

# EDENFIELD COMMUNITY NEIGHBOURHOOD FORUM

## \*\* Development Proposals Update \*\*



### LAND WEST OF MARKET STREET

As has been previously reported Taylor Wimpey submitted, in late 2022, an application for permission to build 238 houses on their land to the rear of Pilgrim Gardens and Alderwood Grove. They also submitted an initial Masterplan for their own land plus the land adjacent to 5 Blackburn Road and the field between the bottom of Exchange Street and Chatterton Hey House.

The initial Masterplan lacked any real detail, and a revised version was submitted in May 2023. Following consultation responses and comments from Rossendale Borough Council (RBC) Planning Officers yet another Masterplan has now been produced. This second revised Masterplan can be accessed via [www.rossendale.gov.uk/edenfieldmasterplan](http://www.rossendale.gov.uk/edenfieldmasterplan) and consultation responses are sought by November 6. Yet again **it is important that residents let the Council have their views** either by email to [forwardplanning@rossendalebc.gov.uk](mailto:forwardplanning@rossendalebc.gov.uk) or by post to RBC, Futures Park, Bacup, OL13 0BB (All submissions should be headed "Edenfield Masterplan (September 2023 version)").

Residents may particularly wish to comment on the traffic/transport proposals which are very similar to the previous proposals and can be found on pages 46, 47 and 101 of the new Masterplan. Sadly, these proposals seem to have the broad support of Lancashire County Council (LCC) Highways as set out in their consultation response dated 29 August 2023 (also see comments below). Residents may also have concerns about the design proposals and that, as before, no information has been provided in respect of how any building work will be staggered. Indeed page 52 suggests that all construction work could be undertaken (by, as shown on page 55, five separate developers) simultaneously!

### LAND WEST OF BLACKBURN ROAD

It should be noted it is anticipated that a formal application for planning permission is likely to be published shortly, dealing with the land in the Northern part of Edenfield owned by Northstone (part of Peel Holdings) which will be accessed from Blackburn Road. This will be the subject of a separate consultation in due course.

### LAND AT ALDERWOOD (Situated to the rear of 153 to 163 Market Street)

A planning application (ref 2022/0577) has been submitted for the construction of nine properties. Access to this site was originally proposed to be off Market Street but following a very negative reaction to this from LCC Highways a possible alternative access arrangement off the Taylor Wimpey site has been included on page 45 of the latest Masterplan.

### TRANSPORT/TRAFFIC ISSUES



Following on from the last consultation, LCC Highways have produced a response broadly in support of the Market Street/Exchange Street proposals. The Forum, assisted by our transport consultants (SK Transport Planning) are urgently trying to challenge this position. In the meantime, we encourage residents to make their feelings known as part of the current consultation process. It seems that **many of the issues raised by LCC Highways in their letter of 24 February 2023 are not being pursued**. It also seems that **concerns, especially in respect of parking and volumes**

**of traffic, raised by the Forum and residents have been ignored. Similarly, safety concerns raised by the Forum and residents also appear to have been ignored.** Copies of the two LCC Highways letters (24 February and 29 August 2023) are available on the Forum website ([www.edenfieldcommunityforum.uk](http://www.edenfieldcommunityforum.uk)).

Copies are also available on the Forum's website of the transport/traffic representations sent to RBC for the last consultation, being an appraisal of the technical shortcomings produced on behalf of the Forum by SK Transport Planning and a summary of residents' comments compiled by the Forum.

## EDENFIELD COMMUNITY NEIGHBOURHOOD FORUM

The Forum is extremely grateful to all those who, in the past, have shown their support with a donation to Forum funds. Much of the Forum's efforts to date would not have been possible without these donations. Unfortunately, the costs of engaging transport consultants are ongoing, and the Forum hopes that residents can continue their support by donating to Forum funds as follows: -

### HOW TO DONATE

- By cheque made payable to Edenfield Community Neighbourhood Forum and posted to 123 Market Street or 2 Highfield Road
- By bank transfer to account number 26141914 sort code 01 01 42 account name Edenfield Community Neighbourhood Forum
- By credit/debit card, PayPal or Google Pay via GoFundMe.com (search for "Save Our Beloved Village")



All amounts received, large or small, will be much appreciated and used to fund the Forum's efforts on behalf of Edenfield residents.

### OTHER MATTERS

Forum members meet approximately every six weeks with RBC Planning Officers. These meetings are also open to our two local Councillors and other Councillors (usually from the Planning Committee and the Planning Portfolio Holder). Recent matters arising from these meetings which are likely to be of interest to Edenfield residents are as follows: -

- It is highly unlikely that any enhancement to health care facilities (doctors/dentists) will be secured as part of the house building proposals. RBC, as the planning authority, advise it does not have the power to insist on the provision of such facilities or the power to secure funding on behalf of the NHS.
- LCC Education Department, in discussions with RBC, now seem to be of the view that no expansion at either Edenfield or Stubbins school will be required, at least in respect of the Taylor Wimpey proposals (approximately 240 houses) and potentially in respect of the rest of any development in central Edenfield (approximately another 160 houses). The reason put forward is that there are sufficient spaces at other local schools (primarily at Balladen) which can be accessed within the Government's two-mile travel limit.
- RBC have appointed independent advisors to conduct a review of the geological suitability of the Taylor Wimpey land for building. In view of the issues arising, and whilst accepting any decision is ultimately with RBC, the Forum is considering whether a similar approach to transport/traffic issues may be appropriate.
- RBC are aware that, in respect of the last consultation, some responses have not been properly recorded on its website or in the list of Masterplan objections. RBC are trying to rectify the position. If anybody feels that their consultation comments have not been properly dealt with, then they should contact the RBC planning department accordingly.

[www.edenfieldcommunityforum.uk/join-us](http://www.edenfieldcommunityforum.uk/join-us)

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