

EDEN FAILED

AGAIN!!



OBJECT NOW!

OVER 400 HOUSES

***Serious Traffic, Pedestrian and
Cyclist Safety Concerns***

Parking Chaos

***Lack of Facilities ***

Further Release of Green Belt

(N.B. SEE OVERLEAF/DISPLAY IN WINDOW)

Rossendale Borough Council (RBC) are currently consulting on a revised Edenfield Masterplan/Design Code and Taylor Wimpey's (TW) Planning Application No: 2022/0451 for Central Edenfield.

Edenfield Community Neighbourhood Forum (ECNF) are of the view that they should both be rejected for the following primary reasons: -

- There continues to be **no agreed comprehensive masterplan for the whole site**, the revised version only representing the voice of TW. The masterplan should be led and developed by RBC or all four developers together as required by the RBC Local Plan
- **Serious traffic, cycle and pedestrian safety concerns** particularly the Market street mitigation measures and site of new proposed junctions across the North, Central and South of Edenfield. There is **no traffic assessment for the whole site** and **no road safety audit** despite previous recommendations
- **Phasing of building works has not be addressed**, in fact simultaneous building by all developers is mentioned which would be chaotic and lead to serious safety concerns for the road system and pedestrian/cycle safety
- **Infrastructure required for such a development is still being ignored**, particularly issues of schools and healthcare
- **Design codes as detailed in the Neighbourhood Plan produced for ECNF** and referred positively to in the Places Matter Design Review report are being **given very limited consideration**
- **TW development is cramped** and there is a **lack of green/landscaped spaces within the site** ignoring the recommendations in the Places Matter Design Review report
- Ecology, rainwater pollution and **flood risk** continue to be ignored, and the **SUDS located close to the A56 pose a serious road safety concern**
- **Serious concerns over the equality impact of the development.** All measures are geared towards the development of the H66 site to the detriment of existing residents resulting in **direct and indirect discrimination**. Current residents are being displaced from parking outside their houses on Market Street, Exchange Street and potentially elsewhere, some of whom are known to be frail and disabled. As a public body RBC have a duty under the Equality Act 2010 to eliminate discrimination. An equality impact assessment should be undertaken to ensure that the principles being applied to the H66 site are also applied to existing residents
- **Negative effect on local businesses and consequently the local economy from parking restrictions**, will result in decreased footfall and subsequently potential closure of businesses.
- **Proposed further release of Greenbelt** for the school, play area and car park at the north side of the village is not aligned to RBC Local Plan and will have an adverse impact on the environment/ ecology/water drainage and also raises safety issues at the already busy junction close to the school.

WHAT CAN YOU DO?

SUBMIT YOUR OWN OBJECTION to the Masterplan and Taylor Wimpey's Planning Application by the deadline on Friday 4th August 2023 (For details on how to object see ECNF website) and/or

SUPPORT THE OBJECTION BY ECNF. It is important that ECNF can demonstrate that their objections have wide popular support. Further details are available on the ECNF website www.edenfieldcommunityforum.uk, you can either complete the objection form on the website or tear off the slip below and deposit it in the letter boxes of either 123 Market Street or 2 Highfield Road, Edenfield no later than 31st July 2023.

CONFIRMATION OF SUPPORT OF ECNF OBJECTION

I/We support the representations by ECNF: -

Address :

Name: Signature:

Name: Signature:

Name: Signature:

Name: Signature:

N.B. Signatories must be aged 18 years and over and address provided to be valid.

If you have any queries contact Paul, 01706 828507