

EDENFIELD COMMUNITY NEIGHBOURHOOD FORUM

To: Councillor Alyson Barnes, Leader; Michael Atherton, Head of Planning & Building Control
Rossendale Borough Council

24th November 2022

Dear Alyson and Mike,

The Edenfield Community Neighbourhood Forum (ECNF) is outraged by the recent announcement of a consultation on a Masterplan and Design Code for site H66 and the publishing of a planning application by Taylor Wimpey for development of their part of that site. The consultation period on both commences on 21st November and ends on 3rd January 2023. Effective consideration by residents and other interested parties of either one of these (both of which are complex and lengthy) in a six week period would be challenging. However, with the two consultations running concurrently and including the pre-Christmas period, the football World Cup and the Christmas holidays it is just ridiculous. It appears that this is a deliberate attempt to prevent effective consultation.

The atrocious timing of the consultations is compounded by the grossly inadequate notification of the start of the process. I received an e-mail on 21st November informing me of both the masterplan/design code consultation and the planning application but others who previously received notifications of Local Plan consultations have received nothing and that includes the Chair of the Edenfield Village Residents Association who is an obvious consultee. Any residents or businesses potentially affected by the proposals (which includes most, if not all, of those in Edenfield) should have been made aware of the proposals no later than the start of the consultation periods but it appears that very few have been. ECNF believes that this is in breach of planning regulations.

Furthermore, how can these two consultations run concurrently? Paragraph 119 of the Local Plan requires that eleven provisions are to be satisfied for the development for approximately 400 houses to be supported. Two of those conditions are:

- 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;*

It is clear that both the masterplan and design code for H66 must be agreed before planning applications for any of the individual sites are considered. The content of the masterplan and design code is surely integral to any planning application.

If for no other reason than this, the Council should not have validated the Taylor Wimpey planning application and that validation should now be withdrawn pending agreement of a masterplan and design code.

ECNF considers that this treatment of the residents and businesses of Edenfield is disgraceful and we insist that:

- 1) Any planning applications (including 2022/0451) for development on site H66 are not put to consultation until after the masterplan and design code for the entire site is agreed.

2) The consultation on the masterplan and design code is extended by at least two weeks.

I note that I have not had a response to my letter of 23rd October but please let me have your early response to the above.

Yours sincerely

Ian

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