss of trees and shrubs as part of development, then new provision will be expected elsewhere on the site or if not possible on sites elsewhere within the Neighbourhood Area providing equivalent coverage and acceptable contribution towards the natural environment and local character.
2. Development will be expected to reflect local topography and mitigate any adverse impact on views into and across the development from other locations through changes to skyline, hill slopes, height or mass.
3. Proposals for development will be expected to provide for biodiversity net gain (BNG) where possible in accordance with national policy (NPPF, December 2023, paragraphs 180(d), 185(b) and 186(d) and the Natural Environment Planning Practice Guidance). Developments shall comply with the requirements of the Environment Act 2021, including demonstrable minimum 10% BNG, when these come into force through the Town and Country Planning Act 1990 as amended.
4. Any trees or plants to be provided in a development as part of a landscaping scheme shall be of a species native to England and characteristic of the local area, in the interests of affording sources of suitable nectar and seed for bees and birds and of making a positive contribution to the local landscape.

Policy NE4. Development and ecology

1. Development should not adversely affect priority habitats and other areas of ecological importance and should, wherever possible, contribute to wider ecological networks.

Policy NE5. Site H66 watercourses and ecology

1. Development of site H66 (land west of Market Street) as identified in the Rossendale Local Plan 2019-2036 will be supported provided that existing watercourses on or adjoining the site are protected and, if possible, enhanced and that the site layout does not encroach into riparian corridors and does not negatively impact upon flood risk, water quality or ecological habitat value.

Policy NE6. Site H67 watercourses and ecology

1. Development Proposals for re-development of site H67 (Edenwood Mill) as identified in the Rossendale Local Plan 2019-2036 should, where possible, incorporate the removal of man-made structures from the river channel and the restoration of riverine habitats to reduce flood risk, improve water quality and enhance ecological habitat value.

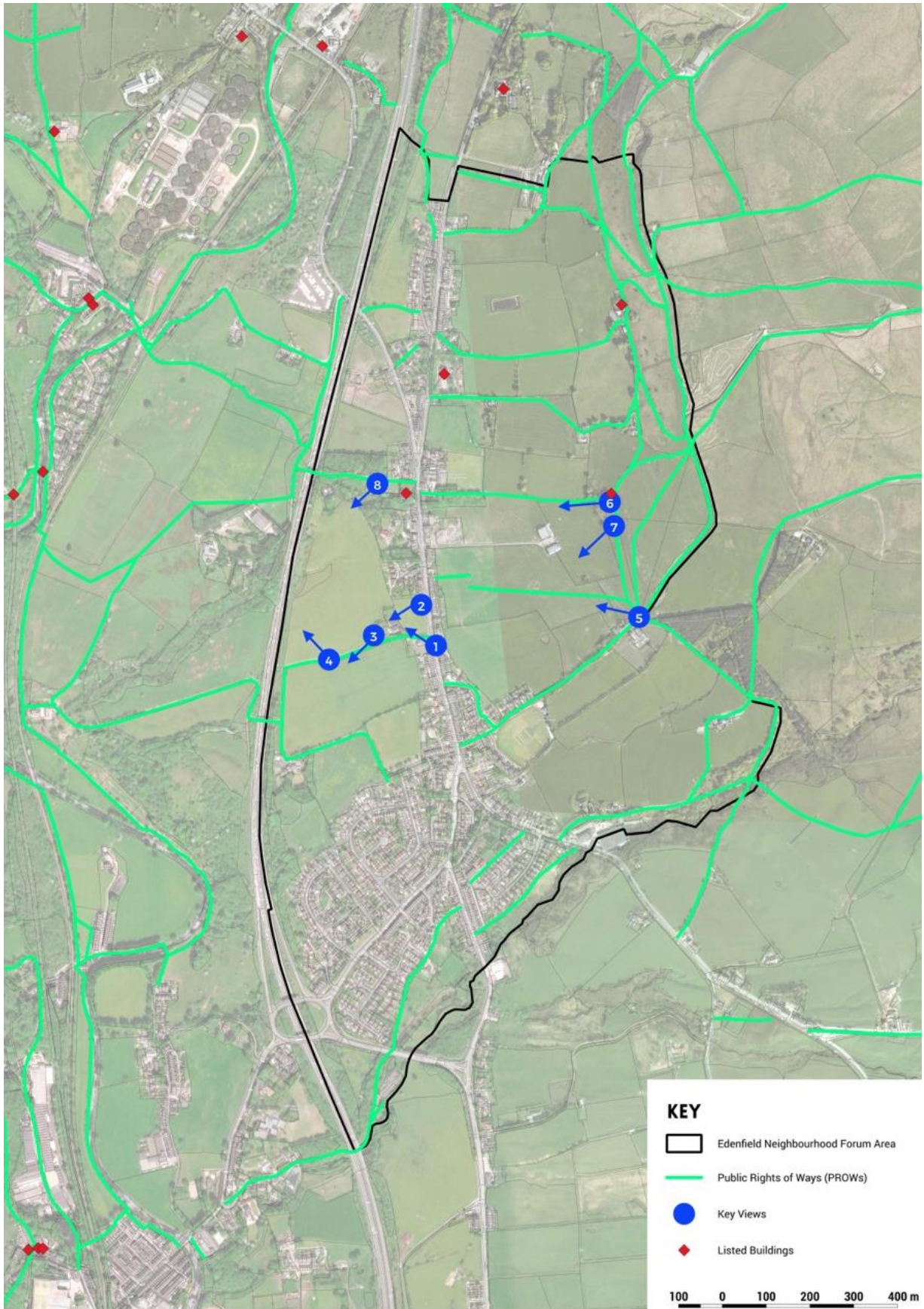


Figure 8. Map of Key Views in Edenfield

14. Delivery, monitoring and review

- 14.1 The Neighbourhood Plan is intended to guide development for a period of 15 years. It is recognised that there may be significant changes in national and local policy within this timeframe which the Neighbourhood Plan should respond to.

Policy DMR1. Local infrastructure delivery plan

1. The improvement or development of locally important infrastructure will be supported where it is needed to serve existing or new development, provided that the need for such facilities is consistent with other policies within this Plan and Paragraph 57 of the NPPF. A Local Infrastructure Delivery Plan (LIDP) which prioritises infrastructure requirements, priorities, funding and responsibilities will be kept up to date by the Neighbourhood Forum. This LIDP will inform infrastructure decisions whether they be through developer contributions, Section 106 agreements, Community Infrastructure Levy (as and when applicable in Rossendale) or other sources of funding.

- 14.2 This Neighbourhood Plan has been developed to plan sustainable growth for a period of up to 15 years (2021 – 2036). A formal review process in consultation with the community and Local Planning Authority should be undertaken at least once every 5 years, to ensure the Plan is still current and a remains a positive planning tool to deliver sustainable growth.

15. Appendices

Appendix 1: Policies Map

Appendix 2: Edenfield Factbook

Appendix 3: Edenfield Design Code

Appendix 4: Edenfield Local Greenspace Report

Appendix 5: Locally Important Views Report

Appendix 6: Consultation Statement and supporting documents

Appendix 7: Glossary

Acknowledgements

The Edenfield Community Neighbourhood Forum would like to extend their grateful thanks to the residents and businesses of Edenfield and the organisations listed below for their input, assistance and support. Without them this Neighbourhood Plan would not have been possible.

AECOM

Edenfield Cricket Club

Edenfield District Community Association

Edenfield Village Residents Association

Locality

Rossendale Borough Council Forward Planning Department

Troy Planning + Design

Edenfield Community Neighbourhood Forum

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Edenfield Community Neighbourhood Forum

www.edenfieldcommunityforum.uk

neighbourhoodplan@edenfieldcommunityforum.uk