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1 MAY 2020

Dear Warren

RE: HIGHWAYS ENGLAND CONSULTATION ON THE PRE-SUBMISSION VERSION OF THE ROSSENDALE LOCAL PLAN - LAND AT MARKET STREET, EDENFIELD

Thank you for your comprehensive response to our letter dated 17th April 2020. We do not accept that parts of our letter were misinformed or presented misleadingly. The purpose of our letter was to collate previous written comments and to ensure that all the points are fully considered.

We note on page 1 of your letter a reference to two email responses to Mr. Alan Ashworth's queries at Appendices D and C. The reference should be to Appendix C only; Appendix D is the copy of a letter to Anne Storah at Rossendale Borough Council.

Whether or not HE regard their issue with the site as "fundamental", the fact is that your letter restates in six bullet points HE's requirements of development of Site H72. You repeat under Summary Point 6 that those are HE's requirements. The first of those refers to "a comprehensive site ground investigation survey and geotechnical assessment incorporating new ground investigation and borehole surveys".

We note that elsewhere your letter states "Therefore, the extent to which the promoting authority, Rossendale Borough Council and development interests associated with the land have a detailed understanding of the site's developability as a whole at this stage is a matter for them", but our client's position is that developability is a material consideration in any Local Plan allocation.

We make the following observations on your responses to our summary questions:

- 1) On summary point 4 you state "The angles of the cuttings adjoining the proposed site allocation are not comparable with that at Woodcliffe". We pointed out that the angle of the cuttings adjacent to the A56, if it were to be widened at some future point, would be comparable with those of the land north of Blackburn Road which you claimed you could not support, we did not compare them with Woodcliffe.
- 2) At summary point 5 the statement made was taken directly from your first letter dated the 4th October 2018. Your response is surprising. You replace the "disturbance caused by earthworks and loading of the surrounding land by building upon" with "development of the site", although it is hard to see any practical distinction between those forms of wording.
- 3) Summary point 6. We note HE's interpretation of "catastrophic event".
- 4) Summary point 7. It is hard to see how you took our letter to imply that widening of the A56 is required due to the development of site H72.
- 5) Summary point 10. ECNF have previously advised Rossendale Borough Council that the mound in the centre of the H72 development is man-made.

We appreciate your assistance in helping us to gain a full and clear understanding of the issues involved and we look forward to any further comments in due course.

Yours sincerely

MICHAEL KITCHING

Director

CC Anne Stora – Rossendale Borough Council
Tony Blackburn – Rossendale Borough Council