

<b>Application Number:</b>	2022/0451	<b>Application Type:</b>	Full
<b>Proposal:</b>	Full application for the erection of 238 no. residential dwellings (Use Class C3) and all associated works, including new access, landscaping and public open space.	<b>Location:</b>	Land West of Market Street, Edenfield, Rossendale.
<b>Report of:</b>	Head of Planning and Building Control	<b>Status:</b>	For Publication
<b>Report to:</b>	Development Control Committee	<b>Date:</b>	07/10/2025
<b>Applicant:</b>	Taylor Wimpey (UK) Limited	<b>Determination Expiry Date:</b>	17/10/2025
<b>Agent:</b>	Mr Graham Lamb (Pegasus Group)		

<b>Contact Officer:</b>	<b>James Dalglish</b>
<b>Email:</b>	<a href="mailto:planning@rossendalebc.gov.uk">planning@rossendalebc.gov.uk</a>

<b>REASON FOR REPORTING</b>	
<b>Outside Officer Scheme of Delegation</b>	Yes – strategic residential application of 15 dwellings or greater.
<b>Member Call-In</b> Name of Member: Reason for Call-In:	N/A
<b>3 or more objections received</b>	Yes
<b>Other (please state):</b>	N/A

## HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:

### Article 8

The right to respect for private and family life, home and correspondence.

### Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

## 1. RECOMMENDATION

That Members resolve that they would be minded to grant planning permission and that the determination of the application hereafter be delegated to the Head of Planning, Chair of Development Control Committee and Vice Chair as follows:

(1) To complete a suitable Section 106 Agreement to secure:

- Provision of on-site public open space and play equipment as shown on the proposed plans.
- 72 units of affordable housing split 50:50 between affordable rent and shared ownership (i.e. 36 of each).
- Affordable housing monitoring fee of £1,232.
- Playing pitch/outdoor sport contribution for the provision of new and/or the improvement of existing playing pitches located in the area currently covered by the Borough of £191,114 (plus monitoring fee of 1% of the value of the contribution).
- Indoor and built sport facilities contribution for the provision of new and/or the improvement of existing indoor and built sports facilities located in the area currently covered by the Borough of £119,952 (plus monitoring fee of 1% of the value of the contribution).
- Open spaces contribution (parks, gardens and allotments) to be expended in covering the current shortfall in parks and gardens and in allotments in the local area / area currently covered by the Borough of £7,735 (plus monitoring fee of 1% of the value of the contribution).
- Greenbelt compensation contribution for the provision of public rights of way improvements in the local area / area currently covered by the Borough and improvements at Edenfield Cricket Club of £297,500 (plus monitoring fee of 1% of the value of the contribution).
- Biodiversity enhancement contribution for the enhancement of the habitat value of land within the ownership and / or control of the Council” of £57,150 (plus monitoring fee of 1% of the value of the contribution).
- Contribution of £28,738 towards the creation of 80m of multi user link path.
- Contribution of £250,000 towards the support / provision of bus services.
- Travel plan monitoring contribution of £12,000.
- Bus ticket contribution to reflect the cost of providing a 12-month bus ticket for each new household on the development, to promote sustainable modes of transportation.
- Management and maintenance of on-site landscaping and communal areas.
- Relevant up-to-date S.106 monitoring fees.

(2) To carry out drafting amendments to any planning condition, delete any planning condition, and to insert any other required planning conditions, and amend / vary any S.106 Agreement.

(3) To have discretion to refuse planning permission in the circumstance that the Section 106 Agreement is not completed within four months of the resolution to grant planning permission.

(4) That upon satisfactory completion of the above legal agreement that planning permission be granted subject to the conditions contained within this report or as amended by (2) above.

## **APPLICATION DETAILS**

### **2. SITE**

The enquiry relates to a substantial parcel of land located immediately to the west of Market Street and to the east of the A56, in Edenfield.

To the south of the site there is a recreation ground, which is largely screened by trees. A Public Right of Way runs through the site, along the western boundary and then along the southern boundary to link with Exchange Street. To the south east are the majority of the local shops and amenities in Edenfield.

The site is bound by Market Street and its associated properties to the east. Mushroom House (a residential dwelling) is outside the application site (red line) boundary; however, the application site surrounds it. Access to Mushroom House is via Market Street down a lane.

To the immediate north of the site is a nursing home and a wooded area around Edenfield Parish Church.

Immediately due west of the site, the A56 dual carriageway forms a barrier to the open land beyond. A bridge immediately beyond the western site boundary provides pedestrian access to the other side of the A56.

The majority of the site comprises undeveloped former agricultural land, with hedgerows, patches of woodland and individual trees along the site boundaries.

The site is located within proximity of a variety of amenities including shops and schools. This includes Edenfield Church of England Primary School (0.5km), Stubbins Primary School (1.5km) and Haslingden High School (2.5km).

There are no European designated sites for nature conservation located within the Site or within 5km of the Site boundary. It is also not located within a nationally designated site for nature conservation, however there are three Sites of Special Scientific Importance (SSSI) within the surrounding area, including:

- Hodge Clough SSSI c. 980m west;
- Lower Red Lees Pasture SSSI c. 1.5km south west; and
- West Pennine Moors SSSI c. 1.8km west.

There is no Ancient Woodland within the site, the closest to the site is Great Hay Clough c. 40m west on the opposite side of the A56.

The site is located entirely within Flood Zone 1.

There are no designated heritage assets within the site. The closest Listed Building to the site is Edenfield Parish Church located c. 100m north east, which is a Grade II\* Listed Building.

The site is not located in an area formally designated for its landscape features. The site lies within a landscape character type referred to as 'Settled Valleys' in the landscape study which forms part of the evidence base for the Local Plan.

The site forms part of a wider allocation (ref: H66) in the adopted Local Plan for residential development. Site specific policy H66 within the Local Plan contains detailed requirements for development proposals on the site.

### 3. RELEVANT PLANNING HISTORY

2022/0015 - Land Adjacent 59 Blackburn Road, Edenfield - Outline application (all matters reserved) for up to 6 dwellings – Committee Minded To Approve Subject to a Section 106 Agreement and Conditions. *Refers to a separate parcel of land within the same allocation, to the north of the current application site.*

2023/0396 - Full application for residential development comprising no. 50 units (Use Class C3) and local infrastructure project including all associated work, landscaping and public open space – Approved. *Refers to a separate parcel of land within the same allocation, to the north of the current application site.*

### 4. PROPOSAL

Full planning permission is sought for the erection of up to 238 no. new dwellings on the site, with associated access, parking, landscaping and other works.

The submitted plans show a new proposed site access from Market Street leading into the site, with secondary roads branching from it to form several residential streets.

The proposed mix of houses includes dwellings which are predominantly 2 storeys high with a smaller number of 2.5 storey dwellings. The houses would comprise a mix of two, three, four and five-bedroom properties.

It is proposed that 72 of the dwellings would be classed as affordable homes, split between a mix of dwellings for affordable rent (36) and shared ownership (36). The affordable homes would comprise a mix of 2, 3 and 4 bed dwellings.

A variety of house types are proposed, comprising terraced, detached and semi-detached dwellings. Each home would have space for vehicle parking and a private garden area. Single storey garages are proposed on certain plots.

It is proposed that the dwellings would be constructed of a variety of facing and roofing materials, comprising a mix of the following:

- Natural stone
- Artificial / reconstituted stone
- Red brick (of two different types, varying in colour)
- Artificial stone heads and sills
- Black and anthracite coloured UPVC windows, doors and garage doors
- Natural roofing slates
- Pitched weathered artificial slate roof tiles
- Front entrances to feature timber framed mono/dual pitched canopies
- Render at first floor level on specified elevations of certain plots
- Buff brick to rear elevations on certain plots

Areas of public open space are also proposed within the site, along with a Local Equipped Area for Play (LEAP). A landscaped belt is proposed along the western part of the site, and it is proposed to plant a significant number of new trees throughout the development.



At the northern end of the site, the proposed dwellings would be offset from the boundary, thereby maintaining the natural barrier between this site and the remainder of the allocation formed predominantly by existing landscaping.

A mix of boundary treatments and retaining structures of varying heights and styles would be incorporated across the scheme including acoustic fencing, timber fencing and stone and brick walling.

The primary roads and footways running through the site, including the shared multi-user route and cycleway, would be surfaced in asphalt / tarmac. Private drives would be surfaced in both tarmac and block paving. Driveways would be surfaced in black tarmac and raised tables would be in block paving. The main roads within the site would be adopted by the local highway authority, with the remainder of paths and public open space managed and maintained by a private management company for the lifetime of the development.

A sustainable drainage feature is proposed to be incorporated in the south western part of the development.

The proposed plans have evolved considerably over the course of the application period, with negotiations between officers and the applicant resulting in considerable changes to the scheme. Numerous rounds of public and statutory consultation have been undertaken as the scheme has progressed, with comments received assisting and informing officers when undertaking negotiations.

Some significant changes to the scheme which have been secured include:

- The inclusion of a multi-user path extending the full length of the site alongside the area of open space to the west of the proposed built area, to link to areas north and south of the site.
- Inclusion of a cycleway through the centre of the development.
- Amendments to the proposed facing materials of the houses to incorporate substantially more natural stone and render, with buff brick to less visible rear-elevations.
- Amendments to the originally proposed roofing materials from standard tiles to natural slates and a high-quality artificial slate-effect tile.
- Improvements to the proposed landscaping and planting.
- Re-arrangement of materials layout to create more distinct character areas within the development.
- Re-location of proposed site compound location to lessen impact on neighbouring properties during the construction period.

## 5. POLICY CONTEXT

### **National Planning Policy Framework ('The Framework')**

To be read and considered as a whole, but with particular emphasis on the following sections:

Section 2	Achieving Sustainable Development
Section 4	Decision Making
Section 5	Delivering a Sufficient Supply of Homes
Section 6	Building a Strong, Competitive Economy
Section 8	Promoting Healthy and Safe Communities
Section 9	Promoting Sustainable Transport

Section 11	Making Effective Use of Land
Section 12	Achieving Well Designed Places
Section 13	Protecting Green Belt Land
Section 15	Conserving and Enhancing the Natural Environment
Section 16	Conserving and Enhancing the Historic Environment

## **Development Plan**

### **Adopted Rossendale Local Plan**

To be read and considered as a whole, but with particular emphasis on the following sections:

SS: Spatial Strategy  
SD1: Presumption in Favour of Sustainable Development  
SD2: Urban Boundary and Green Belt  
SD3: Planning Obligations  
SD4: Green Belt Compensatory Measures  
H66: Land West of Market Street, Edenfield  
HS1: Meeting Rossendale's Housing Requirement  
HS2: Housing Site Allocations  
HS3: Affordable Housing  
HS4: Housing Density  
HS5: Housing Standards  
HS6: Open Space Requirements in New Housing Developments  
HS7: Playing Pitch Requirements in New Housing Developments  
HS8: Private Outdoor amenity space  
ENV1: High Quality Development in the Borough  
ENV2: Historic Environment  
ENV3: Landscape Character and Quality  
ENV4: Biodiversity, Geodiversity and Ecological Networks  
ENV5: Green Infrastructure networks  
ENV6: Environmental Protection  
ENV9: Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality  
ENV10: Trees and Hedgerows  
LT2: Community Facilities  
TR1: Strategic Transport  
TR2: Footpaths, Cycleways and Bridleways  
TR3: Road Schemes and Development Access  
TR4: Parking

### **Edenfield Neighbourhood Plan ('Neighbourhood Plan')**

Policy UB1. Development and the Urban Boundary  
Policy HO1. Identified housing needs  
Policy HO2. Affordable housing delivery  
Policy HO3. Affordable housing eligibility  
Policy HO4. Site H66 design and layout  
Policy D1. Design and amenity standards and village character  
Policy D2. Built heritage and character  
Policy HE1. Conservation and enhancement of heritage assets  
Policy HE2. Non-designated heritage assets  
Policy HE3. Planning applications and heritage assets  
Policy HE4. Site H66 mitigation measures  
Policy T1. Promotion of sustainable forms of transport

Policy T2. Mitigation measures and Transport Assessments  
 Policy LC1. New, improved or extended community facilities  
 Policy LC2. Sports facilities  
 Policy LC3. Required local infrastructure  
 Policy LC4. Policies for sports facilities  
 Policy GI1. Local Green Space designations  
 Policy GI2. Wildlife areas and green spaces connectivity  
 Policy GI3. Footpaths, cycle paths and green spaces accessibility  
 Policy GI4. New development and Local Green Spaces  
 Policy NE1. Locally Important Views  
 Policy NE2. Development proposals and the local environment  
 Policy NE3. Development and landscape and topography  
 Policy NE4. Development and ecology  
 Policy NE5. Site H66 watercourses and ecology

### **Other Material Considerations**

Edenfield Masterplan, Design Code and Phasing & Implementation Strategy  
 National Planning Practice Guidance  
 National Design Guide  
 Alterations and Extensions to Residential Properties SPD  
 Open Space and Play Equipment Contributions SPD  
 Affordable Housing SPD  
 Climate Change SPD  
 Planning (Listed Buildings and Conservation Areas) Act 1990  
 LCC Planning Obligations in Lancashire (2008)

## **6. CONSULTATION RESPONSES**

<b>Consultee</b>	<b>Comments</b>	<b>Conditions</b>	<b>Contribution</b>
Forest of Rossendale Bridleway Association	Object	No	No
Ancient Monuments Society	None	No	No
Bury Metropolitan Borough Council	No objection	No	No
Cadent	No objection	No	No
The Coal Authority	No objection	No	No
Greater Manchester Ecology Unit	No objection	Yes	Yes
Electricity North West	None	No	No
Environment Agency	No comments	No	No
Land Contamination Consultant	No objection	Yes	No
Fire Brigade	Advice provided	No	No
Conservation Consultant	No objection	No	No
Health and Safety Executive	No objection	No	No
LCC Archaeology	No objection	No	No
LCC Development Management	None	No	No
LCC Lead Local Flood Authority (LLFA)	No objection	Yes	No
LCC Minerals and Waste Planning	None	No	No
LCC Public Health	None	No	No
LCC Public Rights of Way	Advice provided	No	Yes
LCC Highways	No objection	Yes	Yes

National Grid	None	No	No
Landscape Consultant	Advice provided	No	No
Police Architectural Liaison	None	No	No
RBC Building Control	No comments	No	No
RBC Environmental Health	No objection	Yes	No
RBC Forward Planning	No objection	No	Yes
RBC Strategic Housing	No objection	No	Yes
RBC Operations	Advice provided	No	No
RBC Parks	None	No	No
Tree Consultant	No objection	Yes	No
United Utilities	No objection	Yes	No
Natural England	No objection	No	No
LCC Schools Planning Team	Objection	No	No
East Lancashire NHS Trust	Advice provided	No	Yes
Lancashire Badger Group	None	No	No
Historic England	No comments	No	No
National Highways	No objection	Yes	Yes
Rossendale Primary Care Network	Objection	No	Yes
Mott MacDonald (Geotechnical Consultant)	No objection	Yes	No

## 7. REPRESENTATIONS

It should be noted that a separate consultation was carried out by the Council's Forward Planning team on the Masterplan / Design Code. Comments received during that separate consultation relating to the Masterplan / Design Code have been appropriately considered separately to this planning application.

In relation to this planning application and to accord with the General Development Procedure Order, site notices were posted and neighbour letters were sent out. A notice was also published in the Rossendale Free Press.

Over 420 letters of objection / representations have been received to the planning application raising the following issues in summary:

### Planning Policy

- *The application is not compliant with the Local Plan Site-Specific H66 requirements.*
- *Does not fully accord with Masterplan.*
- *The Edenfield Community Neighbourhood Forum (ECNF) Design Code has not been considered.*
- *Concerns raised about premature submission, misleading documentation, and lack of clarity.*
- *Non-compliance with national and local policy.*
- *Unsustainable development.*
- *Brownfield sites should be built on instead.*

### Highways, Traffic and Parking

- *Parking, access and highway safety concerns.*
- *Market Street and surrounding roads are already congested; the development would exacerbate this.*
- *No comprehensive Transport Assessment or Road Safety Audit has been provided.*
- *Concerns over emergency access, pedestrian safety, and impact on public transport.*
- *Loss of on-street parking for existing residents; proposed mitigation considered inadequate.*
- *Impacts on rights of way.*

### Infrastructure and Services

- *Local schools are at or over capacity; no confirmed land or funding for expansion.*
- *No GP surgery or NHS dentist capacity in Edenfield; surrounding services are overstretched.*
- *Concerns over utilities (water pressure, sewage, electricity) and lack of infrastructure.*

### Environmental and Flood Risk

- *Development would result in the loss of former Green Belt land.*
- *Harm to wildlife and habitats.*
- *Increased surface water runoff poses flood risk to the A56 and downstream communities.*
- *SuDS pond location near A56 embankment raises safety concerns.*
- *Environmental impacts, biodiversity and climate change adaptation not fully addressed.*
- *Flood risk concerns and inadequate drainage.*

### Design, Density and Character

- *Proposed density inappropriate.*
- *Loss of existing features / landscape.*
- *Impact on outlook and long-distance views.*
- *Harm to visual amenity and landscape character.*
- *Design considered out of keeping with Edenfield's historic character and built form.*
- *Concerns over visual impact, loss of views, and proximity to listed buildings.*
- *Green space provision considered inadequate and poorly located.*

### Community and Economic Impact

- *Development would increase the village population by a large amount.*
- *Harm to neighbour and residential amenity.*
- *Overlooking and loss of privacy.*
- *Harm to wellbeing.*
- *Noise and air pollution.*
- *Concerns over loss of village identity and community cohesion.*
- *Impact on local businesses due to parking restrictions and construction disruption.*
- *Question the affordability of proposed homes; lack of provision for elderly, disabled, or first-time buyers.*
- *Impact on house prices.*
- *Other concerns with the proposed development.*
- *Dislike of the proposals.*

### Consultation and Engagement

- *Consultation process considered inadequate and poorly timed.*
- *Accessibility and clarity of documentation criticised.*

- No Equality Impact Assessment provided.

### Organisational and Stakeholder Objections

*Objections submitted by Edenfield Community Neighbourhood Forum and other local groups.  
Particular interest / user group objections.*

## **8. ASSESSMENT**

Paragraph 11 of the Framework contains a presumption in favour of sustainable development. For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

The Council cannot currently demonstrate a five-year supply of deliverable housing land within the Borough. Therefore, the weight to be afforded to the Council's Local Plan policies important to the determination of any planning application is a matter for the decision maker. The need for an assessment / balancing exercise in the context of paragraph 11(d) of the Framework is therefore triggered at the time of writing.

### **Principle**

The site is contained entirely within housing allocation H66 in the adopted Local Plan. Therefore, subject to compliance with the site-specific criteria outlined in policy H66 in the Local Plan, and the site-specific criteria outlined in policy HO4 of the Edenfield Neighbourhood Plan, the development is considered acceptable in principle.

The site is in a relatively sustainable location, adjacent to the existing built form of development and is within walking distance of facilities and services within the settlement of Edenfield, along with a public transport link. There is a primary school, a church, recreation facilities, and a small selection of shops in close proximity to the site.

### **Site Specific Policies**

#### Local Plan Policy H66

Policy H66 of the Local Plan is relevant to this application. It is a site-specific policy for applications made on land contained within the wider Housing Allocation H66. The current application constitutes a significant proportion (but not the entirety) of allocation H66.

An assessment of the development's compliance with Policy H66 is set out below, with the policy wording written in *italics*, and officers' comments following each point.

Policy H66 states:

*“Development for approximately 400 houses would be supported provided that:*

- 1. The comprehensive development of the entire site is demonstrated through a masterplan with an agreed programme of implementation and phasing;*

The Masterplan, Phasing and Implementation Strategy and Design Codes were approved by the Council's Cabinet on 18th September 2024, with any future amendments to the Phasing and Implementation Strategy to be brought back to Cabinet for agreement. Accordingly, it is considered that criterion 1 has been complied with.

- 2. The development is implemented in accordance with an agreed design code;*

It is considered that criterion 2 has been complied with. This is discussed in further detail in the Visual Amenity and Landscape Impact section below.

- 3. A Transport Assessment is provided demonstrating that the site can be safely and suitably accessed by all users, including disabled people, prior to development taking place on site. In particular:*

- i. safe vehicular access points to the site are achieved from the field adjacent to no. 5 Blackburn Road and from the field opposite nos. 88 – 116 Market Street. Full details of access, including the number of access points, will be determined through the Transport Assessment work and agreed with the Local Highway Authority;*
- ii. agree suitable mitigation measures in respect of the capacity of Market Street to accommodate additional traffic. Improvements will be needed to the Market Street corridor from Blackburn Road to the mini-roundabout near the Rawstron Arms. Measures to assist pedestrian and vulnerable road users will be required;*

It is considered that criterion 3 has been complied with. This is discussed in further detail in the Highway Safety section below.

- 4. A Heritage Statement and Impact Assessment is provided and suitable mitigation measures are identified and secured to conserve, and where possible, enhance the setting of the Church, the non-designated heritage assets which include Chatterton Hey (Heaton House), Mushroom House, and the former Vicarage, and the other designated and non-designated heritage assets in the area;*

It is considered that criterion 4 has been complied with. This is discussed in further detail in the Heritage Impact section below.

- 5. Specific criteria for the design and layout needs to take account of:*

- i. Retention and strengthening of the woodland enclosures to the north and south of the Church*
- ii. The layout of the housing parcels should be designed to allow views to the Church to continue*
- iii. The relationship of the new dwellings to the Recreation Ground to ensure safe non-vehicular access is provided*

- iv. Public open space to be provided along the woodland area south of the brook/Church enclosure*
- v. 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*
- vi. Materials and boundary treatments should reflect the local context*

It is considered that criterion 5 has been complied with. This is discussed in further detail in the later sections of the report.

*6. An Ecological Assessment is undertaken which identifies suitable mitigation measures for any adverse impacts particularly on the Woodland Network and stepping stone habitat located within the site.*

It is considered that criterion 6 has been complied with. This is discussed in further detail in the later sections of the report.

*7. Compensatory improvements must be provided to the Green Belt land in proximity of the site in accordance with Policy SD4.*

It is considered that criterion 7 has been complied with. This is discussed in further detail in the Green Belt Compensation Measures section below.

*8. Geotechnical investigations will be required to confirm land stability and protection of the A56, and consideration paid to the suitability or not of sustainable drainage systems on the boundary adjoining the A56.*

National Highways have raised no objection to the development, and have recommended a planning condition securing the submission and approval of geotechnical details to ensure there is no adverse impact on land stability in relation to the A56 Trunk Road or adjacent land. In addition, the Council has commissioned Mott MacDonald (geotechnical consultant) to review the proposals, and they have concluded that planning permission can be granted subject to the proposed conditions. Based on the response from National Highways and Mott MacDonald, it is considered that criterion 8 has been complied with.

*9. Provision will be required to expand either Edenfield CE Primary School or Stubbins Primary School from a 1 form entry to a 1.5 form entry primary school, and for a secondary school contribution subject to the Education Authority. Land to the rear of Edenfield CE Primary School which may be suitable is shown on the Policies Map as 'Potential School and Playing Field Extension'. Any proposals to extend the schools into the Green Belt would need to be justified under very special circumstances and the provisions of paragraph 144 of the NPPF;*

Lancashire County Council's Schools Planning Team has confirmed that an education contribution is not required.

They have objected on the grounds that land to the rear of Edenfield CE Primary School has been identified for future school extension (LCC require that this land is transferred at nil cost), and that confirmation of the land transfer mechanism has not been provided.

However, land ownership and the transfer of land are not material planning considerations – they are matters which must be resolved privately between the parties involved (in this case the land owner and the education authority). Given that LCC have stated that an education contribution is not required to mitigate / accommodate the new dwellings proposed in this planning application,



there are no grounds to conclude that the development is unacceptable in terms of its impact on education provision.

As such, it is considered that criterion 9 has been complied with.

*10. Noise and air quality impacts will need to be investigated and necessary mitigation measures secured;*

It is considered that criterion 10 has been complied with. This is discussed in further detail in the report below.

*11. Consideration should be given to any potential future road widening on the amenity of any dwellings facing the A56.”*

National Highways have been consulted on the application and have raised no objection on the above grounds. There is no evidence before officers to demonstrate that land within the application site would be needed for any future widening of the A56. Therefore, it is not considered reasonable to request further mitigation measures are incorporated within the development site, in order to reduce the potential impact that would result from the A56 being widened. Accordingly, it is considered that criterion 11 has been complied with.

#### Neighbourhood Plan Policy HO4 (Site H66 Design and Layout)

An assessment of the development's compliance with Policy HO4 is set out below, with the policy wording written in *italics*, and officers' comments below.

*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.*

The proposed scheme retains the relevant woodland parcel, and proposes additional planting in that area.

*b) The layout of the housing parcels should be designed to allow views to the Church to continue.*

The layout of the development will allow key views of the Church to be retained. The Council's heritage consultant also notes that *“The application site sits a short distance from Edenfield Parish Church, however, any visual impact on its setting will be limited due to the sightline being obscured by existing dwellings and the Church being set back from the road, meaning that any shared views will be limited. Overall, I feel that the amended plans will have a limited impact on the setting of the NDHAs as discussed above, and no impact on the Grade II\* listed Church.”*

*c) The relationship of the new dwellings to the Recreation Ground to ensure safe nonvehicular access is provided.*

The proposed layout includes non-vehicular access to the Recreation Ground.

*d) Public open space to be provided along the woodland area south of the brook/Church enclosure.*

The proposed layout includes a substantial area of public open space at the northern end of the site, which abuts the woodland area south of the Church.

*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.*

The proposed development includes a significant amount of new soft landscaping and tree / shrub planting throughout the site. There is also a substantial amount of public open space proposed, in particular around the western part of the site where the new Green Belt boundary sits.

*f) Materials and boundary treatments should reflect the local context.*

After a significant amount of negotiation between officers and the applicant, it is considered that the latest plans now include materials and boundary treatments that reflect local context and are appropriate on the site. Further discussion of this topic is included further below in the report.

To conclude, it is considered that Policy HO4 of the Neighbourhood Plan has been complied with.

### **Visual Amenity and Landscape Impact**

Paragraph 135 of the Framework states that planning decisions should ensure that developments:

*a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Site Specific Policy ref: H66 specifically requires a masterplan, a phasing and implementation strategy and design codes to be provided. It also requires that the design and layout of any development on the site needs to take account of the following:

- *Retention and strengthening of the woodland enclosures to the north and south of the church.*
- *The layout of the housing parcels should be designed to allow views to the Church to continue.*
- *The relationship of the new dwellings to the recreation ground to ensure safe non-vehicular access is provided.*
- *Public open space to be provided along the woodland area to the south of the brook/church enclosure.*
- *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.*
- *Materials and boundary treatment should reflect the local context.*

As previously discussed, Policy HO4 of the Neighbourhood Plan also contains specific requirements relating to visual and landscape impact.

Other relevant policies of the Local Plan such as SD2 and ENV1 also require developments of this kind to be of the highest possible quality.

A Masterplan and Design Code for H66 has been approved with the Masterplan identifying the application site as being within the 'Village Streets' and 'Edenfield Core' area types. These area types have specific Design Codes with rules for key characteristics such as density, massing, height, building materials, etc.

H66 is listed in Policy SD2 as being land removed from the Green Belt on the basis that exceptional circumstances exist. The policy expects that the design of development on sites such as H66 will minimise the impact on the character of the area and addresses relevant criteria in policy ENV3.

Local Plan Policy ENV1 expects all new development to be high quality and to take account of the character and appearance of the local area, including, as appropriate, a list of criteria set out under the policy.

Policy ENV3 seeks to protect and enhance the distinctive character of Rossendale and supports developments which are in scale and keeping with landscape character, and which are appropriate to its surroundings in terms of siting, design, density, materials, and external appearance and landscaping.

Alongside the design and layout criteria set out under Policy HO4 of the Edenfield Neighbourhood Plan, the Neighbourhood Plan also contains specific policies relating to design, local character and landscape.

Appendix 3 of the Neighbourhood Plan includes an Edenfield Design Code, which aims to raise appreciation for Edenfield's existing village character, and to strengthen and protect the village setting. The Design Code identifies distinctive character areas within the Edenfield Neighbourhood Area, with the application site falling mainly within Character Area 5 (Former Rural Fringe).

Following an independent design review by Places Matter (at Masterplan stage) and feedback from officers, the proposed scheme has been revised significantly from that originally submitted, resulting in a revised layout, incorporation of a multi-user path down the western portion of the site, amended house types and significant amendments to the proposed facing and roofing materials (including more natural stone and slate, along with rendered elevations and buff brick on less visible rear elevations).

As originally submitted, no natural stone-faced dwellings were proposed. Most dwellings were originally proposed to be red brick, with some artificial stone dwellings on more prominent plots. All roofs were originally proposed to be constructed of standard concrete tiles.

Over the course of the application, officers have negotiated a significant change to the proposed facing materials and roofing materials, to increase the visual quality of the development, bring it into accordance with local context, and create a higher quality appearance to the proposed streets in both short and long-distance views.

As now proposed, the proposed facing materials distribution is as follows:

No. Plots completely Natural Stone: 51 (21.4%)  
No. Plots Natural Stone and Another Material (render or buff brick): 24 (10.1%)  
No. Plots completely Artificial Stone: 28 (11.8%)  
No. Plots Artificial Stone and Another Material (render or buff brick): 14 (5.9%)  
No. Plots completely Brick: 114 (47.9%)  
No. Plots Brick and Render: 7 (2.9%)

All natural stone plots will have natural slate roofs, and all other plots will have a high quality artificial slate-effect tile (Pitched Weathered Weinerberger Rivius Antique Slate) to match that approved recently on the northern portion of allocation H66 (ref: 2023/0396).

The proposed palette of materials (particularly the increased use and distribution of natural stone) is now considered to be in accordance with the relevant design codes and site-specific criteria for H66. The incorporation of rendered elevations into the mix of materials will add visual interest and variety to the new street scenes.

The materials layout has been considered and officers have secured numerous significant amendments, to ensure that the layout of materials creates strong character areas within the site appropriate to the areas and appropriate materials, layout and design identified in the approved Masterplan as follows:

*Village Streets* - red brick and render (combination of uniform effect and varied tone brick), and both natural and reconstituted stone. Grey roofing (slate and high quality modern equivalent).

*Edenfield Core* - natural and reconstituted stone and red brick. Grey roofing (slate and high quality modern equivalent).

It is considered that the proposal now aligns with both the approved Masterplan and the design codes contained within the Neighbourhood plan – utilising a range of both traditional and complementary materials which respond to local character and the site's context.

Parking within the site has been amended following feedback from officers to avoid dominating the development and street scene. Soft landscaping and planting are incorporated both within private plots and communal areas, helping to soften the visual impact of hard surfaces and parked vehicles.

The dedicated parking area adjacent to the site entrance off Market Street will be partly obscured by a landscaped (grassed) mound and will be surrounded by extensive planting; it is considered that it's visual impact has been appropriately addressed.

Retaining walls associated with individual house plots will be constructed of matching materials to the associated house, and amendments have been made to the boundary treatment proposals to increase the amount of planting and minimise the visibility of any timber panel fencing throughout the development.

In terms of scale and massing, the majority of proposed dwellings on the site are two storeys in height; however, the layout also incorporates 2.5 storey dwellings on a limited number of plots. This variation in building heights reflects feedback from the Places Matter Design Panel, who encouraged greater diversity in rooflines and build-heights.

Design Code AT/EN 03 for site H66 states that 2.5 storey development which does not obstruct key views can add interest to the street scene. It is considered that an appropriate number of such plots are included to maintain visual interest whilst avoiding dominating the development. Similarly, the proposed scale is considered to align with Code USB1 (Building Height) of the Neighbourhood Plan. Overall, the scale and height of the proposed development are deemed appropriate, taking into account the surrounding residential context, key views and the site's specific characteristics.

Taking into account the considerations outlined above, it is concluded that, on balance, the proposed development is acceptable in terms of its visual amenity and impact on the landscape.

## **Heritage Impact**

Policy ENV2 of the Local Plan follows the approach of Section 16 of the Framework concerning the historic environment, and states:

*“Proposals affecting a designated heritage asset (or an archaeological site of national importance) should conserve those elements which contribute to its significance. Less than substantial harm to such elements will be permitted only where this is clearly justified and outweighed by the public benefits of the proposal.”*

The land is located to the south of the Grade II\* listed Edenfield Parish Church. The site is also located adjacent to three non-designated heritage assets: Chatterton Hey House (Heaton House), Mushroom House and the Old Vicarage.

The principle statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 is to preserve the special character of heritage assets, including their setting.

In accordance with Criterion 4 of Policy H66 of the Local Plan, the applicant has provided a Heritage Statement that evaluates the impact of the proposed development on the significance of nearby designated heritage assets.

The Council's heritage consultant has reviewed the proposals and has stated:

*“The amended plans will cause no harm to the Grade II\* listed Edenfield Parish Church as there have been no alterations to the proposals within its setting. Additionally, there have been no alterations to the proposed plans surrounding Chatterton Hey and the existing wooded area is to be retained, meaning that there will be no further impact on its setting. The communal parking area to the north east of Mushroom House will likely have a no notable impact on the setting*

*of the NDHA, as noted above the mature garden at Mushroom House is to be retained and dwellings will be erected between the parking area and the NDHA, as such views of the parking area from the setting of Mushroom House will be limited.*

*I have reviewed the application documents and considered these against the relevant statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990, the national policy guidance contained in Chapter 16 of the NPPF and Local Plan policy ENV2. I consider that the proposed development, which includes amendments to the layout of the proposed scheme, to cause no discernible level of harm or loss of significance to the heritage assets identified above. As such the proposal complies with the objectives contained in Chapter 16 of the NPPF and the Local Plan (ENV2) and I raise no objections from a heritage perspective.”*

Officers concur with the heritage consultant, and consider that the scheme will adequately preserve the setting and character of, and views towards / from, nearby heritage assets.

### **Residential Amenity**

Interface plans have been submitted, which demonstrate that the new dwellings will be sufficiently separated from existing dwellings to avoid unacceptable impacts on privacy, outlook or daylight.

The development will undoubtedly alter the character of views and outlook from a number of existing residential properties, and it is noted that several residents have raised concerns in this respect. In relation to the interface between the new dwellings and the rear of the existing properties on Alderwood Grove, where concerns have been raised, a suitable separation distance of around 20m is generally provided. Amendments have also been made to the proposed landscaping. It is acknowledged that this will not prevent a significant change in outlook from the rear of those properties, which have until now enjoyed open views and outlook.

However, it needs to be borne in mind that the site is already allocated for significant residential development in the Local Plan, and in this case the scheme has been designed and laid out in such a way (through separation distances, building heights, boundary treatment and proposed landscaping / planting, as amended) that unacceptable impacts on residential amenity will be avoided. Officers have worked with the applicant to secure amendments to boundary treatments / planting to minimise impacts where possible.

Policy HS8 of the Local Plan requires all new residential development to provide adequate private outdoor amenity space, which should be in the form of gardens. The proposed dwellings would provide an acceptable amount of indoor space for future occupants, and sufficient private outdoor amenity space / gardens.

In addition, the applicant has demonstrated that at least 20% of the proposed dwellings would be specifically tailored to meet the needs of elderly or disabled residents, or be easily adaptable in line with the Optional Standards M4(2) of the Building Regulations – as required by Local Plan policy HS5.

Given the proximity of nearby residential properties and the scale of the proposed development, it is considered appropriate to include a condition restricting the hours of construction on site. The Council's Environmental Health team has been consulted on the application, and has raised no objection subject to the inclusion of such a condition.

Additionally, the case officer has negotiated with the applicant to amend the proposed location of part of the site construction compound from Plots 4-11 to Plots 44-50, to provide a suitable buffer

between it and the existing houses on Alderwood Grove. A further condition has been included following discussions between the case officer and neighbouring residents, who expressed concern about potential disturbance arising from the location and operation of site compounds during the construction phase. In response to these concerns, the condition seeks to restrict the placement of compounds to the agreed areas shown on the approved plans, thereby helping to mitigate noise, visual intrusion, and disruption to residential amenity throughout the build period.

The proposed development is considered acceptable in terms of residential amenity.

### **Access, Parking and Highway Safety**

Paragraph 116 of the National Planning Policy Framework states that development should only be refused on highways grounds if it would result in an unacceptable impact on highway safety, or if the residual cumulative impacts on the road network - after mitigation - would be severe, taking into account all reasonable future scenarios.

In accordance with Policy H66 of the Local Plan, a Transport Assessment has been submitted to demonstrate that the site can be safely and suitably accessed by all users.

A range of off-site highway mitigation works would be undertaken, though these would be progressed through a separate S.278 Agreement with the Local Highway Authority, rather than forming part of this planning application. Such improvements would be provided along Market Street, and include in summary:

- Provision of a ghost island right turn arrangement into the site;
- Provision of off-street parking area off Market Street towards the centre of the H66 allocation;
- Proposed uncontrolled pedestrian crossing adjacent to Edenfield Primary School and adjacent to central land parcel of H66 allocation;
- Improvements to bus stops along the Market Street corridor;
- Provision of coloured chippings/ aggregate within surface across Market Street at the entrance to the core areas of Edenfield Village (extent to be agreed);
- Parking restrictions along Market Street for the benefit of traffic flow;
- Provision of 'Slow' markings on Market Street at the approach to the pinch-point adjacent to properties 58 and 74, and removal of centreline markings along this section

The Local Highway Authority has no objection to the proposed development subject to conditions concerning the following:

- Construction Management Plan
- Wheel wash facilities on site
- Details of site access
- Delivery of off-site highway improvement works
- Standard of new estate roads
- Arrangements for management and maintenance of new streets and areas in the site
- Condition survey / repair of highway
- Implementation of Interim Travel Plan for five year period

National Highways has also raised no objection to the proposed scheme subject to conditions, which would be included if planning permission is granted.

Public rights of way through the site would be re-surfaced, and a new multi-user path would be created along the western portion of the site to link to areas to the north and south. The applicant

has agreed to a contribution of £28,738 towards the creation of 80m of multi user link path (by the County Council), to link the new multi-user path north to Church Lane.

In addition, the following contributions have been negotiated between officers, consultees and the applicant:

- Contribution of £250,000 towards the support / provision of bus services (to sustain services and promote sustainable travel options).
- Travel plan monitoring contribution of £12,000.
- Bus ticket contribution to reflect the cost of providing a 12-month bus ticket for each new household on the development, to promote sustainable modes of transportation (£1200 x 238 units = (£285,600)).

During the course of consultation on the application, concerns have been raised by local residents regarding the loss of the current ability to park vehicles along Market Street, in particular in the vicinity of the proposed site entrance. In this respect, compensatory car parking spaces have been integrated into the layout of the proposed development, and further off-site highway mitigation and improvement measures were outlined as part of the approved Masterplan for the wider allocation.

Officers have sought advice from Lancashire County Council's Highways team on the adequacy of the proposed mitigation and compensatory parking provision, and LCC have confirmed that:

*"The Local Highway Authority is of the opinion that the proposed off-site highway measures (including the proposed compensatory parking spaces) as outlined within the approved Masterplan are satisfactory to manage the impact this application and the wider allocation will have on vehicle parking and movements within Edenfield."*

A condition is proposed, which would ensure that the off-site measures are all implemented prior to first occupation of the development.

Subject to the above conditions and contributions, the scheme is considered acceptable in terms of access and highway safety.

### **Affordable Housing**

Policy HS3 of the Local Plan contains a requirement for affordable housing to be provided on larger developments of ten or more dwellings. The proposed development would include 30% affordable housing on site (72 units, with an equal split of 36 shared ownership and 36 affordable rent).

The proposals are compliant with policy HS3 of the Local Plan and HO2 of the Neighbourhood Plan, and the affordable housing units would be well distributed throughout the development site.

The Council's Strategic Housing Team has no objection to the proposals, which are considered acceptable in terms of affordable housing, subject to a S.106 Agreement to secure the delivery of the affordable units.

### **Developer Contributions and Greenbelt Compensation**

The developer has proposed contributions in response to the requirements of Local Plan policies SD3, SD4, H66, HS6 and HS7. In addition, several consultees have identified the need for contributions to mitigate the impact of the proposed development.



- Provision of on-site public open space and play equipment as shown on the proposed plans.
- Playing pitch/outdoor sport contribution for the provision of new and/or the improvement of existing playing pitches located in the area currently covered by the Borough of £191,114 (plus monitoring fee of 1% of the value of the contribution).
- Indoor and built sport facilities contribution for the provision of new and/or the improvement of existing indoor and built sports facilities located in the area currently covered by the Borough of £119,952 (plus monitoring fee of 1% of the value of the contribution).
- Open spaces contribution (parks, gardens and allotments) to be expended in covering the current shortfall in parks and gardens and in allotments in the local area / area currently covered by the Borough of £7,735 (plus monitoring fee of 1% of the value of the contribution).
- Biodiversity enhancement contribution for the enhancement of the habitat value of land within the ownership and / or control of the Council” of £57,150 (plus monitoring fee of 1% of the value of the contribution).
- Contribution of £28,738 towards the creation of 80m of multi user link path from the northern end of the site to Church Lane.
- Contribution of £250,000 towards the support / provision of bus services.
- Travel plan monitoring contribution of £12,000.
- Bus ticket contribution to reflect the cost of providing a 12-month bus ticket for each new household on the development, to promote sustainable modes of transportation.

In addition, as the application site has been released from the Green Belt, it is necessary for the development to deliver compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land as required by Policy SD4 and criterion 7 of Policy H66 of the Local Plan and Policy UB1 of the Neighbourhood Plan. Policy SD4 lists the types of improvements that would be considered acceptable such as tree planting, new walking routes and improved access to new recreational provision.

The Council’s Forward Planning team have estimated the Green Belt compensation measures for site allocation H66 at £1,250 per dwelling. Therefore, the total contribution for the development would be:

Land released from Green Belt: £1,250 x 238 dwellings = £297,500

The above contributions would all be secured within a S.106 Agreement if planning permission is granted.

Whilst contributions have also been sought from the East Lancashire NHS Trust and the Rossendale Primary Care Network, it is not considered appropriate to require such contributions as it cannot be demonstrated that such contributions would reasonably meet the ‘tests’ for obligations set out in paragraph 58 of the Framework.

## **Education**

Lancashire County Council’s Schools Planning Team has confirmed that an education contribution is not required to mitigate the impact of the development on school places.

They have however objected on the grounds that land to the rear of Edenfield CE Primary School has been identified for future school extension (LCC require that this land is transferred at nil cost), and that confirmation of the land transfer mechanism has not been provided.

However, land ownership and the transfer of land are not *material planning considerations* – they are matters which must be resolved privately between the parties involved (in this case the land owner and the education authority). Given that LCC have stated that an education contribution is not required to mitigate / accommodate the new dwellings proposed in this planning application, there are no grounds to conclude that the development is unacceptable in terms of its impact on education provision.

### **Ecology and Biodiversity**

The Council's ecology consultant (Greater Manchester Ecology Unit) has no objection to the proposals, subject to the inclusion of conditions to secure habitat enhancement on site, appropriate control or eradication of invasive species, and the protection of species which may otherwise be affected by the development. Natural England have also raised no objection.

As the application was submitted before 12 February 2024, the application is not subject to the mandatory requirement of delivering a biodiversity net gain of 10%.

Nonetheless the applicant is committed to achieving a 10% net gain in biodiversity through interventions on site, and through a contribution of £57,150 for the enhancement of the habitat value of land within the ownership and / or control of the Council. Such a contribution would be secured by a S.106 Agreement.

### **Ground Conditions and Land Stability**

The Environment Agency and the Council's land contamination consultant have raised no objection to the proposed plans, subject to the inclusion of conditions requiring further site investigation and remediation.

In terms of land stability, the Council has commissioned Mott MacDonald (geotechnical consultant) to review the proposals, and they have concluded that planning permission can be granted subject to the proposed conditions. Similarly, National Highways have no objection to the scheme on geotechnical grounds, subject to conditions as agreed between themselves and Mott MacDonald.

### **Flood Risk and Drainage**

The Lead Local Flood Authority (Lancashire County Council) and United Utilities have been consulted on the proposed development and have raised no objections, subject to the inclusion of appropriate planning conditions. As such, the proposed drainage scheme is at this stage considered sufficient to mitigate the impacts of the development, and it is not anticipated that the scheme would result in any adverse effects on flood risk (subject to further details being secured by relevant conditions).

### **Climate Change**

The Council has adopted a Climate Change Supplementary Planning Document (SPD), which is a material consideration in the assessment of this planning application.

The SPD is structured around four key themes:

1. Reducing reliance on fossil-fuelled vehicles by promoting sustainable and active travel;
2. Enhancing energy efficiency and encouraging the use of renewable energy;
3. Implementing water management interventions;
4. Supporting biodiversity and green infrastructure.

The submitted application demonstrates that the proposed development has been designed with due regard to climate adaptability, in line with the requirements of Policy ENV1(q) of the Local Plan.

Key climate-responsive features include:

- Sustainable transport infrastructure, such as integrated cycle storage and a new shared pedestrian and cycle pathway.
- Electric vehicle charging points are proposed throughout the development where feasible.
- An Energy Strategy Statement has been submitted; the report confirms that the proposed enhancements to the dwellings' building fabric, combined with the installation of approximately 284.31 kWp of photovoltaic (PV) panels and waste water heat recovery systems - subject to viability - would deliver an average carbon emissions reduction of 6.47% compared to the standards set out in Building Regulations Part L1 2021. This equates to a 37.47% reduction when measured against Part L1a 2013, exceeding the Council's policy requirements. It is also projected that the renewable technologies proposed (namely PV panels and waste water heat recovery units) will collectively meet around 23.43% of the total energy demand across the site.
- Sustainable Drainage Systems (SuDS) are incorporated into the development.
- Native planting is integrated throughout the site, alongside biodiversity enhancements such as bat and bird boxes.

Overall, the proposal is considered to comply with Policy ENV1 of the adopted Rossendale Local Plan and the Council's Climate Change SPD.

### **Balancing Exercise**

In line with paragraph 11 of the Framework, it is necessary to carry out a balancing exercise to ascertain whether any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits of the scheme when considered against the Development Plan and the policies contained within the Framework.

Such a balancing exercise is carried out in this case in the context of the presumption in favour of sustainable development. As such, the amount of weight to be afforded to Local Plan policies is a matter for the decision maker.

### **Benefits of the Development**

The development would provide 238 new dwellings towards the borough's housing need – representing a very significant benefit. The Council cannot demonstrate the required level of housing supply currently, and 238 new houses would assist in a very significant way in meeting the required housing delivery. The houses would be delivered on a site allocated for housing in the Local Plan. Accordingly, very significant weight is attached to this benefit.

The proposed development complies with the policy requirement to deliver 30% on-site affordable housing, with a split of affordable rent and shared ownership tenures. This provision represents a meaningful contribution toward addressing the Borough's recognised and urgent demand for affordable accommodation. Accordingly, substantial weight is given to this benefit.

Although the application is not subject to the mandatory requirement of delivering a 10% biodiversity net gain, the submitted proposals demonstrate that a net gain of 10% would be achieved through a combination of on-site enhancement and a contribution towards off-site

enhancement on the Council's land. Given that policy only requires a net gain (without specifying a percentage) for this application, the proposals are considered to make a significant contribution to biodiversity improvements in the local area. As such, this benefit is also afforded significant weight.

The development is also expected to generate temporary economic benefits during the construction phase, including job creation, local sourcing of materials, and increased trade for some local businesses. However, as these benefits are short-term and limited in scope, only moderate weight can be attributed to them.

### Harm Caused by the Development

The development would result in a degree of temporary harm in relation to construction-related noise and disturbance to existing residents. However, consultees and officers have suggested appropriate conditions to mitigate such issues to an acceptable level. As such, only limited weight can be afforded to such harm.

In addition, the development will inevitably cause a degree of visual / landscape harm by virtue of being a large new residential development on an undeveloped area of grassland. However, in affording weight to such harm it must be borne in mind that the site is already allocated for residential development (for a significant number of new units). Officers have, through negotiation, agreed numerous amendments to the scheme to minimise and mitigate the visual and landscape impact of the scheme, and maximise its visual quality, to the extent that it is now considered to be acceptable. As such, only limited weight can be afforded to the visual / landscape impact of the proposals.

The development would also result in some moderate harm to residential amenity, in terms of a reduction in outlook from a number of neighbouring residential properties. Those properties which currently enjoy a very open outlook, will experience a reduction in that outlook as a result of the new development. Whilst this has been mitigated to a degree by amendments to the plans and proposed landscaping / planting, it will inevitably not be altogether avoided. As such, moderate weight must be afforded in the planning balance to this harm.

### Other Considerations

It is not considered that the proposed scheme will have any unacceptable impacts in terms of highway safety, flood risk, pollution, land stability or ecology subject to the inclusion of conditions (and contributions) requested by the consultees who have provided advice on such matters. As such, the impact of the scheme in respect of these matters is considered to be neutral.

### Conclusion

The proposed development would deliver very significant benefits in terms of housing provision (including affordable housing), in a sustainable location on a site allocated for residential development in the adopted Local Plan.

The applicant owns the site and has actively engaged throughout the application process to address information requests from officers and technical consultees, many of which can be resolved through the imposition of planning conditions and through planning contributions.

As such, there is a strong likelihood that the development would be delivered if planning permission is granted.

The scheme is considered to align with the objectives of the National Planning Policy Framework, as well as the policies of the adopted Local Plan and the Edenfield Neighbourhood Plan. The scheme broadly accords with the site-specific requirements for allocation H66. Where minor conflicts occur, the Council is satisfied that these are either justified by the evidence submitted and other material planning considerations, or can be appropriately addressed through planning conditions / obligations.

Overall, having regard to the presumption in favour of sustainable development any harm associated with a development of this scale on a greenfield site is considered to be suitably mitigated, resulting (as amended) in a well-designed scheme that complies with both national and local planning policy.

It is not considered that the harm from the development would clearly and demonstrably outweigh the benefits of the development, and as such planning permission should be granted.

## 9. SUMMARY REASON FOR APPROVAL

The development is a residential scheme on a site allocated within the Local Plan for housing. The proposed scheme broadly complies with the relevant site-specific policies for site allocation H66, and where partial conflict has been identified, the Council is satisfied that this is either justified based on the evidence provided and other material planning considerations, or can be addressed by planning conditions and obligations to the satisfaction of the Local Planning Authority. The development is considered acceptable in principle, and it would make a substantial contribution to the Borough's housing need, including the need for new affordable housing, while also delivering a significant net gain in terms of biodiversity. The development accords overall with the National Planning Policy Framework, the Council's Adopted Local Plan, the approved Masterplan and Design Code for site allocation H66, as well as the Edenfield Neighbourhood Plan.

## 10. CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following documents, unless otherwise required by the conditions below:

- Open Space Management Plan (MAN0299\_DE 017-01A)
- Adoptable Highways Plan (MAN0299\_DE 017M)
- House Type Pack (MAN0299\_DE-101G)
- Site Sections (26726 - SK03(D))
- Build Route (20244-TWM-BR-001 B dated 17.09.2025)
- Materials Plan (MAN0299\_DE\_007R)
- Detailed Landscape Proposals Plots Sheet 1 of 6 (MAN-0299\_EN\_102\_1\_D)
- Detailed Landscape Proposals Plots Sheet 2 of 6 (MAN-0299\_EN\_102\_2\_D)
- Detailed Landscape Proposals Plots Sheet 3 of 6 (MAN-0299\_EN\_102\_3\_C)
- Detailed Landscape Proposals Plots Sheet 4 of 6 (MAN-0299\_EN\_102\_4\_D)
- Detailed Landscape Proposals Plots Sheet 5 of 6 (MAN-0299\_EN\_102\_5\_C)
- Detailed Landscape Proposals Plots Sheet 6 of 6 (MAN-0299\_EN\_102\_6\_C)

- Site Sections (Road 2) (SK05(B))
- Detailed Layout (MAN 0299\_DE 001O)
- Storey Height Plan (MAN 0299\_DE 005H)
- House Type Location Plan (MAN 0299\_DE 008G)
- Interface Plan (MAN 0299\_DE 010G)
- Cycle Storage Plan (MAN 0299\_DE 011G)
- Waste Management Plan (MAN 0299\_DE 014L)
- Hard Landscaping Plan (Tarmac PRow) (MAN 0299\_DE 015M)
- Public Open Space Plan (MAN 0299\_DE 018G)
- Landscape Masterplan (MAN-0299\_EN\_001\_H)
- Detailed Landscape Proposals POS Sheet 1 (MAN-0299\_EN\_101\_1\_I)
- Detailed Landscape Proposals POS Sheet 2 (MAN-0299\_EN\_101\_2\_I)
- Detailed Landscape Proposals POS Sheet 3 (MAN-0299\_EN\_101\_3\_I)
- Detailed Landscape Proposals POS Sheet 4 (MAN-0299\_EN\_101\_4\_I)
- Detailed Landscape Proposals POS Sheet 5 (MAN-0299\_EN\_101\_5\_I)
- Detailed Landscape Proposals POS Sheet 6 (MAN-0299\_EN\_101\_6\_I)
- Boundary Treatment Plan (MAN0299\_DE 006M)
- Market Street Corridor Improvements (Note)
- Flood Risk Assessment & Surface Water Drainage Strategy (MAN.0299 Rev H, dated 12 May 2025)
- Levels Strategy Plan (26726 - 202(E))
- Drainage Strategy Plan (26726 - 203(D))
- Pond Details (26726 - 207(B))
- Drained Area Plan (26726 - 208(A))
- Arboricultural Impact Assessment (P.1682.22F)
- Road Longitudinal Sections Sheet 1 of 2 (26726 - 205(1B))
- Road Longitudinal Sections Sheet 2 of 2 (26726 - 205(2B))
- PROW Plan (26726 - SK04(B))
- Site Location Plan (MAN0299-001)
- House Type Pack – Garages (MAN 0299\_DE\_G004B) (29.07.25)
- Typical Retaining Wall (MAN.0299-PEG-XX-XX-DR-C-050)
- Cavity Fill Retaining Wall 1200 (5603-CFRW-1200)
- Cavity Fill Retaining Wall 1500 (5603-CFRW-1500)
- Cavity Fill Retaining Wall 1800 (5603-CFRW-1800)
- Cavity Fill Retaining Wall 2100 (5603-CFRW-2100)
- Cavity Fill Retaining Wall 2500 (5603-CFRW-2500)
- Retaining Wall 450 (5603-RW450-0\_A)
- Retaining Wall 450 / 1.8 (5603-RW450-1.8\_A)
- Retaining Wall 600 / 1.8 (5603-RW600-1.8\_A)
- Retaining Wall 750 / 1.8 (5603-RW750-1.8\_A)
- Retaining Wall 900 / 1.8 (5603-RW900-1.8\_A)
- Retaining Wall 1200 / 1.8 (5603-RW1200-1.8\_A)
- Retaining Wall 1500 / 1.8 (5603-RW1500-1.8\_A)
- 1.8m Brick Pillar with Close Boarded Fence (28A)
- 1.8m Close Boarded Fence with Gate (28B)
- 1.8m Personnel Gate (28C)
- Boundary Treatment Spec (28D)
- ENWL BB Unit Sub Drawing (900350-028-1)
- Cycle Shed Spec Sheet - Atlas Sheds
- Zappi Data Sheet (EV Charging Point Spec)
- Edenfield Lighting (HLS-878-1 D5)
- Edenfield Lighting (HLS-878-2 D5)
- Bat and Bird Box Plan V4 version 26.03.2025

- Transport Assessment (TA3806.2) (inc Framework Travel Plan at Appendix 2)
- Adoption Statement (R010V1 IN-MAN.0299)
- Visibility Splays (MAN.0299-PEG-XX-XX-DR-C-600)
- Visibility Splays (MAN.0299-PEG-XX-XX-DR-C-601)
- Visibility Splays (MAN.0299-PEG-XX-XX-DR-C-602)
- Visibility Splays (MAN.0299-PEG-XX-XX-DR-C-603)
- Visibility Splays (MAN.0299-PEG-XX-XX-DR-C-604)
- Visibility Splays (MAN.0299-PEG-XX-XX-DR-C-605)
- MAN.0299-PEG-XX-XX-DR-C-020\_Refuse Vehicle Tracking
- MAN.0299-PEG-XX-XX-DR-C-021\_Refuse Vehicle Tracking
- MAN.0299-PEG-XX-XX-DR-C-022\_Fire Tender Tracking
- MAN.0299-PEG-XX-XX-DR-C-023\_Fire Tender Tracking

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.

3. No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.

Reason: To protect nesting birds.

4. Prior to any earthworks taking place, a method statement detailing eradication and/or control and/or avoidance measures for Himalayan Balsam and Rhododendron shall be supplied to and agreed in writing by the Local Planning Authority. The agreed method statement shall be adhered to and implemented in full.

Reason: To prevent the spread of invasive species.

5. Notwithstanding any information submitted with the application, no development shall take place (except for demolition and enabling works as agreed with the LPA) until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:

i) Where potential risks are identified by the Preliminary Risk Assessment, a Phase 2 Site Investigation report shall also be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The investigation shall address the nature, degree and distribution of land contamination on site and shall include an identification and assessment of the risk to receptors focusing primarily on risks to human health, groundwater and the wider environment; and

ii) Should unacceptable risks be identified the applicant shall also submit and agree with the Local Planning Authority in writing a contaminated land remediation strategy (including verification plan) prior to commencement of development.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy or such varied remediation strategy as may be agreed in writing with the Local Planning Authority.

Reason: To mitigate hazards posed by land contamination and to protect the environment.

6. Pursuant to condition 5 and prior to first use or occupation a verification report, which validates that all remedial works undertaken on site were completed in accordance with those agreed with

the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To mitigate hazards posed by land contamination and to protect the environment.

7. No development shall take place until an Arboricultural Method Statement (AMS) has been submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that development proceeds without having negative impacts on any retained trees.

8. No development in each relevant phase shall take place until all the retained trees within or overhanging the site within that phase as shown on the Tree Protection Plan, have been protected. Such protection shall be installed in accordance with the specification described in the Arboricultural Impact Assessment (AIA) document (Ref: P.1682.22F), in the positions as shown on the Tree Protection Plan (Appendix 2 of the AIA), and shall remain in place until all development is completed.

No work, including any form of drainage or storage of materials, earth or topsoil shall take place within the perimeter of such fencing.

Reason: To ensure that development proceeds without having negative impacts on any retained trees.

9. The development hereby approved shall be carried out in accordance with the details contained within the submitted Arboricultural Impact Assessment (AIA) (Ref: P.1682.22F).

Reason: To ensure that development proceeds without having negative impacts on any retained trees.

10. No development shall take place until a detailed construction phasing plan and timetable have been submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure that the development progresses in a manner which will avoid undue harm to amenity and to ensure that any benefits of the development are delivered in a timely manner as the development progresses.

11. Prior to the commencement of any excavation works or landscaping works within the relevant phase on the Build Route Plan (Drawing Ref: 20244-TWM-BR-001 Rev B, Date: September 2025), geotechnical and drainage submissions shall be submitted to and agreed in writing by the Local Planning Authority (in consultation with the Highway Authority for the A56 Trunk Road). For guidance, the geotechnical and drainage submissions shall include, as a minimum, those outlined below:

ID	Category	Description	Applicable Construction Phases*
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1	Slope Stability Reports – Offsite slopes	Drained Analysis: Previous assessment considered this largely satisfactory with the pending risk of accidental leakage. Therefore a risk assessment is required, including control measures, to manage risk from accidental leakage from the attenuation pond and demonstration that this does not pose a slope stability risk to the A56.	Phase 2 only.
2	Slope Stability Reports – Offsite slopes	As recommended in IGE Report: 3775-08 Edenfield Slope Stability Risk Assessment Rev A (17-Nov-23), If, for any reason, further GI and slope stability analysis are carried out, results should be submitted to the Local Planning Authority (in consultation with the Highway Authority for the A56 Trunk Road).	Phase 2 and 3 only.
3	Slope Stability Reports – Onsite slopes	Detailed stability design report, incorporating remedial measures,  for slopes of the watercourses in the northern site area.	Phase 3 only.
4	Drainage Report for RBC/LLFA and NH approval	A SuDS plan and drainage strategy, including an assessment of  anticipated water flow and drainage capacity of the A56 outfall culvert, shall be submitted and agreed with the Local Planning Authority (in consultation with the Highway Authority for the A56 Trunk Road, and the Lead Local Flood Authority), and subsequently implemented as approved. The SuDS is to be installed according to the approved SuDS plan and maintained in perpetuity.	Phase 2 and Phase 3.
5	Detailed design drawings	Proposed drainage arrangement.	Phase 2 only.
6	Detailed design drawings	Proposed Earthworks (cut/fill) drawing	Phase 2 and Phase 3.
7	Detailed design drawings	Details of proposed slope stabilisation measures for on-site slopes.	Phase 2 and Phase 3.
8	Detailed design drawings	Attenuation pond general arrangement and details of leakage protection measures (in accordance with item 1).	Phase 2 only.

\*In reference to Build Route, Drawing Ref: 20244-TWM-BR-001 Rev B, Date: September 2025 – Taylor Wimpey. For example, commencement of any excavation works and landscaping works in Phase 2 requires the conditions applicable to Phase 2 to have been addressed and agreed in writing by the Local Planning Authority (in consultation with the Highway Authority for the A56

Trunk Road).

For the avoidance of doubt the provisions of this condition are not applicable to Phase 1.

The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure that the development will be appropriate, having regard to slope stability, drainage and its relationship to the A56 trunk road.

12. Prior to the commencement of above ground construction, full details of the following (including physical samples and supporting trade literature) shall be submitted to and approved by the Local Planning Authority in writing:

- Details of the type, colour, form and texture of all external facing and roofing materials to the proposed dwellings and garages
- Details of the type, colour, appearance and style of all windows and doors
- Details of the type, colour, form and texture of all hard ground surfacing materials.

The development thereafter shall be constructed utilising the approved materials.

Reason: To ensure that the development is appropriate in terms of visual amenity and to ensure that it responds to the local context of the site.

13. Notwithstanding the details shown on the approved drawings, prior to first occupation of any dwelling full details (including construction phasing / timetable, construction detail, surfacing, drainage, signage and proposed access controls) of the shared multi-user route / path shall be submitted to and approved in writing by the Local Planning Authority.

The shared multi-user route shall thereafter be constructed in accordance with the approved details and in accordance with the approved phasing / timetable. It shall thereafter be kept available and maintained in perpetuity.

Reason: To ensure the relevant section of the shared multi-user route is constructed to an appropriate standard, is visually acceptable and includes suitable measures to display and control access.

14. Notwithstanding the details shown on the approved drawings, all retaining walls associated with individual house plots, and visible from public areas within the site, shall be constructed of materials (either stone or brick) to match those used in the construction of the front elevation of the house on that plot.

Reason: In the interests of visual amenity.

15. Any construction works associated with the development hereby approved shall not take place except between the hours of 7:30am and 6:00pm Monday to Friday and 8:00am and 1:00pm on Saturdays. No construction shall take place on Sundays and Bank / Public Holidays.

Construction-related HGV movements and deliveries (to or from the site) shall not take place between 8:00am and 9:00am or between 2:30pm and 4:30pm during school term time.

Reason: In the interests of neighbour amenity and highway / pedestrian safety.

16. No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

The CEMP shall include full details of measures to be taken to avoid harm to watercourses on site and further afield, and shall include site specific measures to control and monitor impact arising in relation to noise and vibration, dust and air pollutants, the environment and ecology.

It shall also set out arrangements by which the developer shall maintain communication with residents and businesses in the vicinity of the site, and by which the developer shall monitor and document compliance with the measures set out in the CEMP. The development shall be carried out in full accordance with the approved CEMP at all times.

Reason: To safeguard the amenities of nearby premises and the local area generally, to safeguard the environment and ecology, and to protect watercourses from pollution and harm.

17. All proposed measures detailed on Figure 5 of the Ecological Survey & Assessment and HRA - 2024-376 V2 January 2025) shall be implemented in full for each plot prior to first occupation of the dwelling associated with that plot.

Reason: To ensure that biodiversity enhancement measures are implemented as part of the development.

18. No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon the site-specific flood risk assessment and indicative surface water sustainable drainage strategy (Flood Risk Assessment & Surface Water Drainage Strategy, MAN.0299 Rev H, dated 12 May 2025) submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly. The details of the drainage strategy to be submitted for approval shall include, as a minimum:

- a) Sustainable drainage calculations for peak flow control and volume control for the:
  - i. 100% (1 in 1-year) annual exceedance probability event;
  - ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;
  - iii. 1% (1 in 100-year) annual exceedance probability event + 45% climate change allowance, with an allowance for urban creep

Calculations must be provided for the whole site, including all existing and proposed surface water drainage systems.

b) Final sustainable drainage plans appropriately labelled to include, as a minimum:

- i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
- ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all existing and proposed surface

- water drainage systems up to and including the final outfall;
- iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
  - iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
  - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
  - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
  - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and deliver suitably clean water to sustainable drainage components;
- c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltration rates and groundwater levels in accordance with BRE 365.
- d) Evidence of an assessment of the existing on-site watercourse to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.
- e) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.

The sustainable drainage strategy shall be implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with Paragraphs 181 and 182 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems and Policy ENV9 of the adopted Rossendale Local Plan 2019 to 2036.

19. No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority.

The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:

- a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate.
- b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue surface water flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 181 of the National Planning Policy Framework.

20. The occupation of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The details of the manual to be submitted for approval shall include, as a minimum:

- a) A timetable for its implementation;
- b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures, including all watercourses and their ownership;
- c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;
- d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;
- e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
- f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and
- g) Means of access for maintenance and easements.

Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 182 of the National Planning Policy Framework.

21. The occupation of the development shall not take place until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings.

The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 181 and 182 of the National Planning Policy Framework.

22. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority.

The plan / statement shall provide:

- 24 Hour emergency contact number.
- Details of the parking of vehicles of site operatives and visitors.
- Details of loading and unloading of plant and materials.
- Arrangements for turning of vehicles within the site.
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures.
- Measures to protect vulnerable road users (pedestrians and cyclists).
- Wheel washing facilities.
- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction.
- Measures to control the emission of dust and dirt during construction.
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.
- Construction vehicle routing.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

23. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety.

24. No part of the development hereby approved shall be commenced until all the highway works relating to the site access have been constructed and completed in accordance with a scheme that has first been submitted to and approved in writing by the Local Planning Authority.

The submitted scheme shall include, but is not limited to, the following:

Site access onto Market Street including:

- Right turn provision
- Bellmouth and western kerblines realignment
- Pedestrian drop crossings with tactile paving
- Acceptable visibility splays
- Uncontrolled Crossing on Market St north of TW access.

Reason: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

25. No part of the development hereby approved shall be occupied until the agreed off-site highway improvements as outlined in the phasing and deliverability strategy within the approved Masterplan and Design Code (V24 - June 2024) have been delivered.

Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

26. The new estate road for the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level up to the entrance of the site compound before any development takes place within the site and shall be further extended before any development commences fronting the new access road.

Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

27. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and maintenance company has been established.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highway's infrastructure serving the approved development; and to safeguard the users of the highway and the visual amenities of the locality.

28. No development shall take place (including investigation work, demolition, siting of site compound/welfare facilities) until a survey of the condition of the adopted highway has been submitted to and approved in writing by the Local Planning Authority. The extent of the area to be surveyed must be agreed by the Highway Authority prior to the survey being undertaken.

The survey must consist of:

- A plan to a scale of 1:1000 showing the location of all defects identified;
- A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey.

No dwelling shall be occupied until any damage to the adopted highway has been made good to the satisfaction of the Highway Authority. Thereafter, no further dwellings shall be occupied until any further damage has been made good to the satisfaction of the Highway Authority.

Reason: To ensure that any damage to the adopted highway sustained throughout the development process can be identified and subsequently remedied at the expense of the developer.

29. The Framework Travel Plan as accepted shall be implemented in full in accordance with the timetable within it unless otherwise agreed in writing with the Local Planning Authority. All elements shall continue to be implemented at all times thereafter for a minimum of 5 years.

Reason: To ensure that the development provides sustainable transport options.

30. The approved scheme of landscaping and planting (as shown on the approved plans) shall be carried out for each phase of the development in the first planting season following the substantial completion of (or first occupation of any dwellings within) each phase of the development.

Any trees or plants which within a period of 15 years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species.

Reason: In the interest of the appearance of the locality and to enhance biodiversity.

31. No development shall commence, including any earthworks or other enabling works associated to the development, until an updated survey for badger setts on the site and within 30m of the site boundary is submitted to the Local Planning Authority for its approval.

If any setts are present within the zone of influence, the survey shall also contain a mitigation and enhancement strategy, which shall include:

- Dates for updated surveys and monitoring of badgers that may be present;
- Reasonable avoidance measures
- Measures to protect and mitigate if required for any setts that may be present within the zone of influence of the development during construction;
- Measure to protect badgers from accidental harm during construction;
- Measures to protect any setts present within the zone of influence of the development from disturbance post development and;
- Measures to mitigate for loss of any foraging habitat

The development shall be implemented in strict accordance with the approved details.

Reason: To avoid harm to badgers.

32. During the period of construction, should contamination be found on site that has not been previously identified, no further works shall be undertaken in the affected area. Prior to further works being carried out in the affected area, the contamination shall be reported to the Local Planning Authority within a maximum of 5 days from the discovery, a further contaminated land assessment shall be carried out, appropriate mitigation identified and agreed in writing by the Local Planning Authority. The development shall be undertaken in accordance with the agreed mitigation scheme.

Reason: To mitigate risks associated with land contamination and to ensure the site is suitable for the proposed end use.

33. No above ground construction shall take place until full details, including samples and supporting trade literature, of all fences and walls and gates to be erected have been submitted to and approved in writing by the Local Planning Authority.

No dwelling shall be occupied until all fences, walls and other boundary treatments shown in the approved details to bound its plot have been erected in conformity with the approved details.

Other fences, walls and other boundary treatments shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.

34. Prior to the commencement of each phase of the development, full details of new drainage and its location within that phase shall be submitted to and approved in writing the Local Planning Authority (in consultation with the Highway Authority for the A56 Trunk Road). Each phase of the



development shall thereafter be undertaken in strict accordance with the approved details prior to the first occupation of the development hereby permitted and retained in accordance with the agreed specification. No surface water shall be permitted to run off from the development hereby permitted on to the Strategic Road Network or into any drainage system connected to the Strategic Road Network. No drainage connections from any part of development hereby permitted may be made to any Strategic Road Network drainage systems.

Reason: In the interest of the safe and efficient operation of the Strategic Road Network, and to protect the integrity of the Trunk Road drainage asset in accordance with DfT Circular 01/2022.

35. No development pursuant to this application shall commence until a detailed Construction Design Plan and working Method Statement relating to site earthworks (including protection of root systems of adjoining existing A56 boundary planting) has been submitted to and approved by the Local Planning Authority (in consultation with the Highway Authority for the A56 Trunk Road). Construction of the development shall then be carried out in accordance with the agreed Construction Design Plan and working Method Statement.

Reason: To mitigate any adverse impact from the development on the A56 Trunk Road in accordance with DfT Circular 01/2022.

36. Prior to the commencement of above ground construction, and in broad accordance with Indicative Play Details plan (MAN.0299\_EN\_002\_B), final details of the Local Equipped Area for Play (LEAP) proposed within the development shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall confirm the layout and appearance of the LEAP, including the appearance, siting and specification of all play facilities, seating and any other features proposed.

The development shall thereafter proceed in strict accordance with the approved details. The LEAP shall be made available for use prior to first occupation of the 100<sup>th</sup> dwelling on site.

Reason: To ensure the facilities are appropriate to the context of the site and are delivered in a timely manner.

37. No above ground construction works in the relevant phase shall take place until full details (including detailed elevation drawings and detailed section drawings) of the proposed construction and facing of the proposed retaining walls within the area of open space along the western part of the site, along with specific planting and screening measures to mitigate the visual impact of the retaining walls, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the landscape impact of the retaining structures in question is appropriately mitigated.

38. Notwithstanding the provisions of Schedule 2, Part 4, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no site compounds shall be constructed or placed in locations other than those identified on the approved plans (Build Route - 20244-TWM-BR-001 Rev. A), for the duration of construction works on the site, unless otherwise first agreed in writing with the local planning authority.

Reason: To ensure that temporary construction-related structures are appropriately located in the interests of visual and residential amenity.

## 11. INFORMATIVES

1. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting [cadentgas.com/diversions](http://cadentgas.com/diversions). Prior to carrying out works, including the construction of access points, please register on [www.linesearchbeforeudig.co.uk](http://www.linesearchbeforeudig.co.uk) to submit details of the planned works for review, ensuring requirements are adhered to.
2. The applicant's attention is drawn to the comments received from the Coal Authority in relation to their standing advice for developers.

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

Attention should also be given to the following advice:

### SUDs

It should be noted that where SUDs are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site.

### Mine Gas

It should be noted that wherever coal resources or coal mine features exist at shallow depth or at the surface, there is the potential for mine gases to exist. The developer should seek their own professional technical advice on the gas hazards that may exist, and appropriate measures to be implemented, from technically competent personnel.

3. The applicant is reminded that, under the Wild Mammal (Protection) Act 1996 it is an offence to inflict unnecessary suffering to wild mammals. Planning consent does not provide a defence against prosecution under this act.
4. During the period of construction, should contamination be found on site that has not been previously identified, no further works shall be undertaken in the affected area. Prior to further works being carried out in the affected area, the contamination shall be reported to the Local Planning Authority within a maximum of 5 days from the discovery, a further contaminated land assessment shall be carried out, appropriate mitigation identified and agreed in writing by the Local Planning Authority. The development shall be undertaken in accordance with the agreed mitigation scheme.
5. The applicant is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework 2018 and the

current Building Control Regulations with regards to contaminated land. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

6. The applicant's attention is drawn to the advice for developers contained within the comments on this application from United Utilities.
7. Under Section 23 of the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, there is a legal requirement to obtain consent from Lancashire County Council, as Lead Local Flood Authority, prior to undertaking certain works on ordinary watercourses. This includes permanent and/or temporary works and may also include repairs to certain existing structures and maintenance works. Consent is required irrespective of whether the watercourse is open or culverted (piped or otherwise enclosed) and notwithstanding of any planning permission.
  - In line with Lancashire County Council's Ordinary Watercourse Regulation Policies, applicants should avoid crossing, diverting and/or culverting an ordinary watercourse.
  - Written consent must be obtained before starting works on site. There is no legal means for Lancashire County Council to issue retrospective consent.
  - It is an offence to carry out works under Section 23 of the Land Drainage Act 1991 (as amended) without the appropriate consent. Unconsented works may be subject to enforcement action under Section 24 of the Land Drainage Act 1991 (as amended).
  - Consent applications take up to 2 months to process from the date on which the application is valid and payment of the correct fee has been received in full.
  - Consent applications may be refused if there is insufficient evidence to demonstrate compliance with Lancashire County Council's Ordinary Watercourse Regulation Policies.
  - If the works include adoption of a new asset, such as a road or sewer, then applications for adoption may be refused by the adopting body without the appropriate consent for works to the ordinary watercourse.
  - Sites may be inspected before, during and after the issuing of consent.

Once planning permission has been obtained it does not mean that Ordinary Watercourse Consent will be given. It is strongly advised that you obtain any required consent before or concurrently as you apply for planning permission to avoid delays.

Lancashire County Council's ordinary watercourse regulation policies, guidance, application validation checklist and pro-forma can be found at:

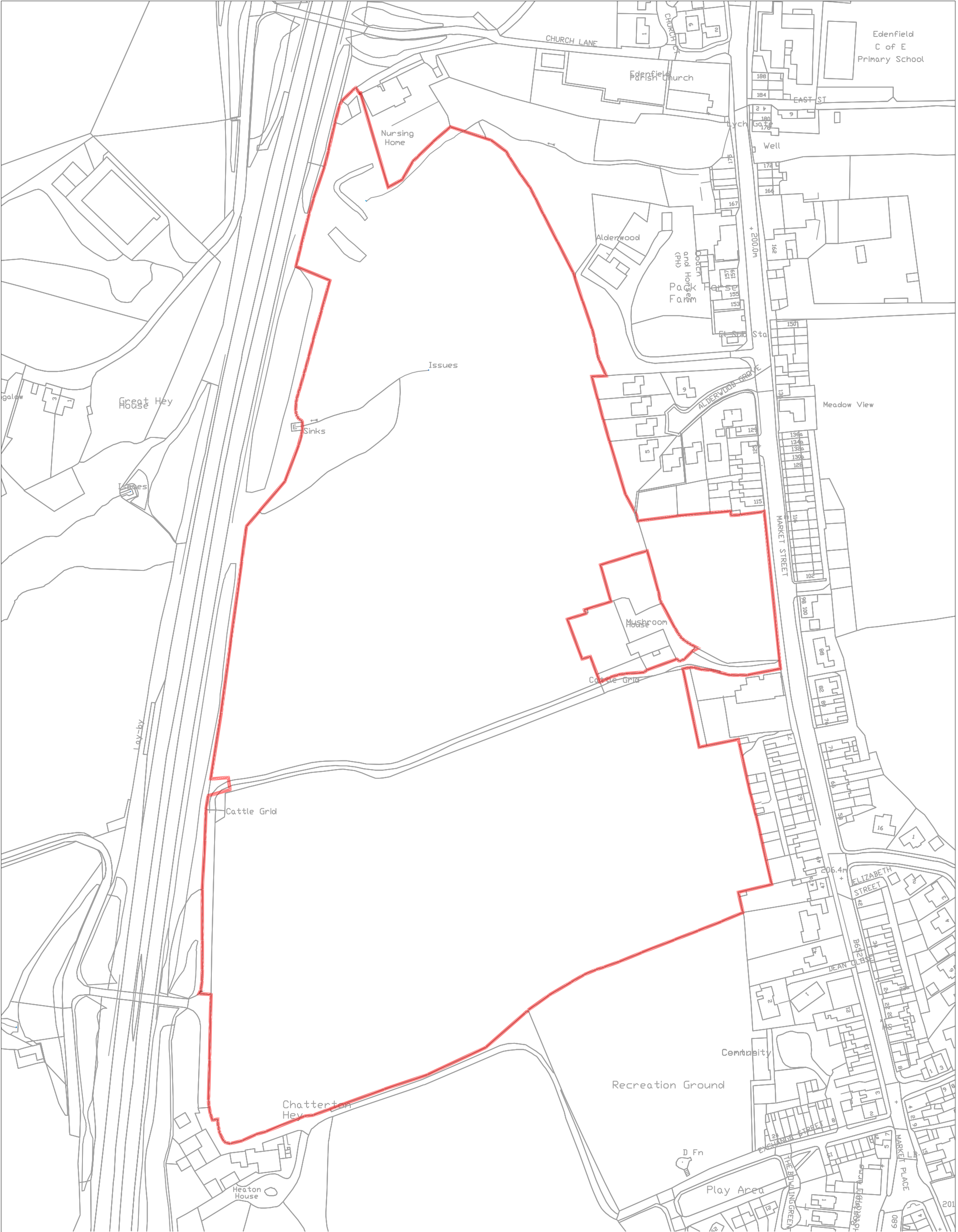
<https://www.lancashire.gov.uk/flooding/ordinary-watercourse-regulation/>

8. Where permeable paving is included in the hydrological calculations of a development proposal the Local Planning Authority is advised to consider the removal of permitted development rights for permeable paving. Should the Local Planning Authority not remove the permitted development rights for permeable paving on privately owned land, the Lead Local Flood Authority will consider the need to designate such areas under Schedule 1 of the Flood and Water Management Act 2010. The District Council, as a flood risk management authority in its own right, also has these powers to designate.
9. Note in relation to the Construction Management Plan:
  - There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear and turn around in the site before exiting in a forward gear onto the operational public highway.

- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- Vehicles must only access the site using a designated vehicular access point.
- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing [lhsstreetworks@lancashire.gov.uk](mailto:lhsstreetworks@lancashire.gov.uk).

All references to public highway include footway, carriageway and verge.

10. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.
11. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Highways Development Control, in the first instance, to ascertain the details of such an agreement and the information to be provided.
12. The applicant is advised that adoption of certain new elements within the public highway attract commuted sums to cover the additional maintenance burden of non-standard features. Commuted sum calculations will be based upon the approved engineering designs and form part of the financial element of section 278 and 38 Agreements.
13. Traffic Regulation Orders, diversions of Public Rights of Way, Stopping Up of existing highway, changes to public transport scheduling/routing and other activities require separate statutory consultation processes beyond the planning application process. The applicant will be obliged to meet all the costs associated with these of works and ensure that any works which rely upon them do not commence until all legal processes have been satisfactorily completed.



A	Site Boundary Area Figure Updated	22/02/22	RW	AG
Rev	Description	Date	Drawn	Chk'd

KEY

Site Boundary (12.46 Ha)

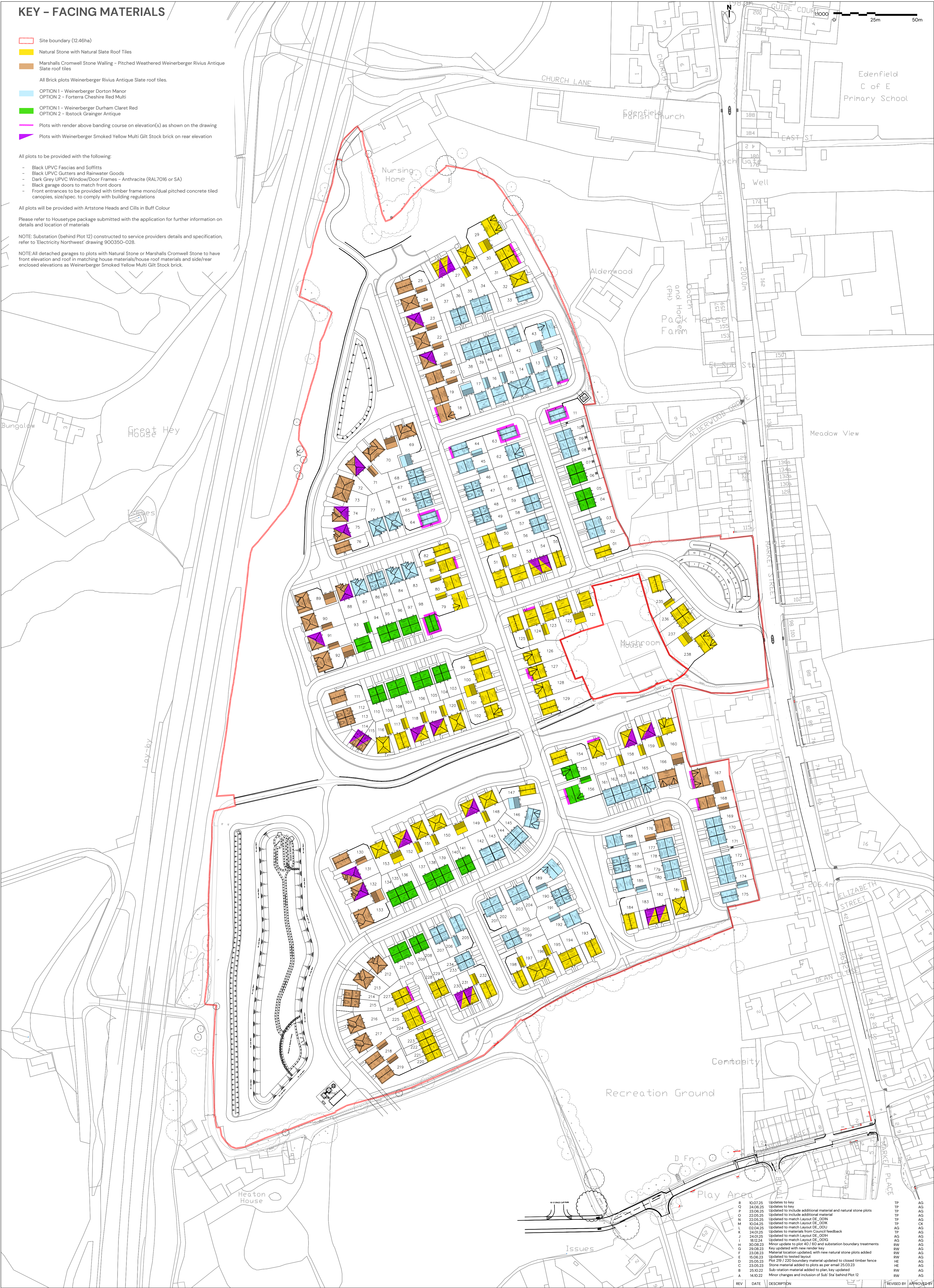
MARKET STREET, EDENFIELD  
For Taylor Wimpey



Site Location Plan



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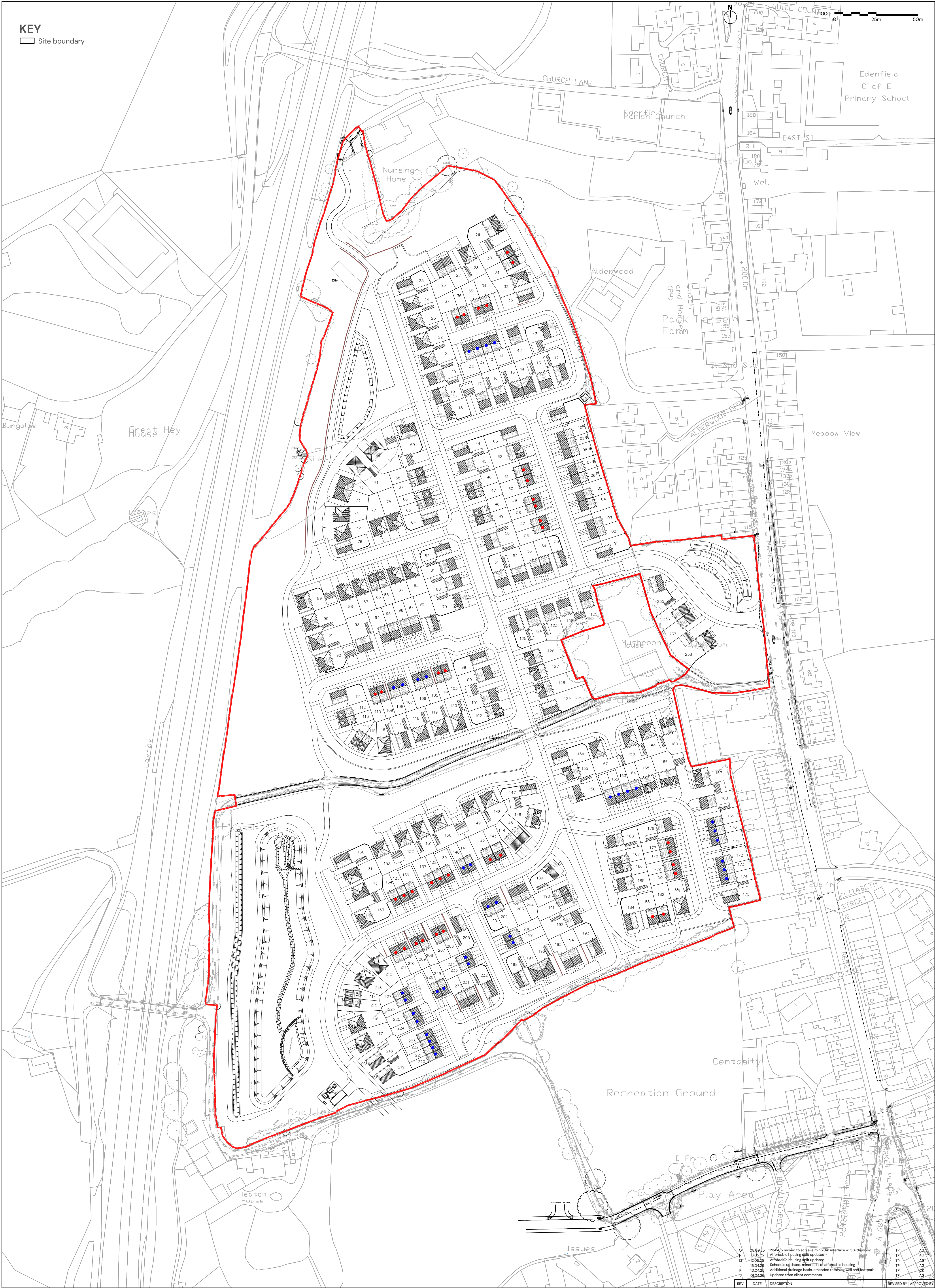
MARKET STREET, EDENFIELD - MATERIALS PLAN



REV	DATE	DESCRIPTION	REVISED BY	APPROVED BY
R	10.07.25	Updates to key	TP	AG
Q	24.06.25	Updated to include additional material and natural stone plots	TP	AG
P	23.06.25	Updated to include additional material	TP	AG
O	22.05.25	Updated to match Layout DE_008	TP	AG
N	22.05.25	Updated to match Layout DE_008	TP	AG
M	10.04.25	Updated to match Layout DE_008	TP	AG
L	02.04.25	Updated to match Layout DE_008	TP	AG
K	24.01.25	Updated to match Layout DE_008	TP	AG
J	24.01.25	Updated to match Layout DE_008	TP	AG
I	18.12.24	Updated to match Layout DE_008	TP	AG
H	30.08.23	Minor update to plot 451 and substation boundary treatments	TP	AG
G	29.08.23	Key updated with new render key	TP	AG
F	30.08.23	Material location updated with new natural stone plots added	TP	AG
E	10.08.23	Updated to tested layout	TP	AG
D	25.05.23	Plot 219 / 220 boundary material updated to closed timber fence	TP	AG
C	23.05.23	Stone material added to plots as per email 25.03.23	TP	AG
B	25.10.22	Sub-station material added to plan, key updated	TP	AG
A	14.10.22	Minor changes and inclusion of Sub Sta behind Plot 12	TP	AG



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MARKET STREET, EDENFIELD - DETAILED LAYOUT







## MARKET STREET, EDENFIELD – PUBLIC OPEN SPACE PLAN



Taylor  
Wimpey

# MARKET STREET EDENFIELD

House Type Pack

MAN 0299\_DE-101G

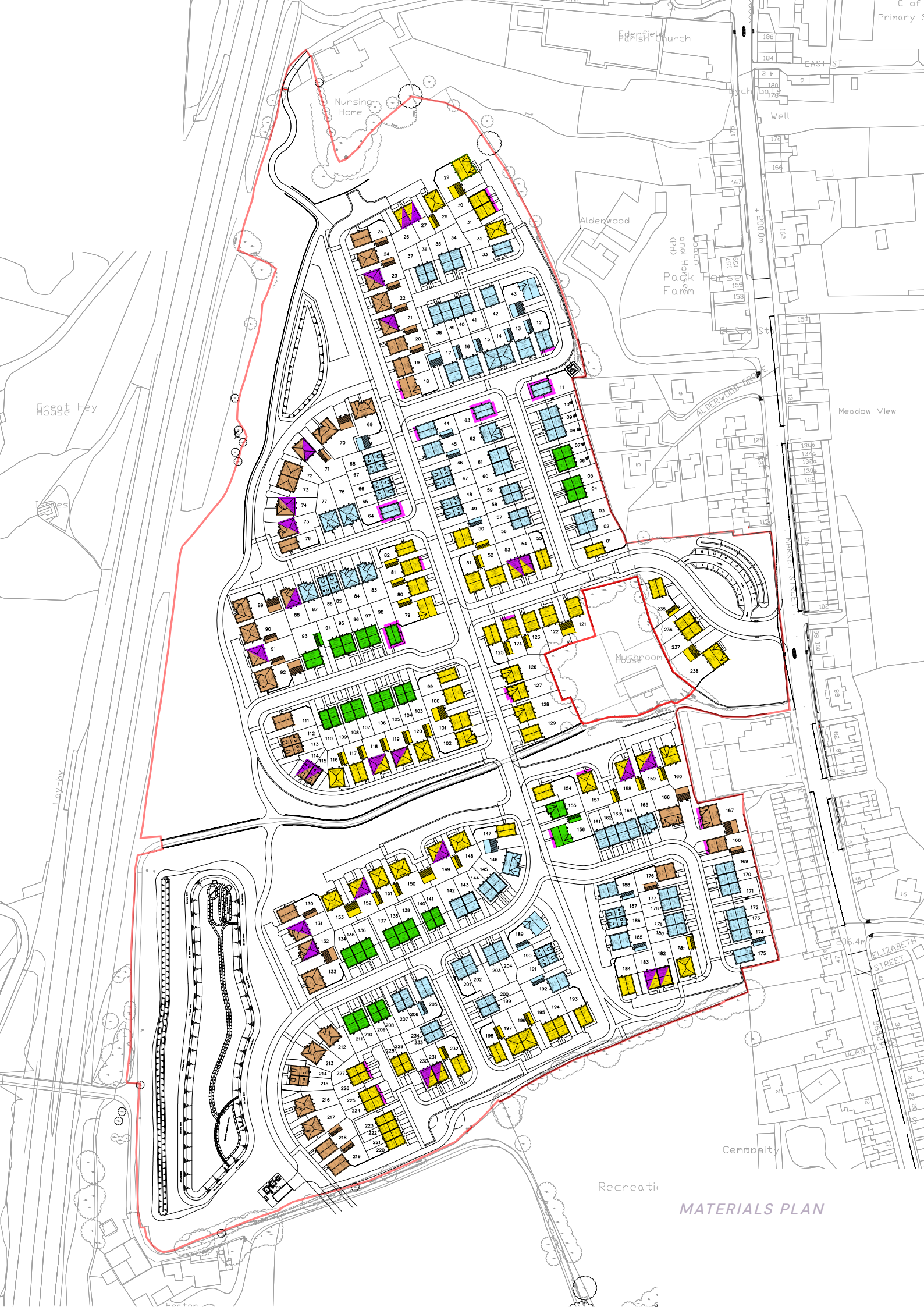
PEGASUS  
GROUP

## PV ARRANGEMENTS / NUMBERS - MAXIMUM

\*All House Types drawn with minimum PV requirement

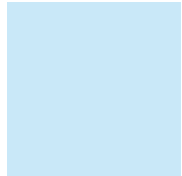
HOUSE TYPES				
REFERENCE	NAME	TOTAL	FRONT ELEVATION	REAR ELEVATION
EMT31	Aynesdale	28	14	14
EMA22	Beaford	12	6	6
EMA33	Eynsford	16	8	8
EMA35	Tetford	16	8	8
EMA43	Colford	20	10	10
EMA44	Henford	20	10	10
EMA46	Rightford	24	12	12
EMA49	Raynford	20	4	16
EMA51	Thirlford	20	4	16
EMAP41	Witherstead	16	8	8
EMB31	Harrton	4	1	3
EMG31	Byrneham	16	4	12
EMG41	Chalham	17	5	12
EMT41	Plumdale	28	14	14
EMT45	Wansdale	23	13	9





MATERIALS

KEY



BRICK TYPES:



- OPTION 1 - Wienerberger Dorton manor
- OPTION 2 - Forterra Cheshire Red Multi



- OPTION 1 - Wienerberger Durham Claret Red
- OPTION 2 - Ibstock Grainger Antique



Natural Stone



Marshall's Cromwell Reconstituted Stone Walling - Pitched Weathered

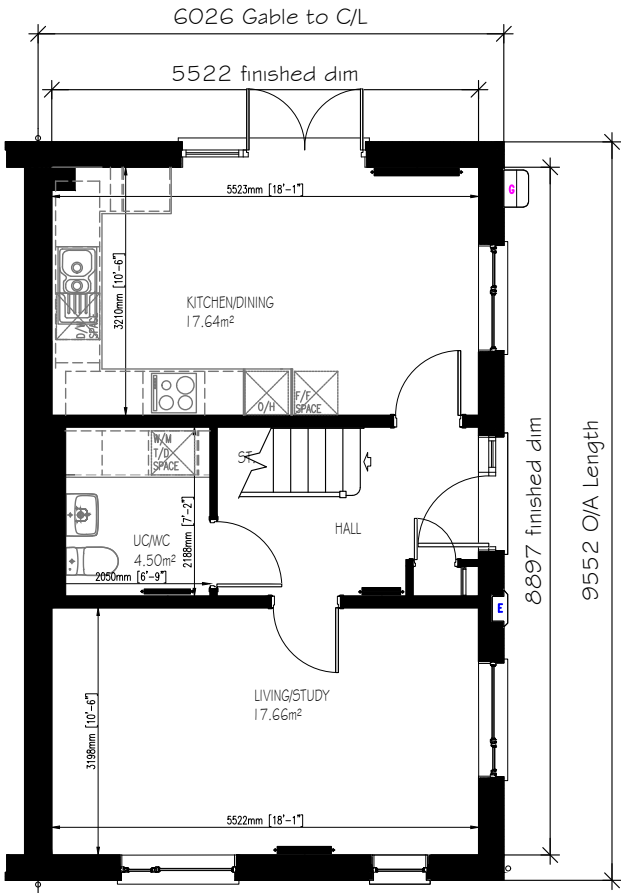
ALL PLOTS TO HAVE:



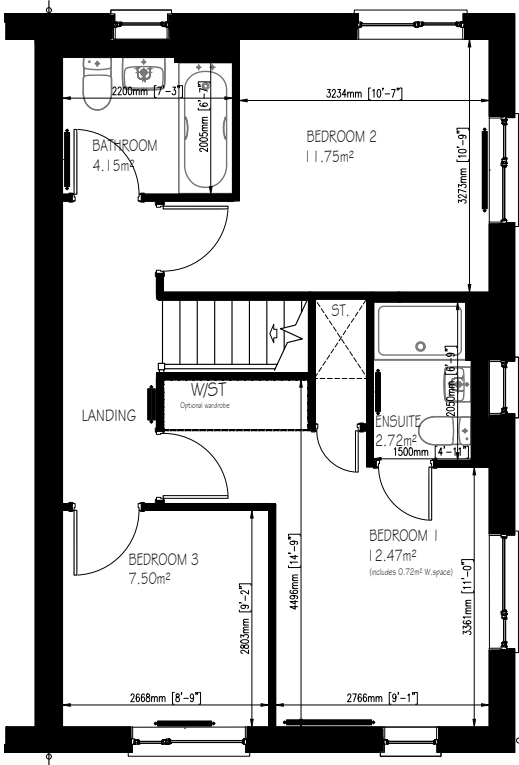
Weinerberger Rivius Antique Slate Roof Tiles or Natural Slate Roof Tiles (Natural Stone plots only)



Dark Grey UPVC Window/Door Frames - Anthracite



GROUND FLOOR PLAN (END/SEM)  
EMT3 I (3B5P)



FIRST FLOOR PLAN (END/SEMI)  
EMT3 I (3B5P)

NDSS COMPLIANT  
M4(2) COMPLIANT

EMT3 I NDSS STORAGE AREA	
LIVING/STUDY	1.00M <sup>2</sup>
U.STAIRS	0.35M <sup>2</sup>
BED 1 W/ST.	0.38M <sup>2</sup>
BED 1 BLK ST.	1.08M <sup>2</sup>
TOTAL	=2.81M <sup>2</sup>
REQ'D	=2.50M <sup>2</sup>

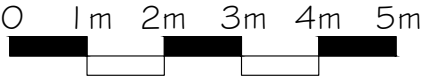
TOTAL NET (NSA) AREA  
98.27m<sup>2</sup>  
1058ft<sup>2</sup>

PLOT NO.S (AS HAND) #  
PLOT NO.S (OPP HAND) #

AYNESDALE  
EMT3 I  
3 Bed (5 Person)  
House

PLANNING PLANS  
STANDARD HOUSE RANGE  
EMT3 I/202 I/PL2 F

Scale 1:100







Scale 1:100  
0 1m 2m 3m 4m 5m

AYNESDALE  
EMT3 I  
3 Bed (5 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMT3 I/202 I/PL3 F

PEGASUS  
GROUP  
Taylor  
Wimpey



Scale 1:100  
0 1m 2m 3m 4m 5m

AYNESDALE  
EMT3 I  
3 Bed (5 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMT3 I/202 I/PL3 F

PEGASUS  
GROUP  
Taylor  
Wimpey





Subject to national type approval



Scale 1:100  
0 1m 2m 3m 4m 5m

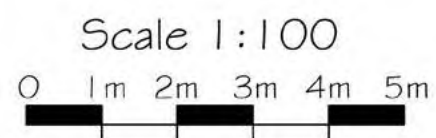
AYNESDALE  
EMT3 I  
3 Bed (5 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMT3 I/202 I/PL3 F

PEGASUS  
GROUP  
Taylor  
Wimpey



Subject to national type approval



AYNESDALE  
EMT3 I  
3 Bed (5 Person)  
House

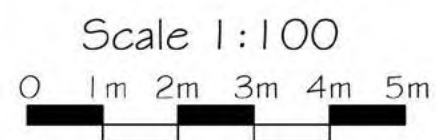
PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMT3 I/202 I/PL3 F

PEGASUS  
GROUP  
Taylor  
Wimpey





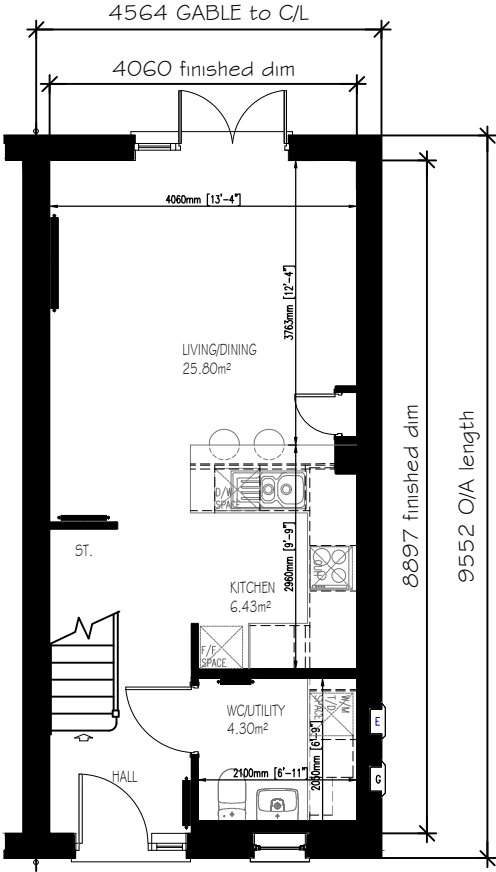
Subject to national type approval



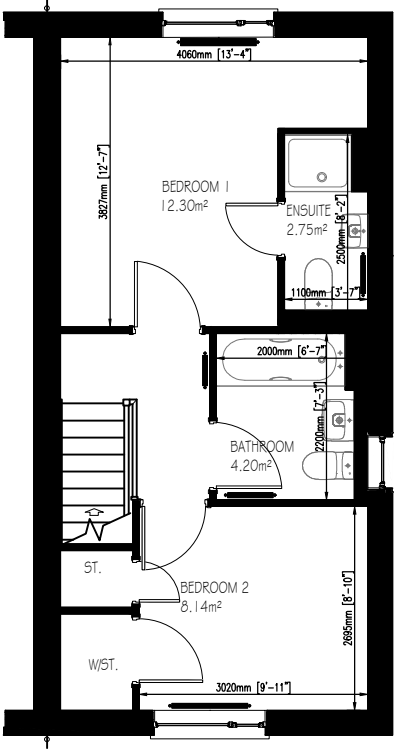
AYNESDALE  
EMT3 I  
3 Bed (5 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMT3 I/202 I/PL3 F

PEGASUS  
GROUP  
Taylor  
Wimpey



GROUND FLOOR PLAN (RH END/SEMI)  
EMA22 (2B3P)

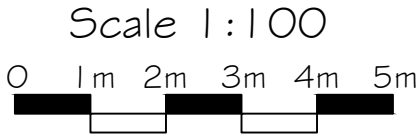


FIRST FLOOR PLAN (RH END/SEMI)  
EMA22 (2B3P)

NDSS COMPLIANT  
M4(2) COMPLIANT

EMA22 NDSS STORAGE AREA	
U.STAIRS	1.14M <sup>2</sup>
BED 2 ST.	0.72M <sup>2</sup>
BED 2 W/ST.	0.85M <sup>2</sup>
TOTAL	=2.71M <sup>2</sup>
REQ'D	=2.00M <sup>2</sup>

TOTAL NET (NSA) AREA 72.25m<sup>2</sup>  
778ft<sup>2</sup>



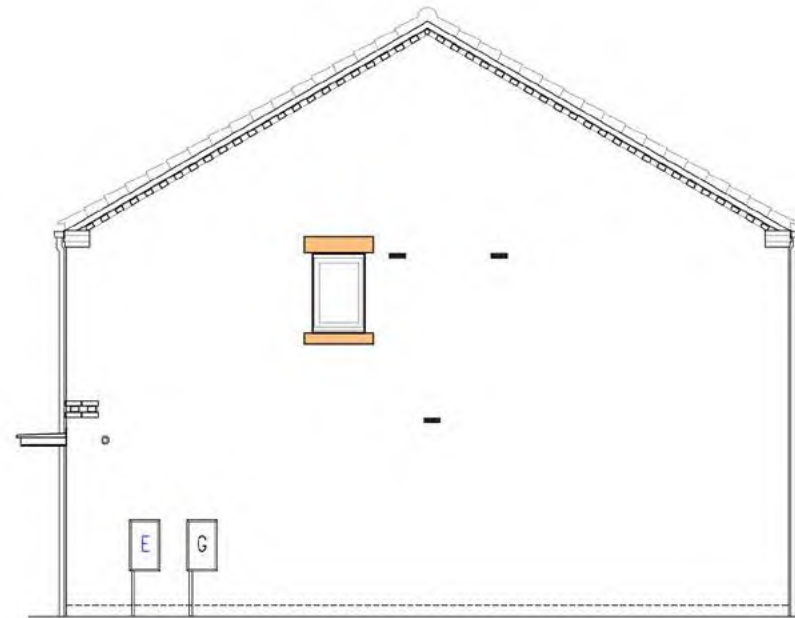
BEAFORD  
EMA22  
2 Bed (3 Person)  
House

PLANNING PLANS  
STANDARD HOUSE RANGE

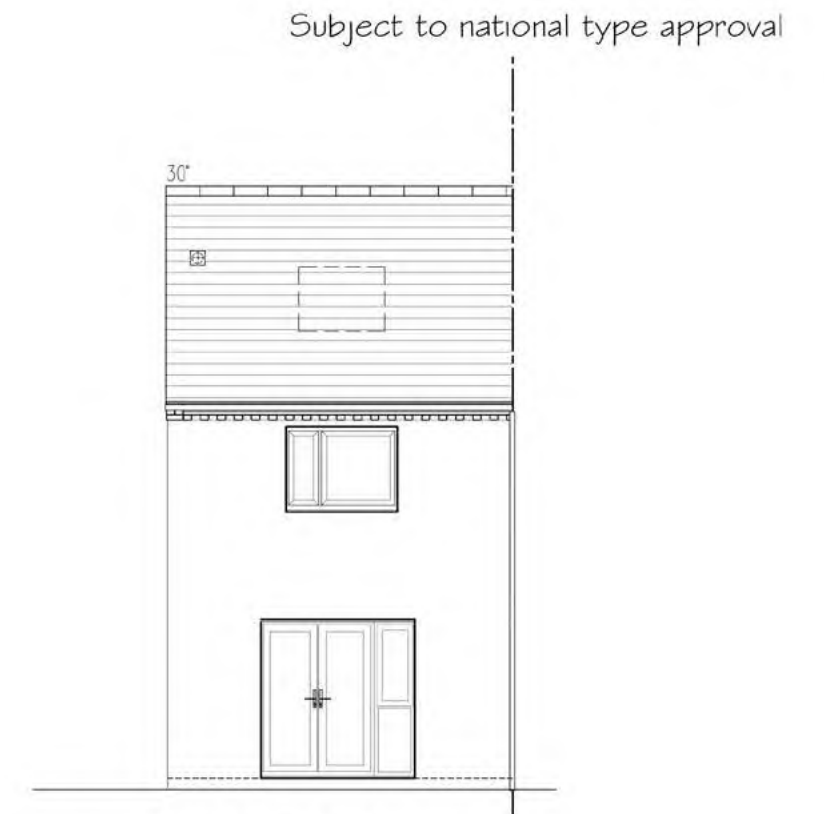
EMA22/2021/PL2 F



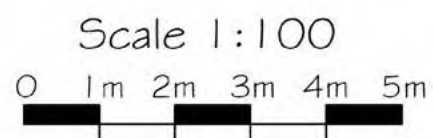
FRONT ELEVATION  
END/SEMI DETACHED  
EMA22 (2B3P)



SIDE ELEVATION  
END/SEMI DETACHED  
EMA22 (2B3P)



REAR ELEVATION  
END/SEMI DETACHED  
EMA22 (2B3P)



BEAFORD  
EMA22  
2 Bed (3 Person)  
House

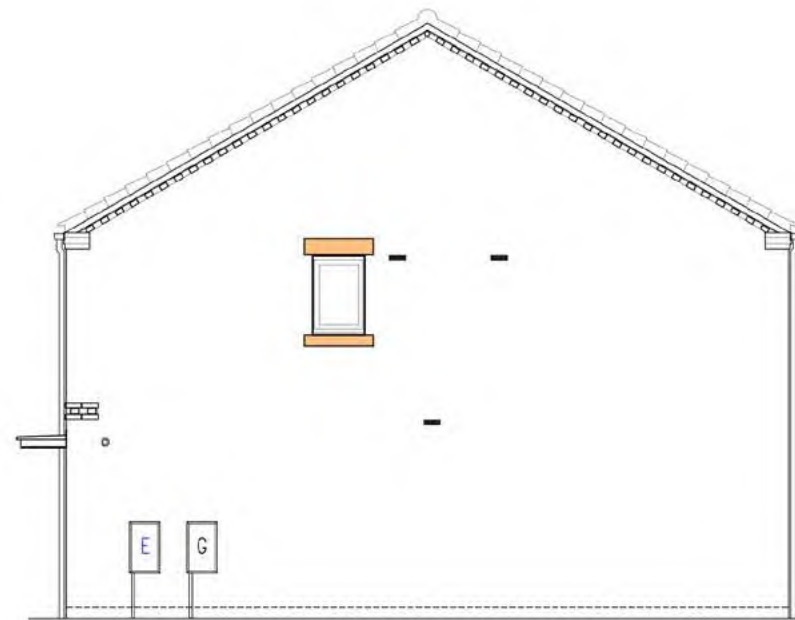
PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA22/2021/PL3 F

PEGASUS  
GROUP  
Taylor  
Wimpey

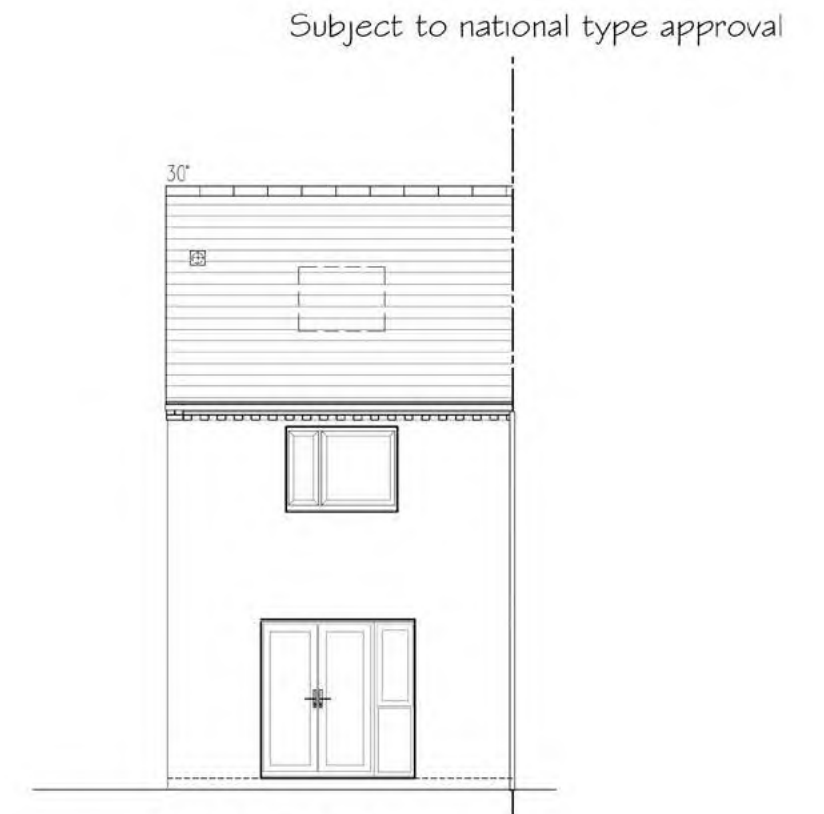




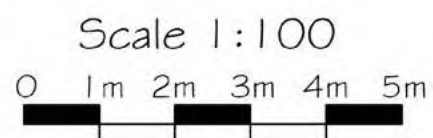
FRONT ELEVATION  
END/SEMI DETACHED  
EMA22 (2B3P)



SIDE ELEVATION  
END/SEMI DETACHED  
EMA22 (2B3P)



REAR ELEVATION  
END/SEMI DETACHED  
EMA22 (2B3P)

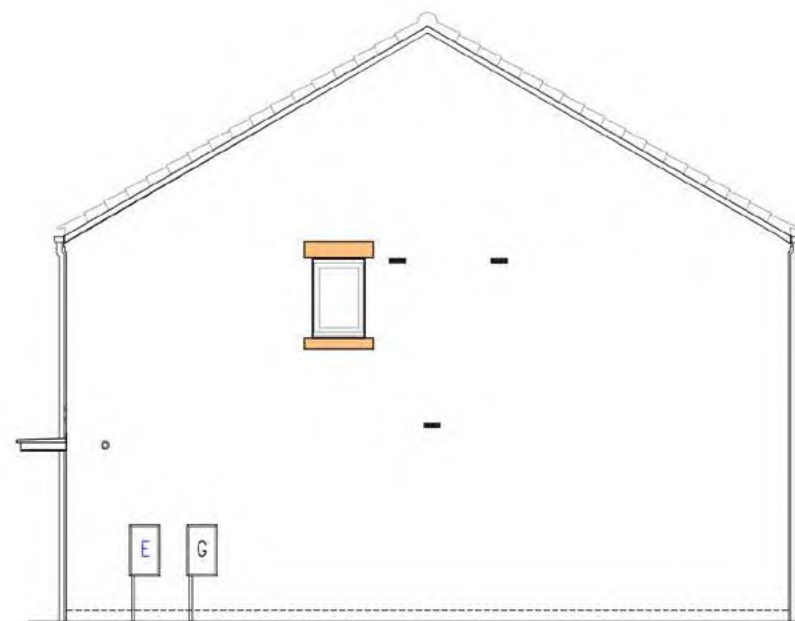


BEAFORD  
EMA22  
2 Bed (3 Person)  
House

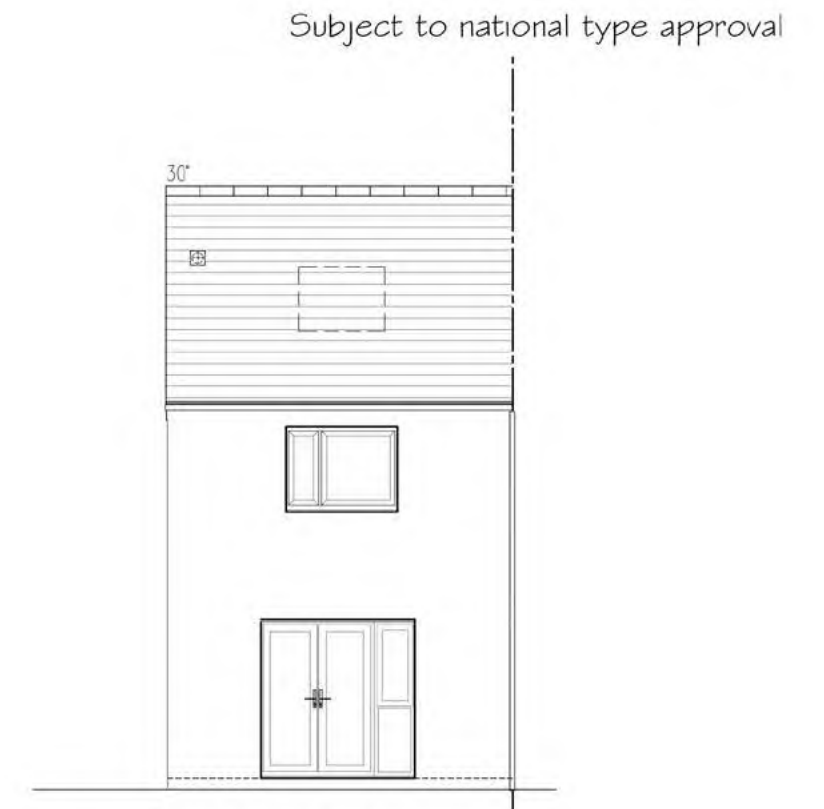
PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA22/2021/PL3 F



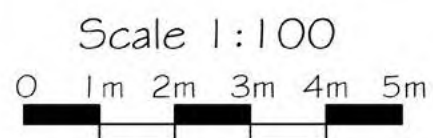
FRONT ELEVATION  
END/SEMI DETACHED  
EMA22 (2B3P)



SIDE ELEVATION  
END/SEMI DETACHED  
EMA22 (2B3P)



REAR ELEVATION  
END/SEMI DETACHED  
EMA22 (2B3P)

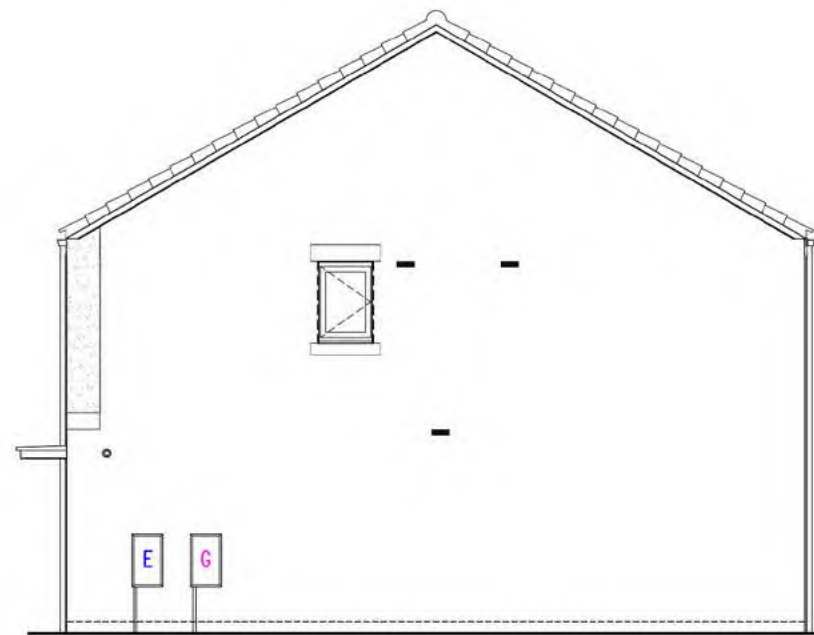


BEAFORD  
EMA22  
2 Bed (3 Person)  
House

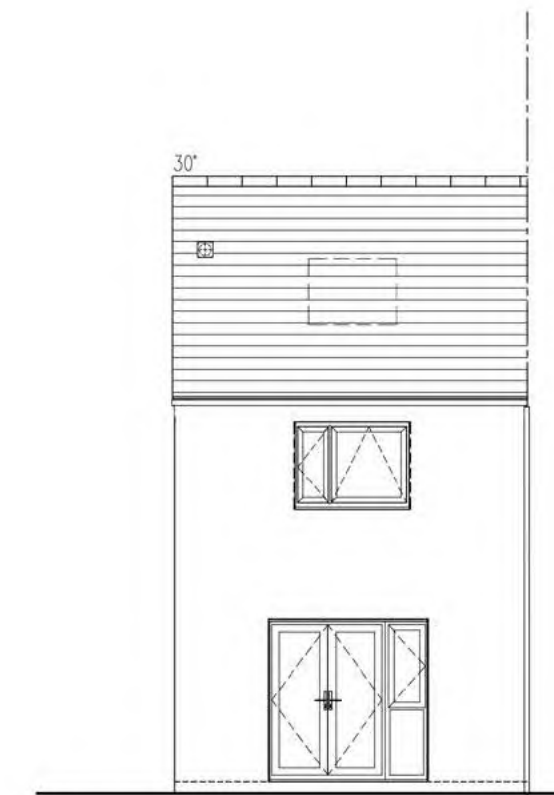
PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA22/2021/PL3 F



FRONT ELEVATION  
END/SEMI DETACHED  
EMA22 (2B3P)

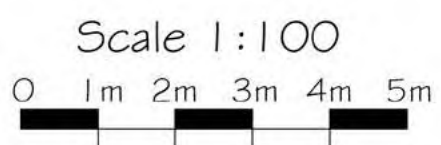


SIDE ELEVATION  
END/SEMI DETACHED  
EMA22 (2B3P)



REAR ELEVATION  
END/SEMI DETACHED  
EMA22 (2B3P)

PLOT NO.S (AS HAND) #  
PLOT NO.S (OPP HAND) #



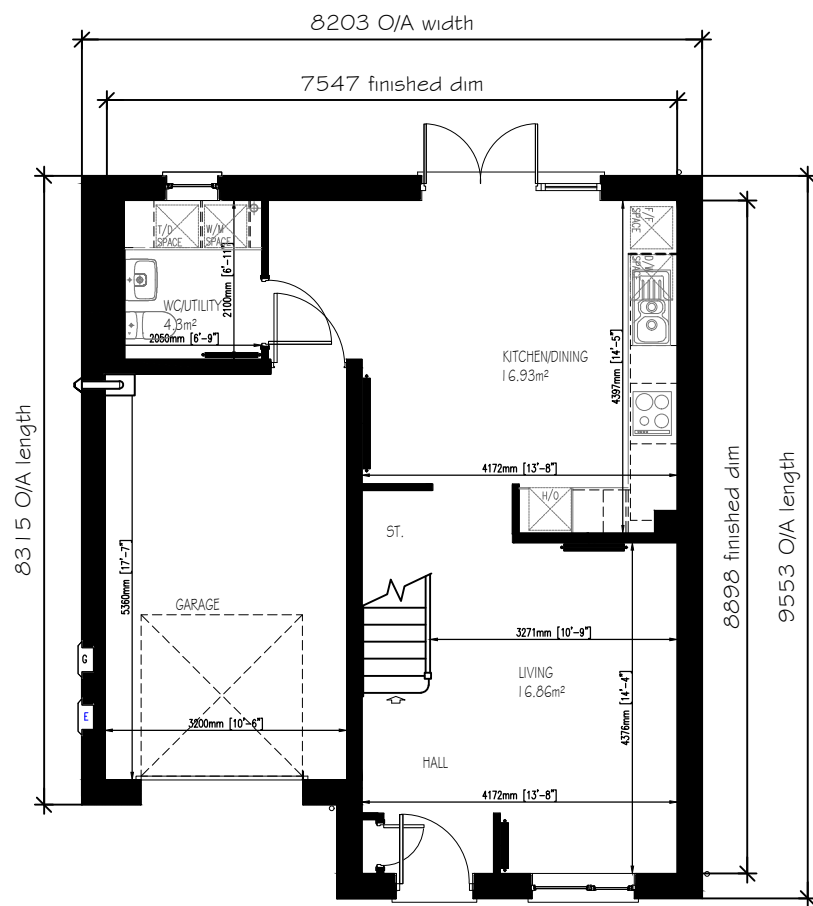
BEAFORD  
EMA22  
2 Bed (3 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA22/2021/PL3 F

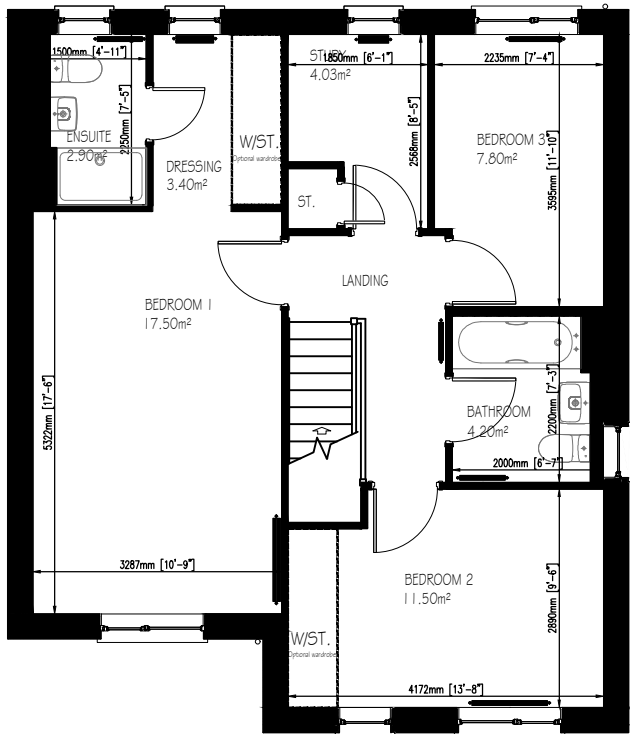
PEGASUS  
GROUP

Taylor  
Wimpey





GROUND FLOOR PLAN  
EMG3 I (3B5P)



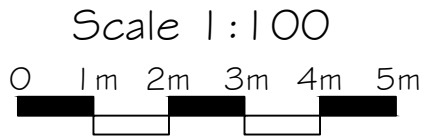
FIRST FLOOR PLAN  
EMG3 I (3B5P)

NDSS COMPLIANT  
M4(2) COMPLIANT

EMG3 I NDSS STORAGE AREA	
U.STAIRS	1.14M <sup>2</sup>
UTILITY ST.	0.52M <sup>2</sup>
DRESSING	0.48M <sup>2</sup>
BED 1 W/ST.	0.60M <sup>2</sup>
TOTAL	=2.74M <sup>2</sup>
REQ'D	=2.50M <sup>2</sup>

NET SALES AREA (NSA)  
107.18m<sup>2</sup>  
1154ft<sup>2</sup>

NET SALES AREA+GARAGE (GIA)  
126.09m<sup>2</sup>  
1357ft<sup>2</sup>



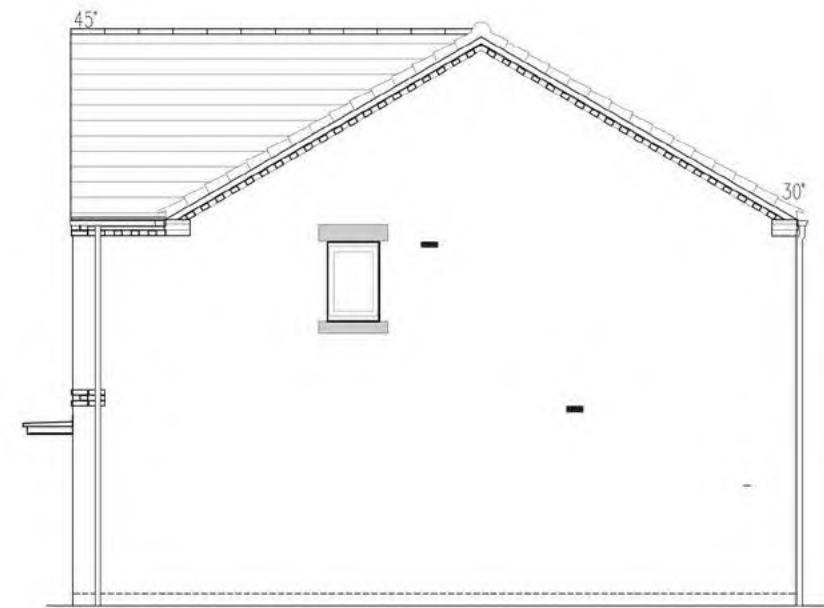
BYRNEHAM  
EMG3 I  
3 Bed (5 Person)  
House

PLANNING PLANS  
STANDARD HOUSE RANGE

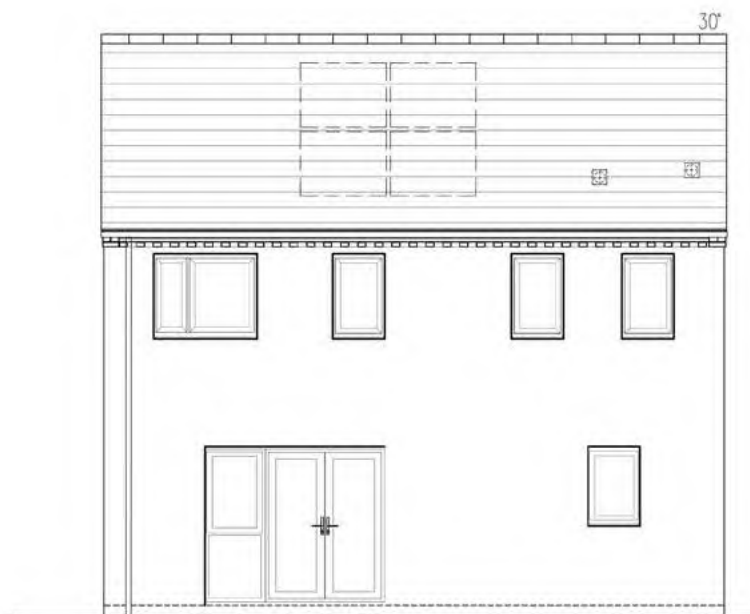
EMG3 I/202 I/PL2 C



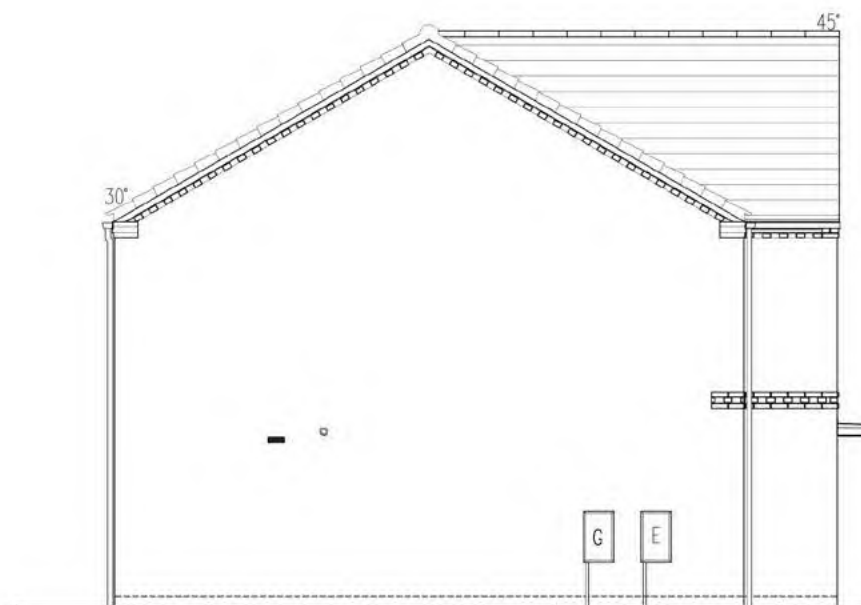
FRONT ELEVATION  
DETACHED  
EMG3 I (3B5P)



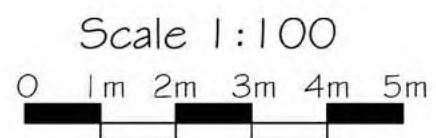
SIDE ELEVATION  
DETACHED  
EMG3 I (3B5P)



REAR ELEVATION  
DETACHED  
EMG3 I (3B5P)



SIDE ELEVATION  
DETACHED  
EMG3 I (3B5P)



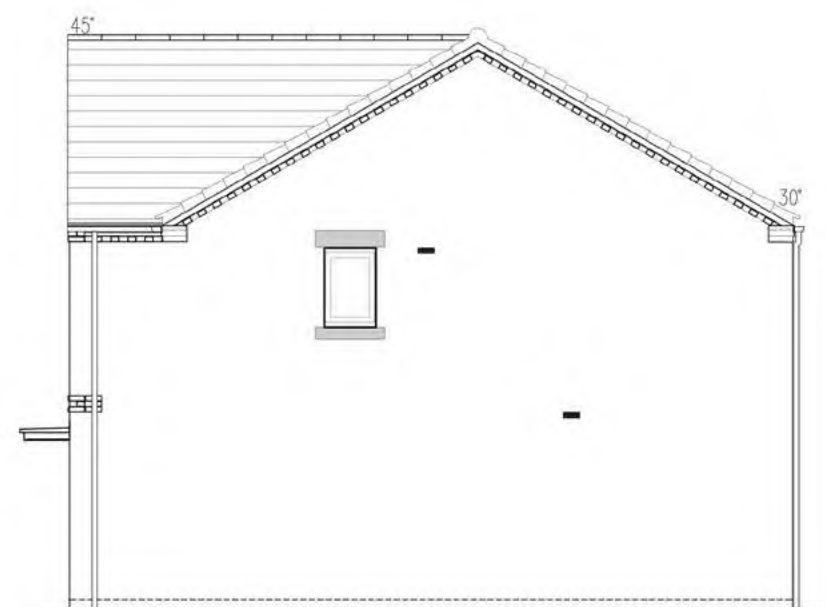
BYRNEHAM  
EMG3 I  
3 Bed (5 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMG3 I/202 I/PL3 E

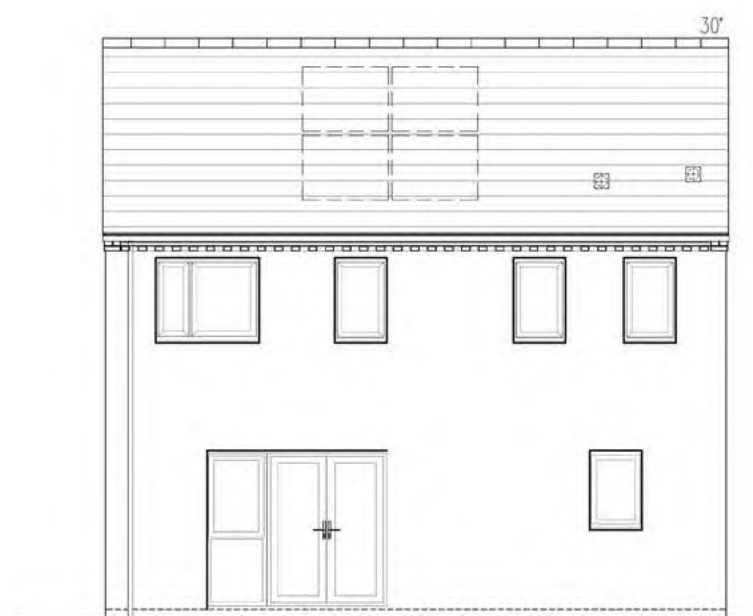




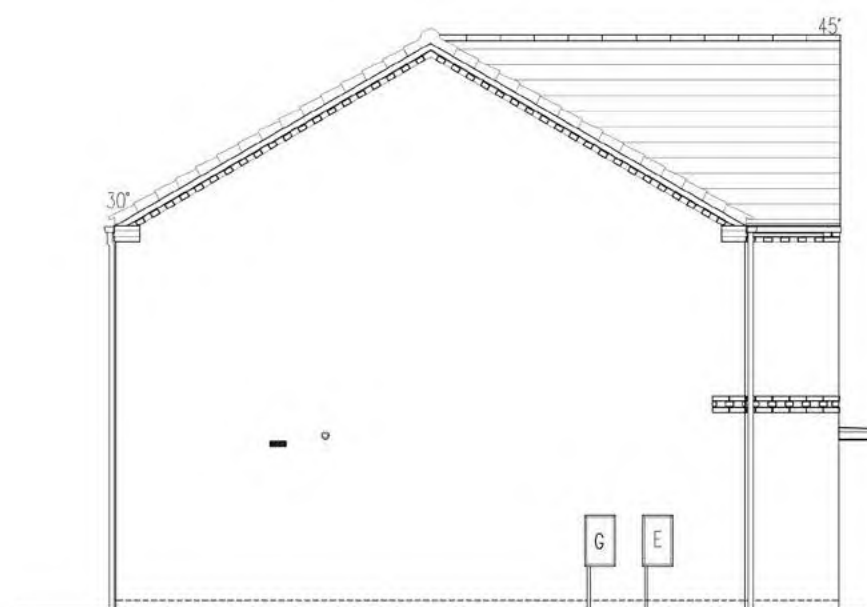
FRONT ELEVATION  
DETACHED  
EMG3 I (3B5P)



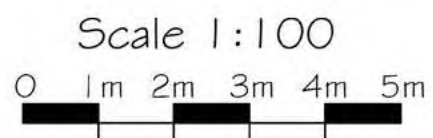
SIDE ELEVATION  
DETACHED  
EMG3 I (3B5P)



REAR ELEVATION  
DETACHED  
EMG3 I (3B5P)



SIDE ELEVATION  
DETACHED  
EMG3 I (3B5P)



BYRNEHAM  
EMG3 I  
3 Bed (5 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMG3 I/202 I/PL3 E

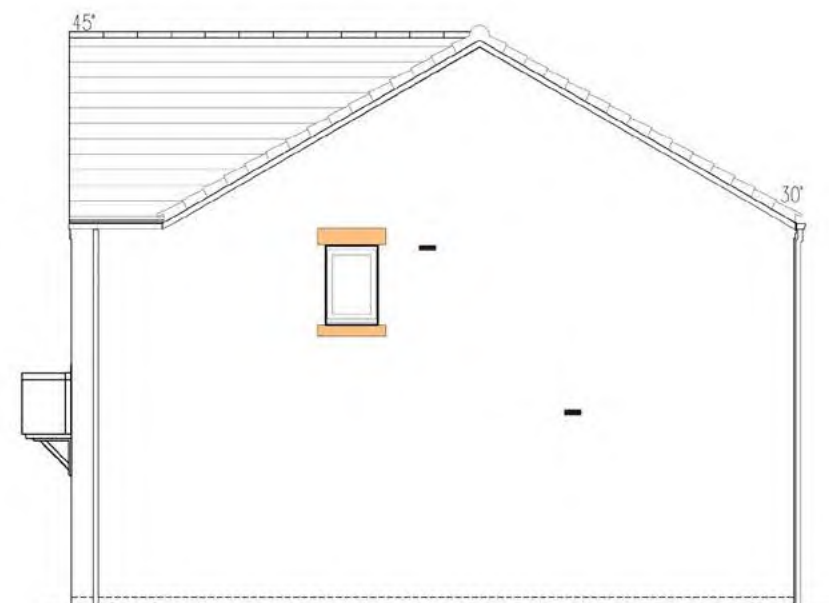


Subject to national type approval



FRONT ELEVATION  
DETACHED

EMG3 I (3B5P)



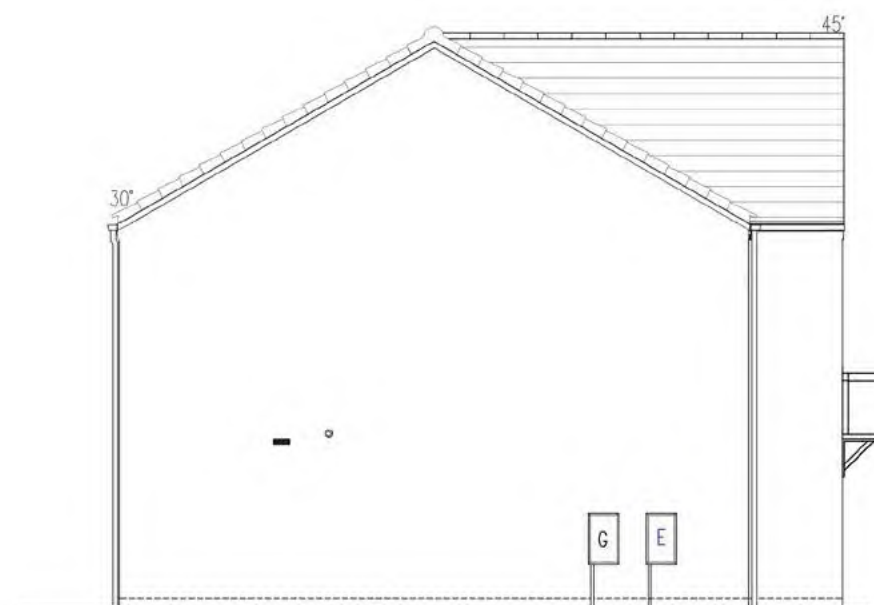
SIDE ELEVATION  
DETACHED

EMG3 I (3B5P)



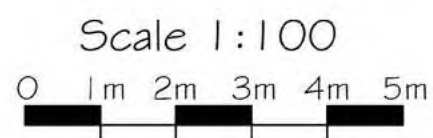
REAR ELEVATION  
DETACHED

EMG3 I (3B5P)



SIDE ELEVATION  
DETACHED

EMG3 I (3B5P)



BYRNEHAM  
EMG3 I  
3 Bed (5 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMG3 I/202 I/PL3 E

PEGASUS  
GROUP  
Taylor  
Wimpey

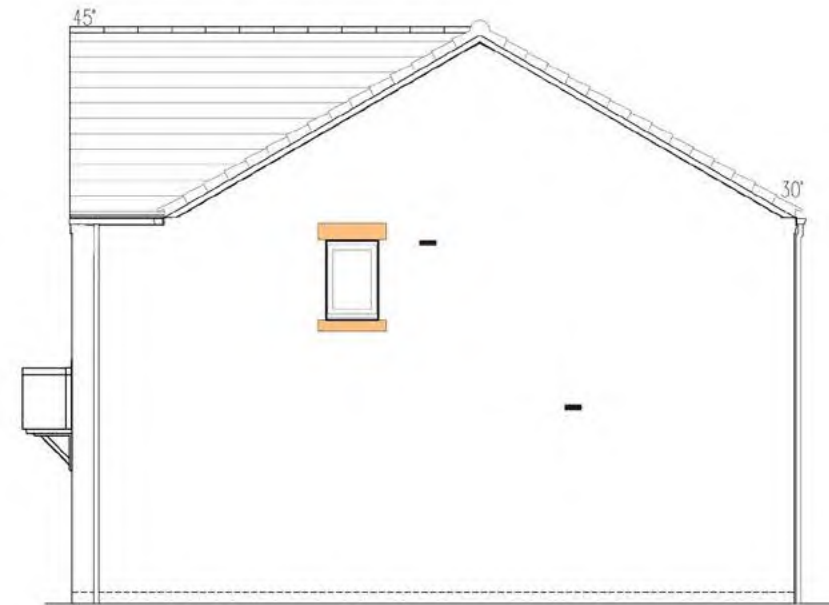




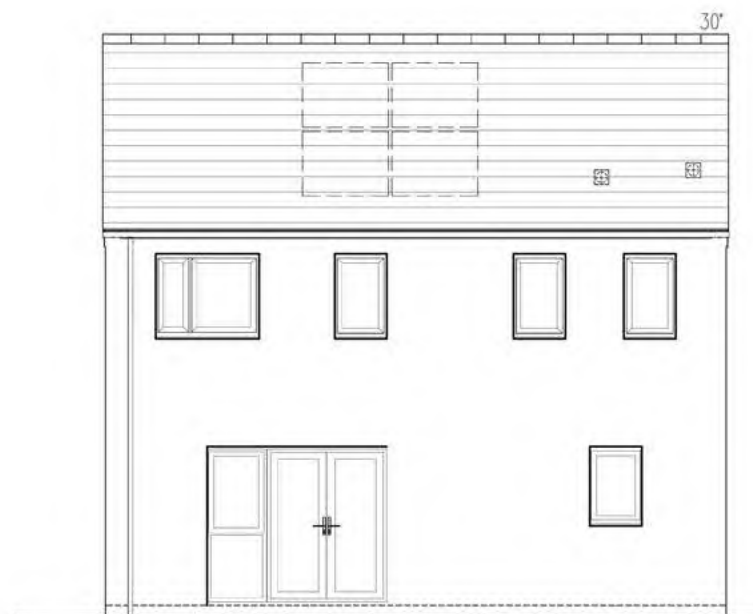
Subject to national type approval



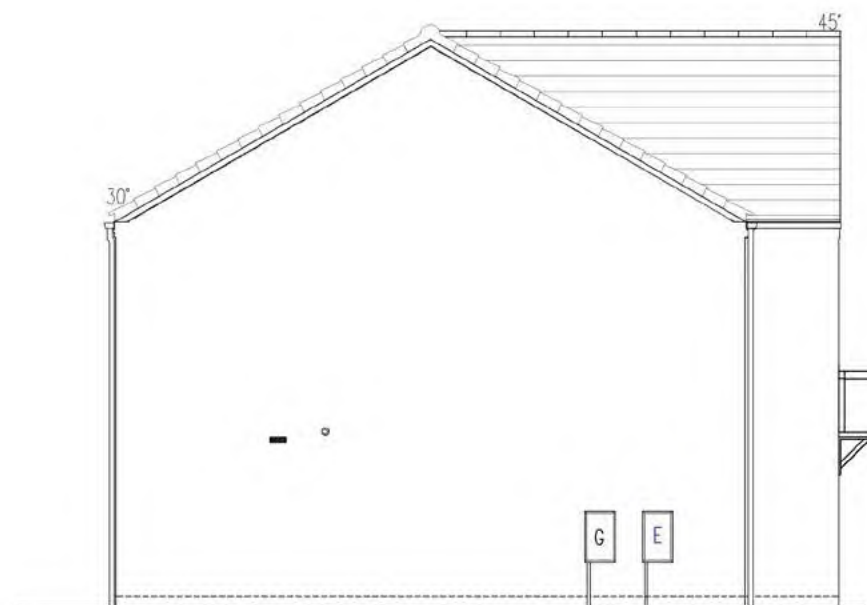
FRONT ELEVATION  
DETACHED  
EMG3 I (3B5P)



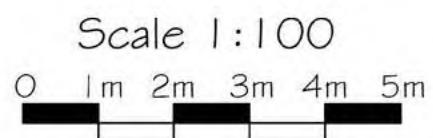
SIDE ELEVATION  
DETACHED  
EMG3 I (3B5P)



REAR ELEVATION  
DETACHED  
EMG3 I (3B5P)



SIDE ELEVATION  
DETACHED  
EMG3 I (3B5P)



BYRNEHAM  
EMG3 I  
3 Bed (5 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMG3 I/202 I/PL3 E

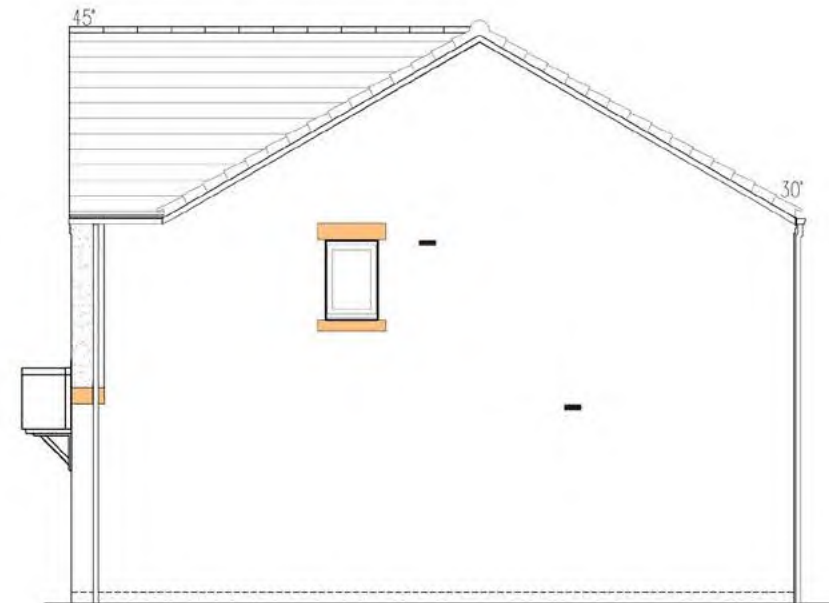


Subject to national type approval



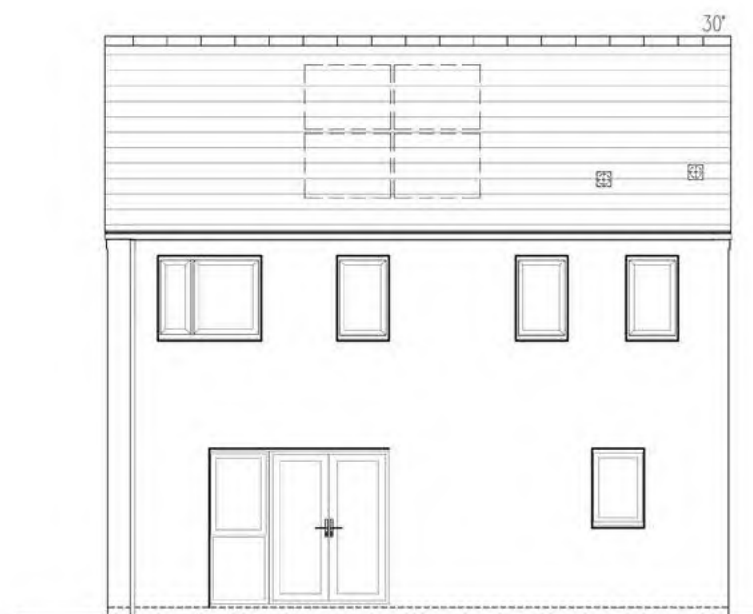
FRONT ELEVATION  
DETACHED

EMG3 I (3B5P)



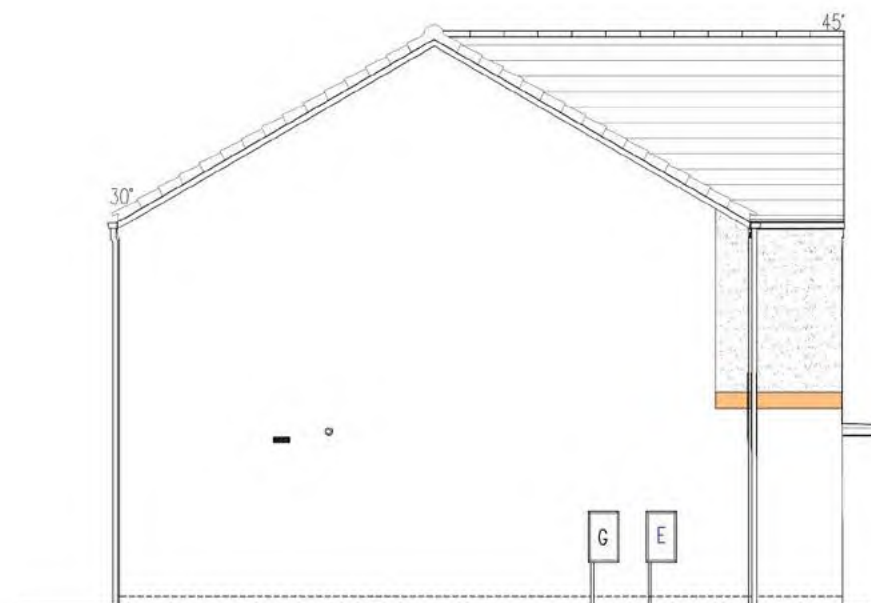
SIDE ELEVATION  
DETACHED

EMG3 I (3B5P)



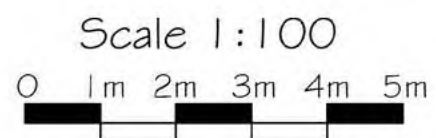
REAR ELEVATION  
DETACHED

EMG3 I (3B5P)



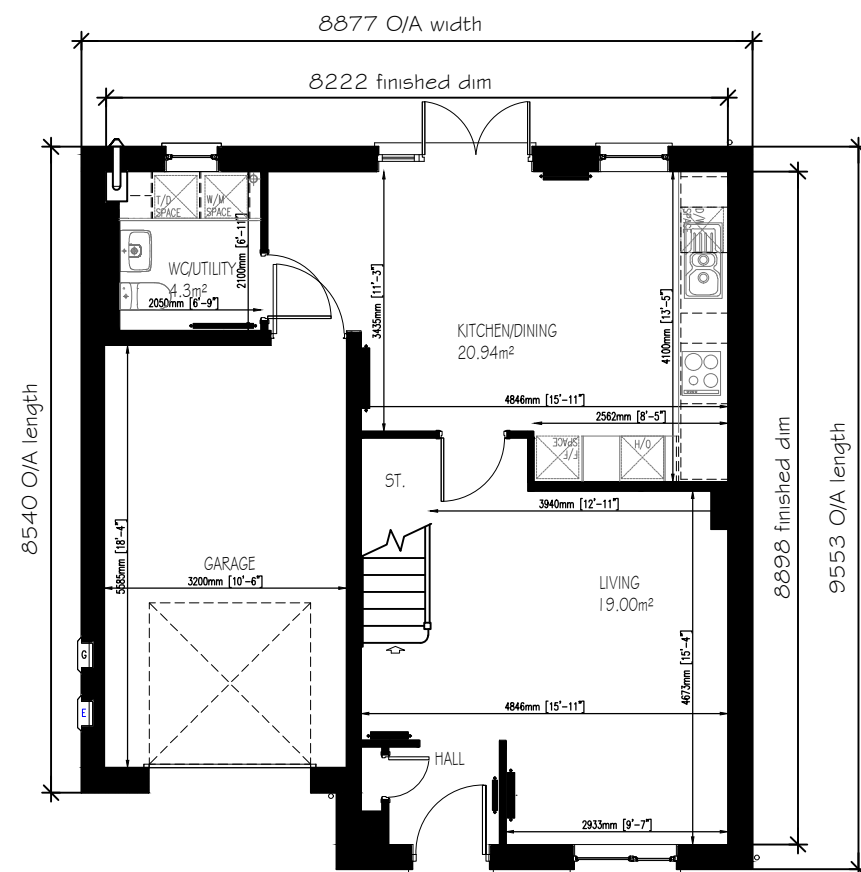
SIDE ELEVATION  
DETACHED

EMG3 I (3B5P)

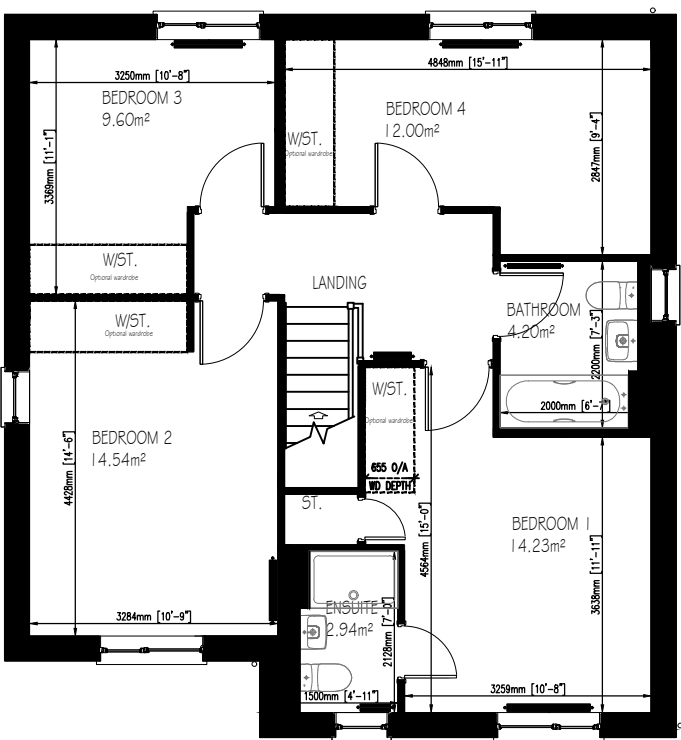


BYRNEHAM  
EMG3 I  
3 Bed (5 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMG3 I/202 I/PL3 E



GROUND FLOOR PLAN  
EMG41 (4B6P)



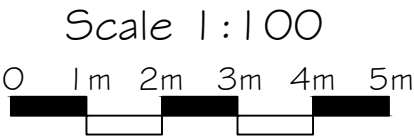
FIRST FLOOR PLAN  
EMG41 (4B6P)

NDSS COMPLIANT  
M4(2) COMPLIANT

EMG41 NDSS STORAGE AREA	
U. STAIRS	1.16M <sup>2</sup>
BED 1 CY/ST.	0.23M <sup>2</sup>
BED 1 W/ST.	0.25M <sup>2</sup>
BED 2 W/ST.	0.50M <sup>2</sup>
BED 3 W/ST.	0.86M <sup>2</sup>
BED 3 W/ST.	0.94M <sup>2</sup>
TOTAL	=3.94M <sup>2</sup>
REQ'D	=3.00M <sup>2</sup>

NET SALES AREA (NSA)  
119.95m<sup>2</sup>  
1291ft<sup>2</sup>

NET SALES AREA+GARAGE (GIA)  
139.62m<sup>2</sup>  
1503ft<sup>2</sup>



CHALHAM  
EMG41  
4 Bed (6 Person)  
House

PLANNING PLANS  
STANDARD HOUSE RANGE

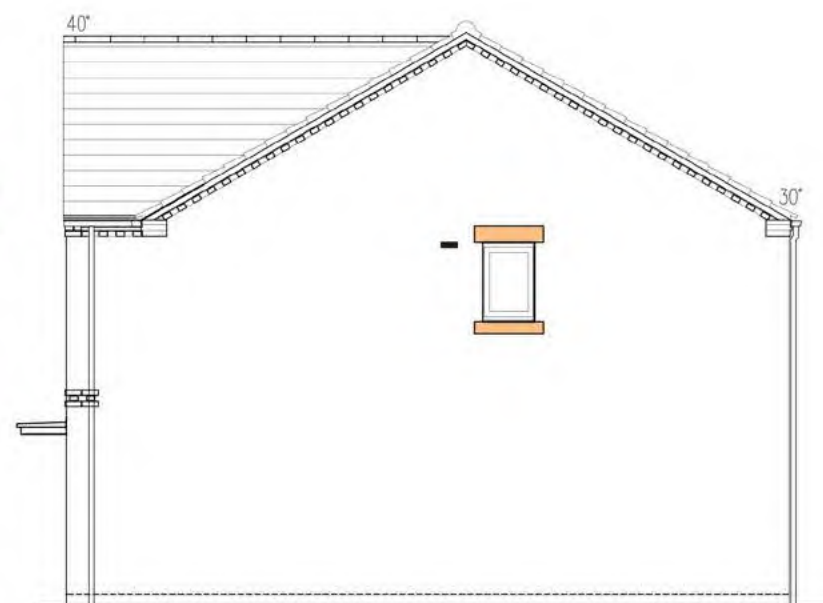
EMG41/2021/PL2 C



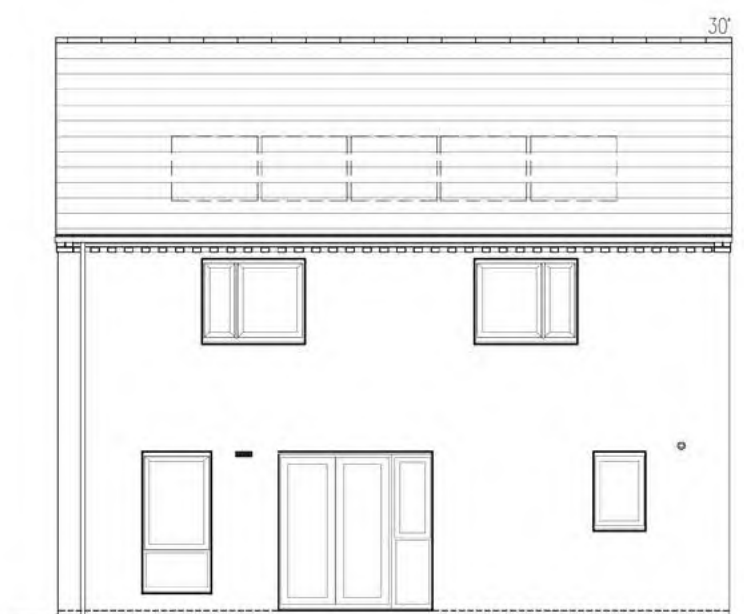
Subject to national type approval



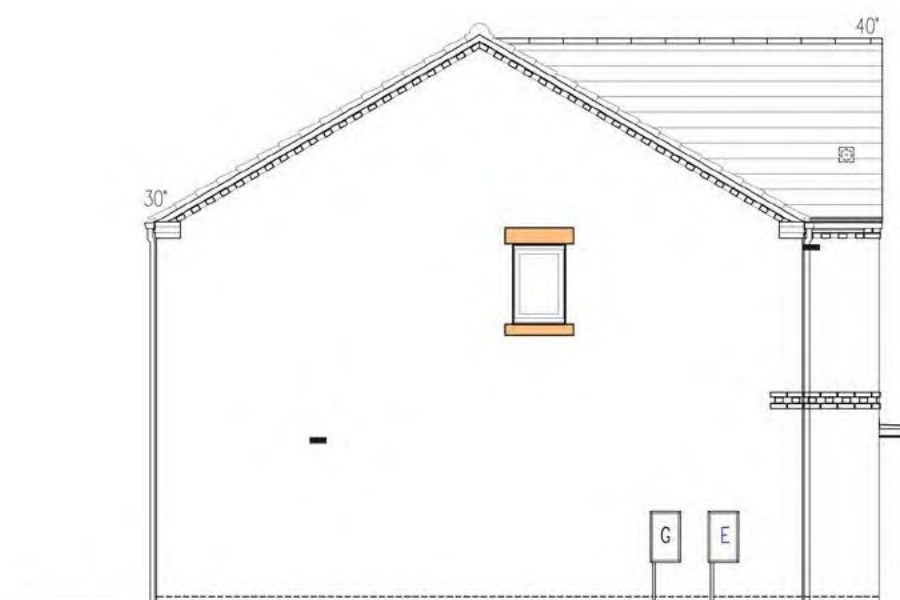
FRONT ELEVATION  
DETACHED  
EMG41 (4B6P)



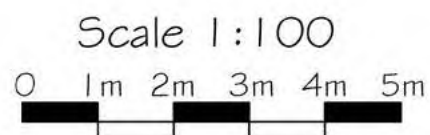
SIDE (RIGHT) ELEVATION  
DETACHED  
EMG41 (4B6P)



REAR ELEVATION  
DETACHED  
EMG41 (4B6P)



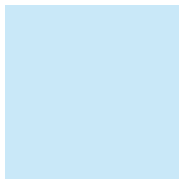
SIDE (LEFT) ELEVATION  
DETACHED  
EMG41 (4B6P)



Scale 1:100

CHALHAM  
EMG41  
4 Bed (6 Person)  
House

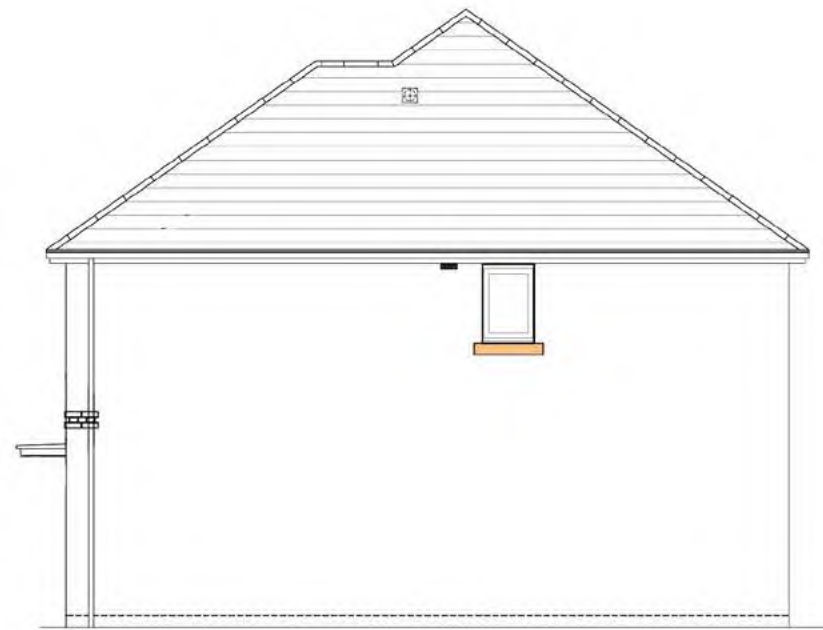
PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMG41/2021/PL3 F



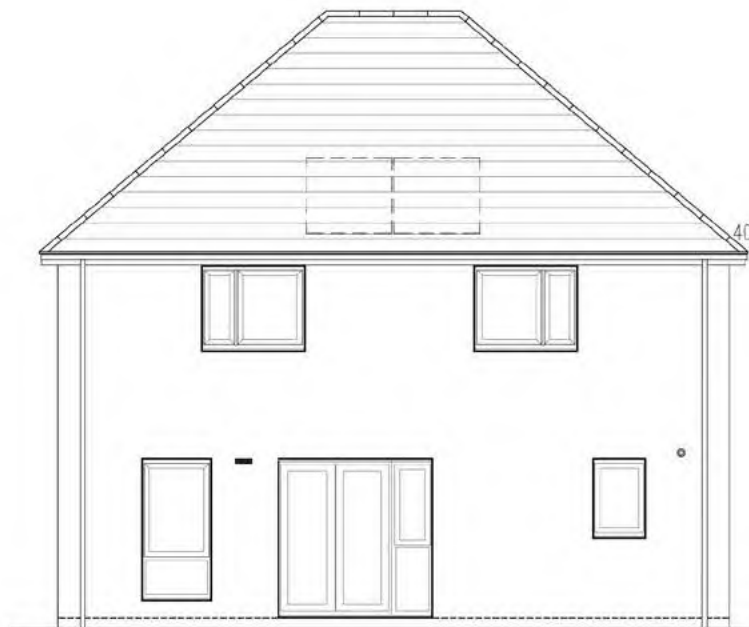
Subject to national type approval



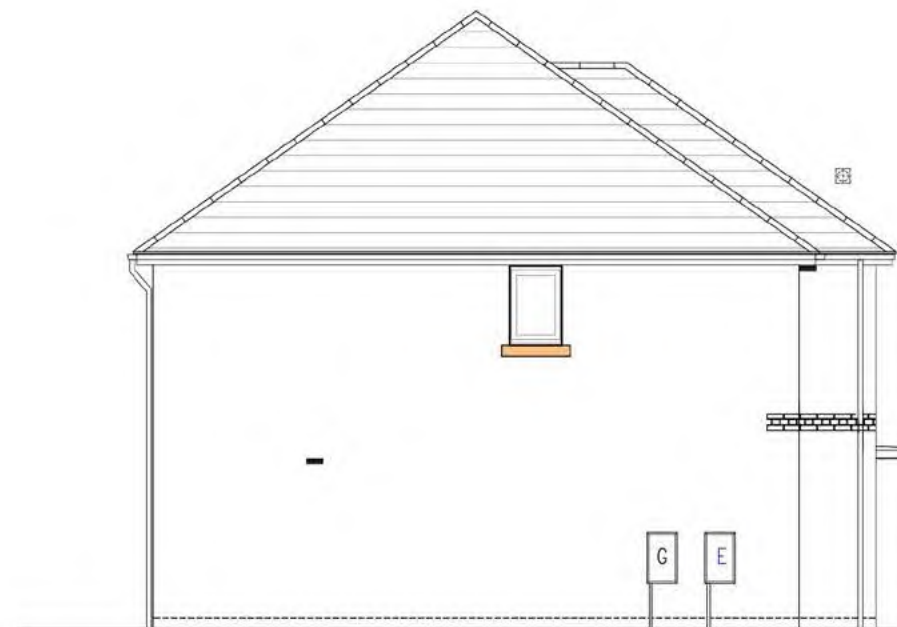
FRONT ELEVATION  
DETACHED  
EMG41 (4B6P)



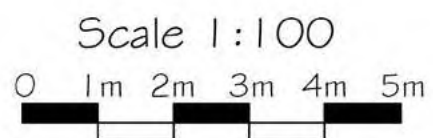
SIDE (RIGHT) ELEVATION  
DETACHED  
EMG41 (4B6P)



REAR ELEVATION  
DETACHED  
EMG41 (4B6P)



SIDE (LEFT) ELEVATION  
DETACHED  
EMG41 (4B6P)



CHALHAM  
EMG41  
4 Bed (6 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMG41/2021/PL3 F

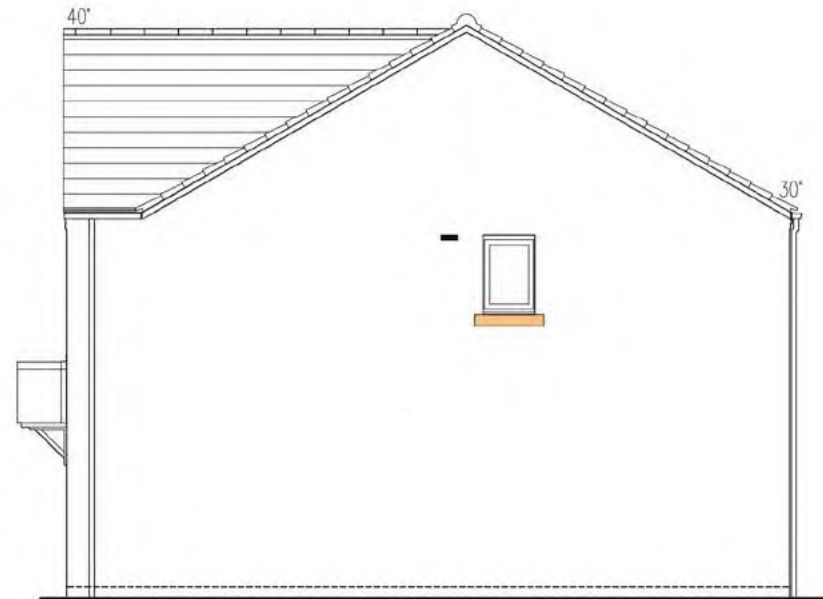




Subject to national type approval



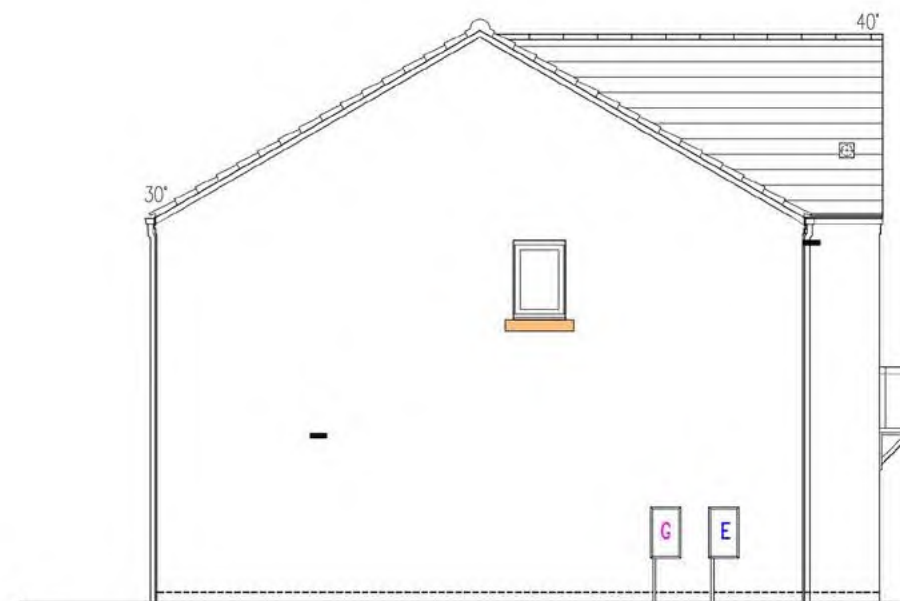
FRONT ELEVATION  
DETACHED  
EMG41 (4B6P)



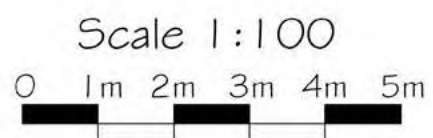
SIDE (RIGHT) ELEVATION  
DETACHED  
EMG41 (4B6P)



REAR ELEVATION  
DETACHED  
EMG41 (4B6P)



SIDE (LEFT) ELEVATION  
DETACHED  
EMG41 (4B6P)



CHALHAM  
EMG41  
4 Bed (6 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMG41/2021/PL3 F

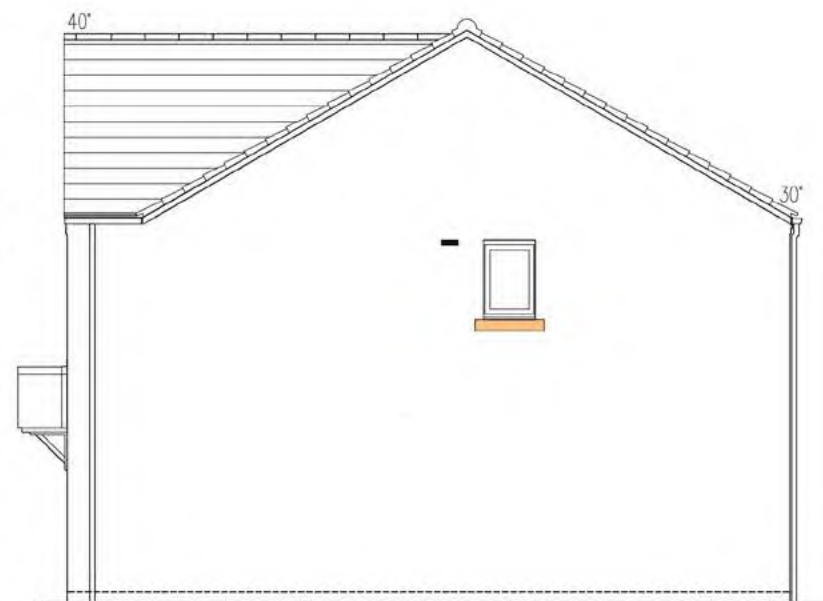




Subject to national type approval



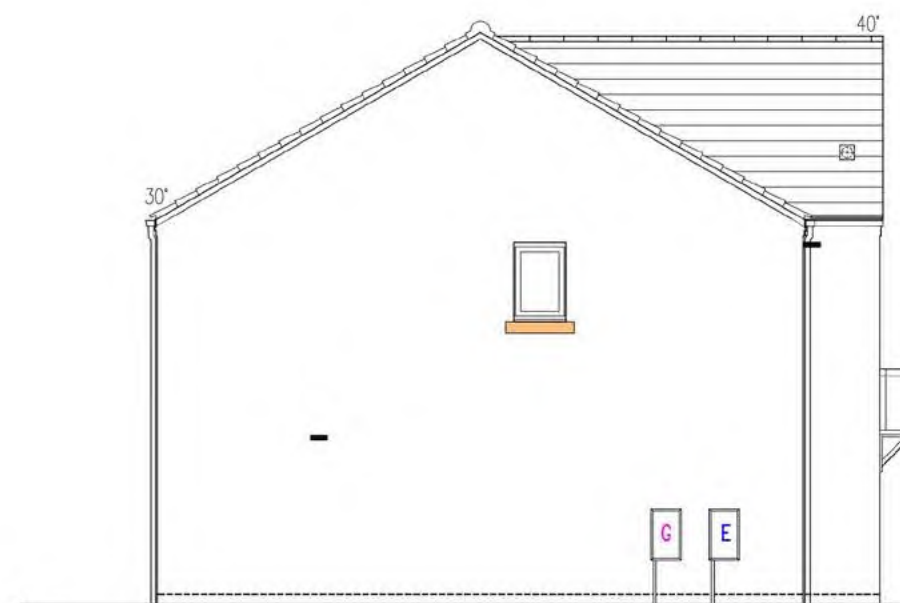
FRONT ELEVATION  
DETACHED  
EMG41 (4B6P)



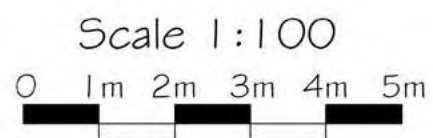
SIDE (RIGHT) ELEVATION  
DETACHED  
EMG41 (4B6P)



REAR ELEVATION  
DETACHED  
EMG41 (4B6P)



SIDE (LEFT) ELEVATION  
DETACHED  
EMG41 (4B6P)



CHALHAM  
EMG41  
4 Bed (6 Person)  
House

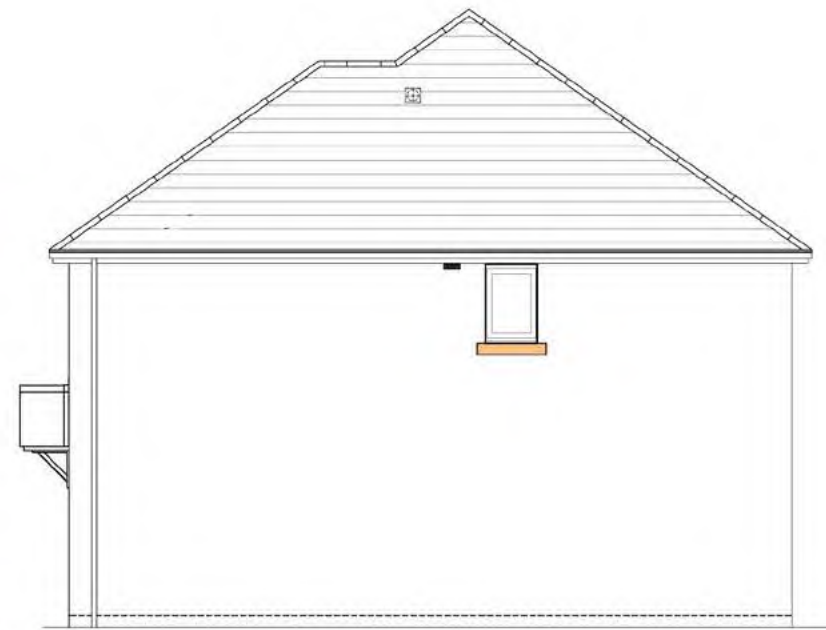
PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMG41/2021/PL3 F



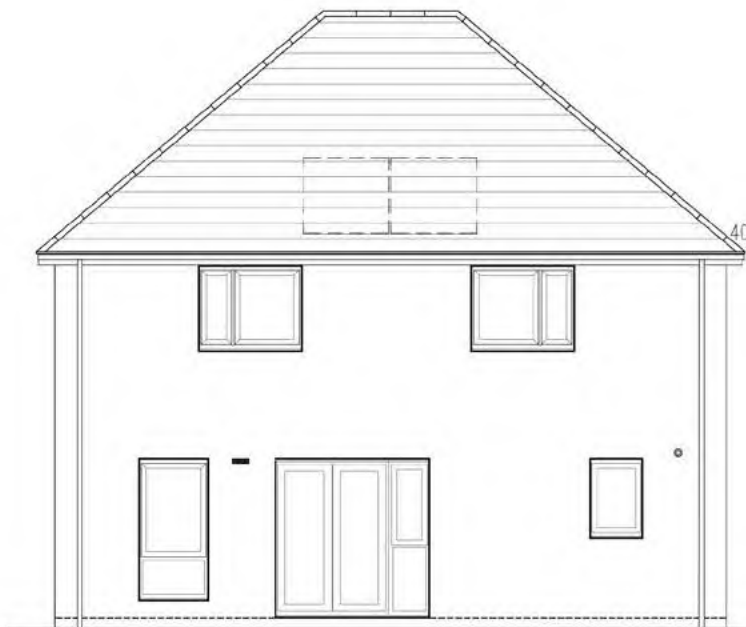
Subject to national type approval



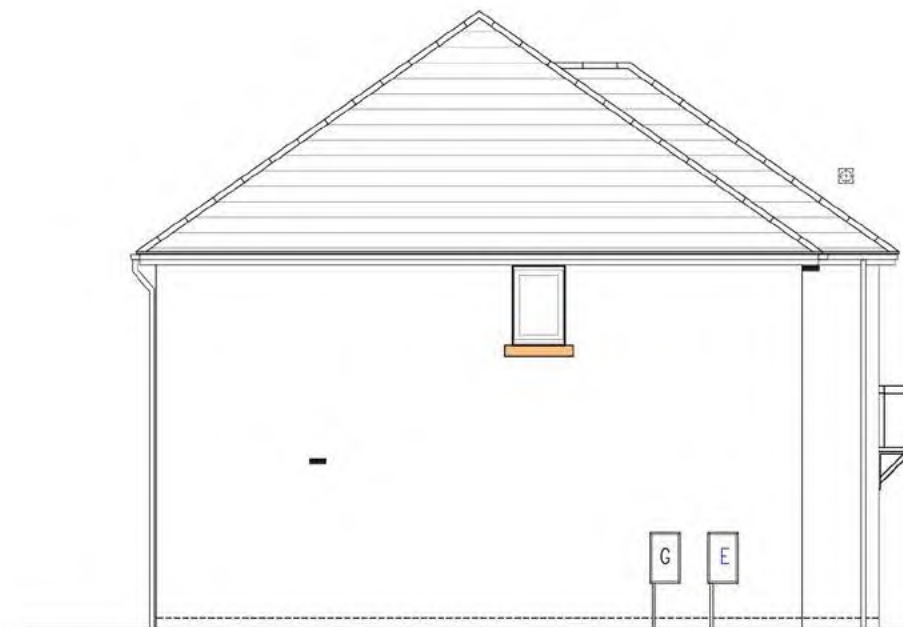
FRONT ELEVATION  
DETACHED  
EMG41 (4B6P)



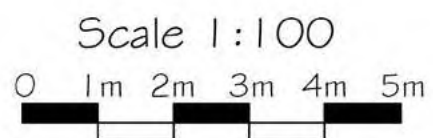
SIDE (RIGHT) ELEVATION  
DETACHED  
EMG41 (4B6P)



REAR ELEVATION  
DETACHED  
EMG41 (4B6P)

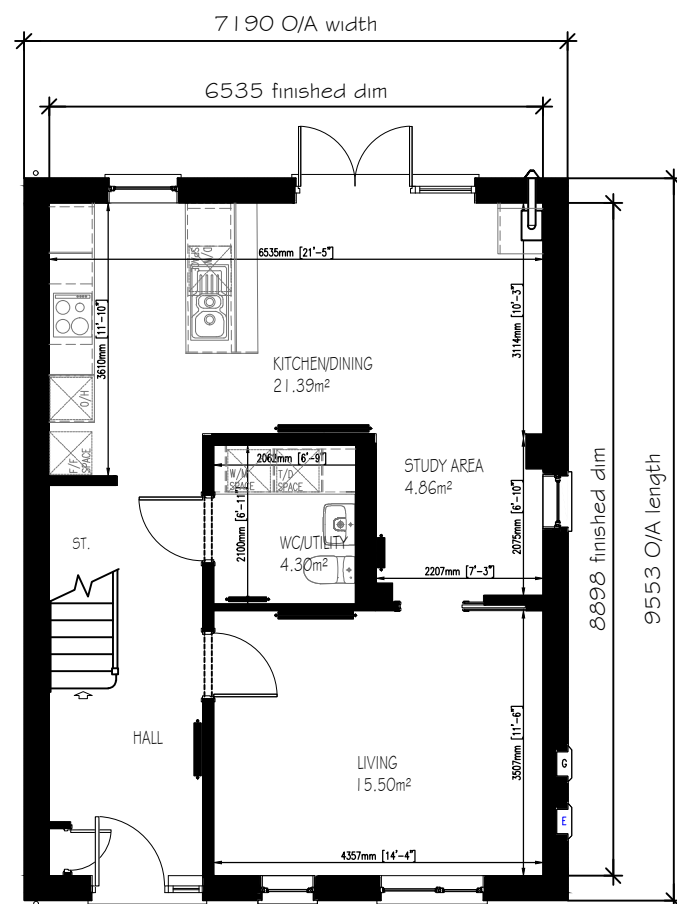


SIDE (LEFT) ELEVATION  
DETACHED  
EMG41 (4B6P)

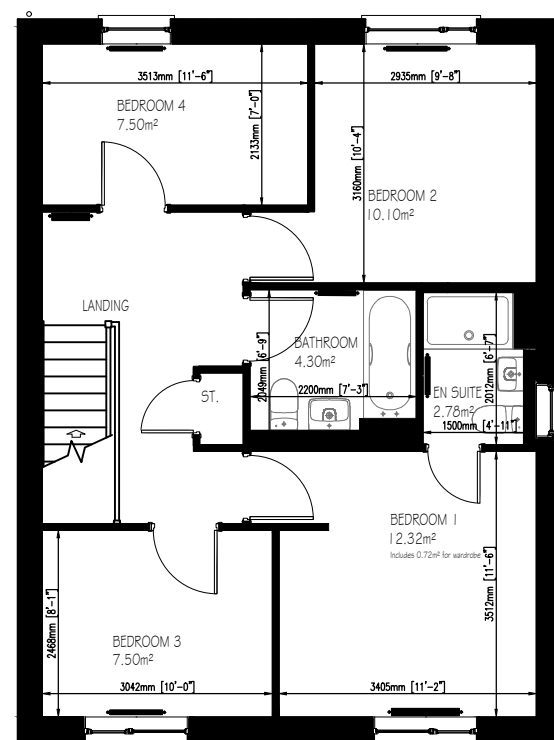


CHALHAM  
EMG41  
4 Bed (6 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMG41/2021/PL3 F



GROUND FLOOR PLAN (DETACHED)  
EMA43 (4B5P)

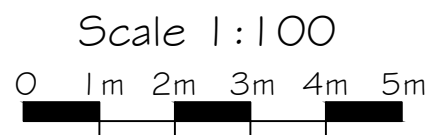


FIRST FLOOR PLAN (DETACHED)  
EMA43 (4B5P)

NDSS COMPLIANT  
M4(2) COMPLIANT

EMA43 NDSS STORAGE AREA	
U. STAIRS	1.13M <sup>2</sup>
LANDING	0.55M <sup>2</sup>
BED 1 W/ST.	0.67M <sup>2</sup>
BED 2 W/ST.	0.48M <sup>2</sup>
BED 3 W/ST.	0.58M <sup>2</sup>
TOTAL	=3.41M <sup>2</sup>
REQ'D	=3.00M <sup>2</sup>

TOTAL NET (NSA) AREA  
116.29m<sup>2</sup>  
1252ft<sup>2</sup>



COLFORD  
EMA43  
4 Bed (5 Person)  
House

PLANNING PLANS

STANDARD HOUSE RANGE

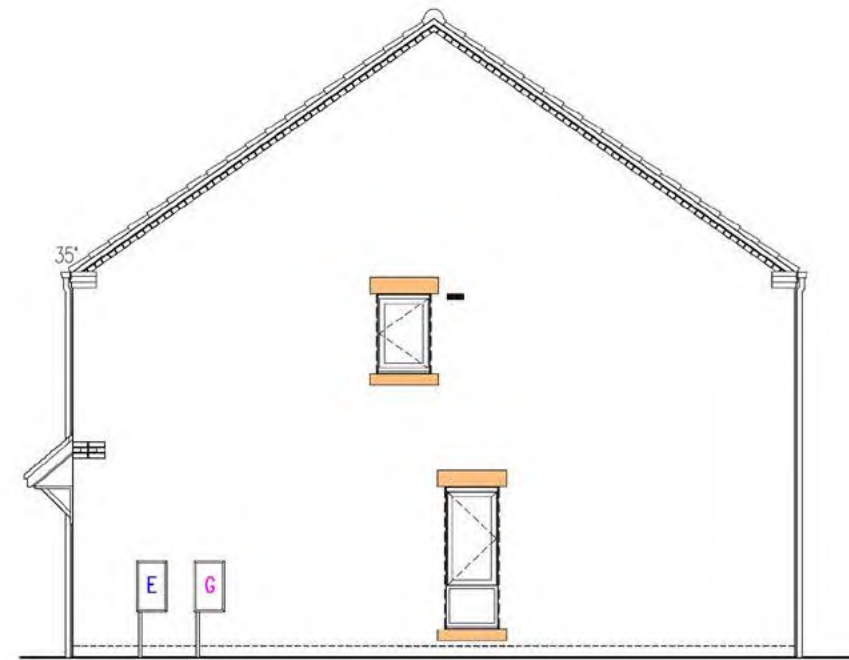
EMA43/2021/PL2 D

Taylor  
Wimpey

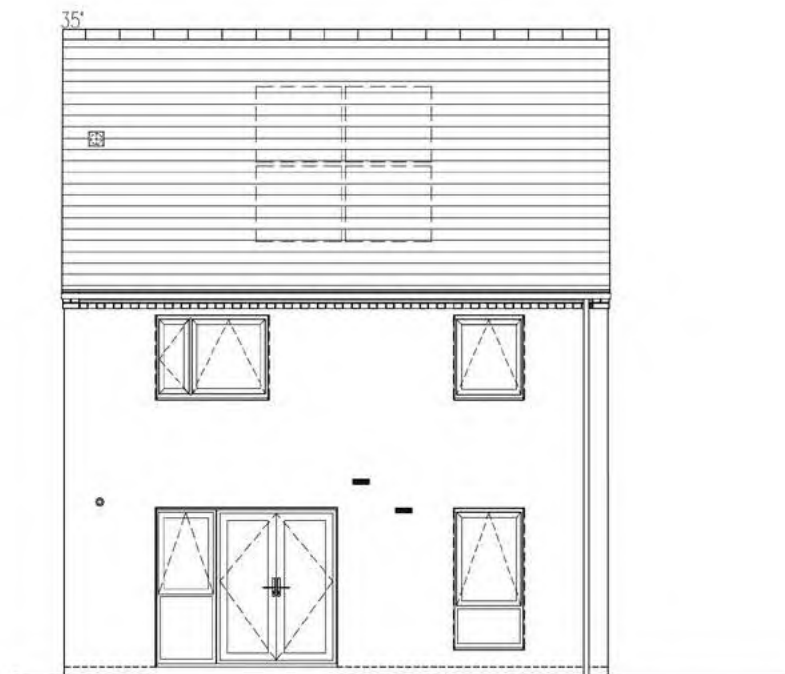




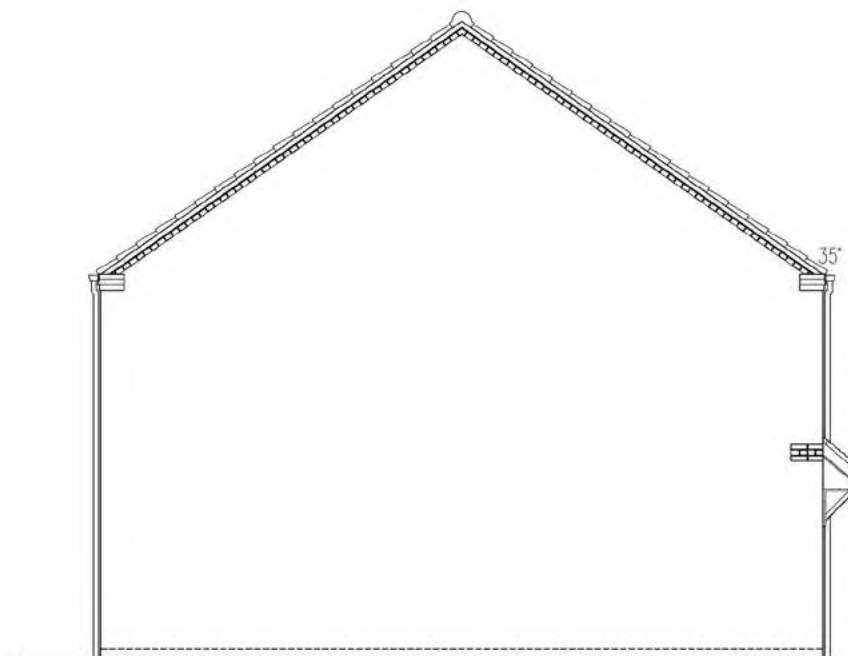
FRONT ELEVATION  
DETACHED  
EMA43 (4B5P)



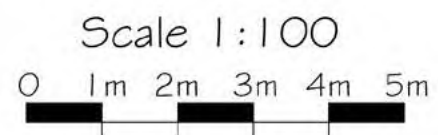
SIDE (RIGHT) ELEVATION  
DETACHED  
EMA43 (4B5P)



REAR ELEVATION  
DETACHED  
EMA43 (4B5P)



SIDE (LEFT) ELEVATION  
DETACHED  
EMA43 (4B5P)

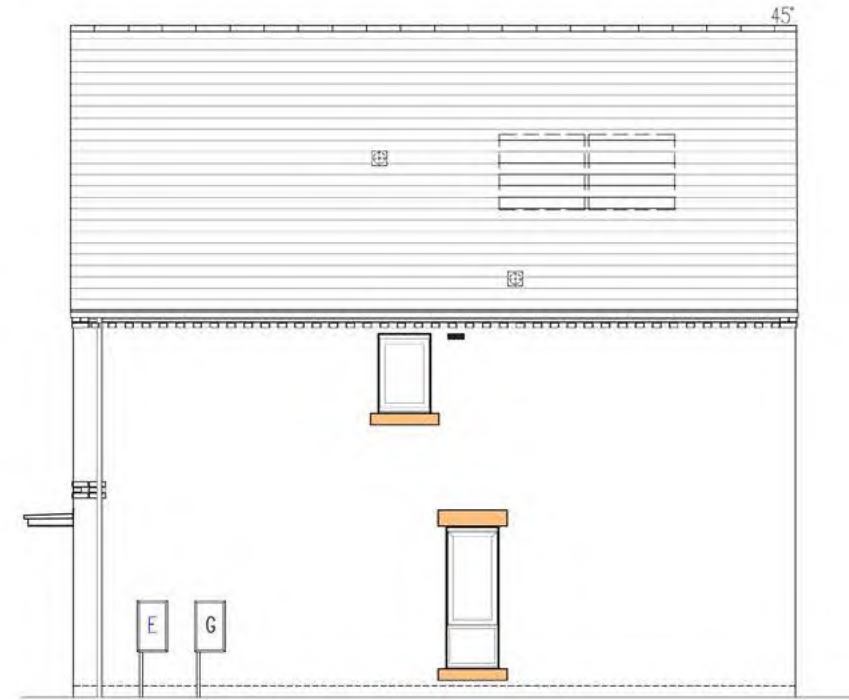


COLFORD  
EMA43  
4 Bed (5 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA43/2021/PL3 E



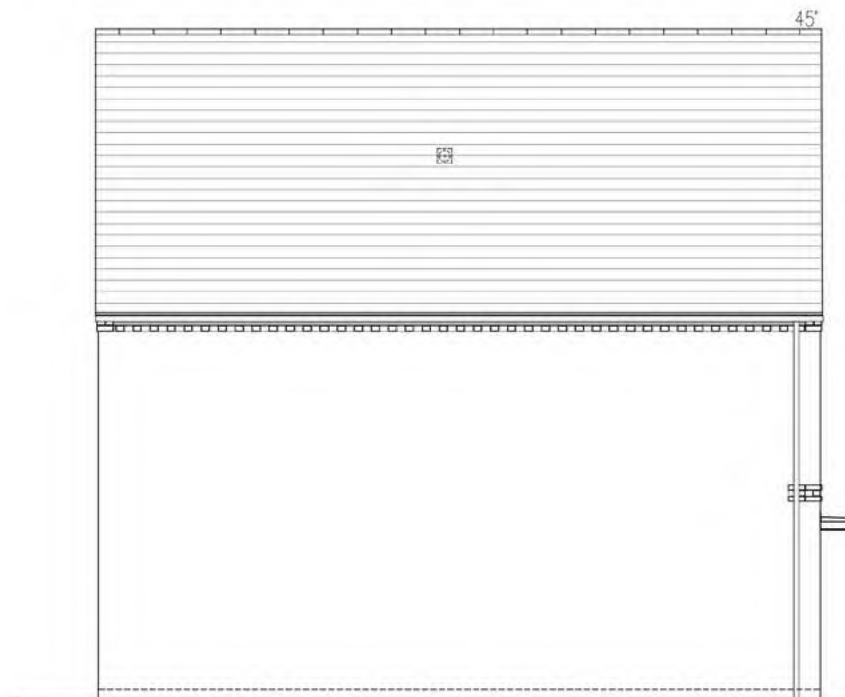
FRONT ELEVATION  
DETACHED  
EMA43 (4B5P)



SIDE (RIGHT) ELEVATION  
DETACHED  
EMA43 (4B5P)



REAR ELEVATION  
DETACHED  
EMA43 (4B5P)



SIDE (LEFT) ELEVATION  
DETACHED  
EMA43 (4B5P)



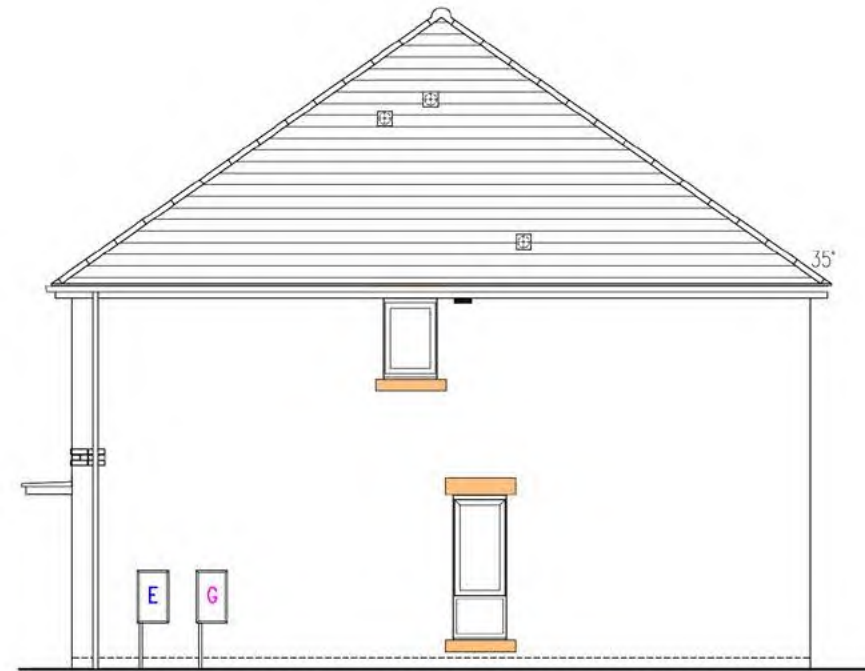
COLFORD  
EMA43  
4 Bed (5 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA43/2021/PL3 E

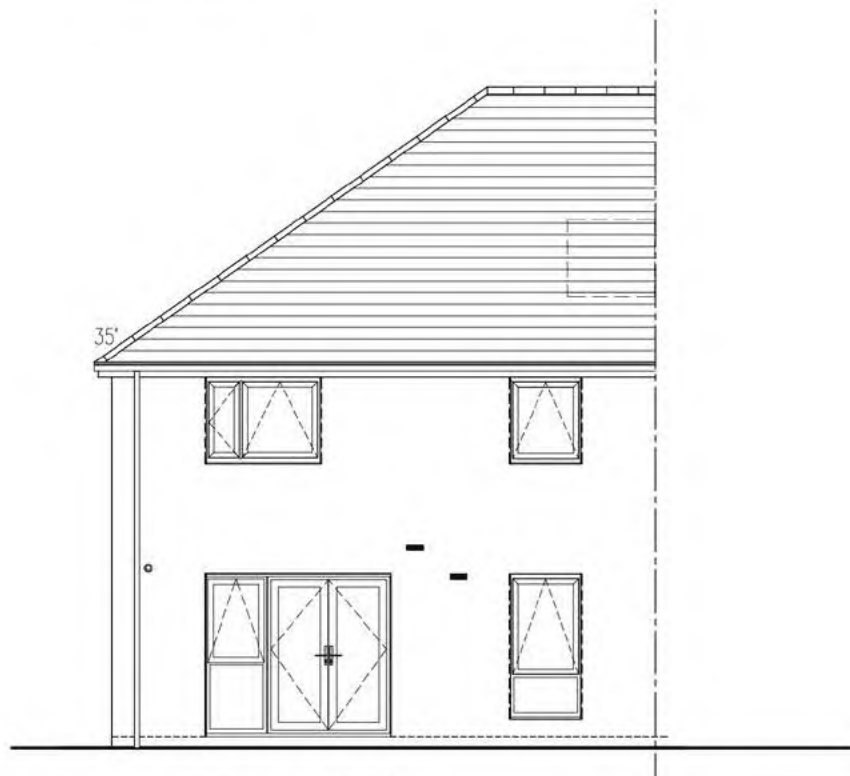




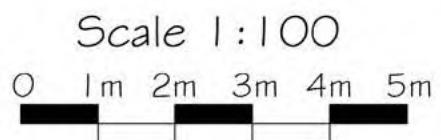
FRONT ELEVATION  
END/SEMI DETACHED  
EMA43 (4B5P)



SIDE (RIGHT) ELEVATION  
END/SEMI DETACHED  
EMA43 (4B5P)



REAR ELEVATION  
END/SEMI DETACHED  
EMA43 (4B5P)

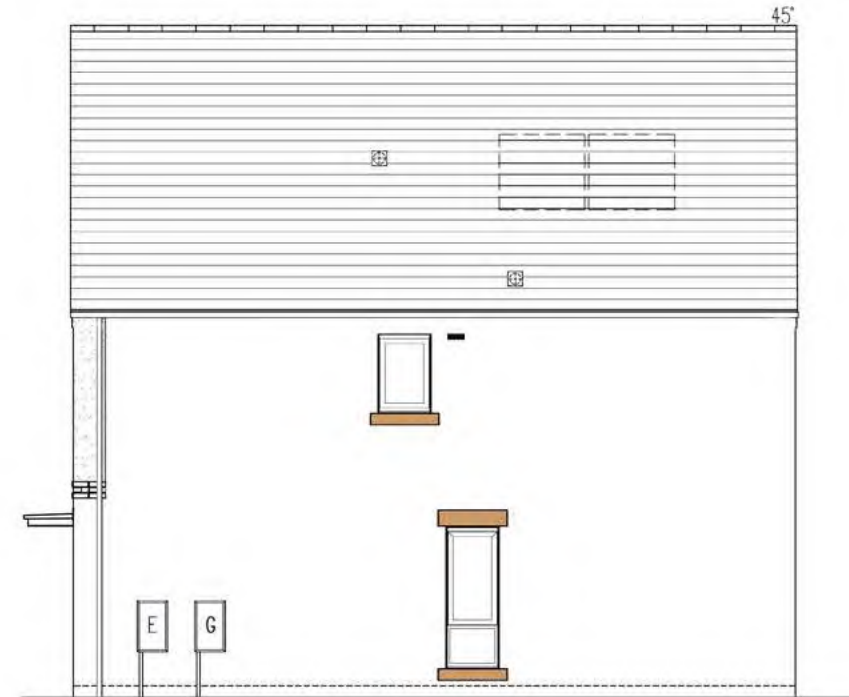


COLFORD  
EMA43  
4 Bed (5 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA43/2021/PL3 E



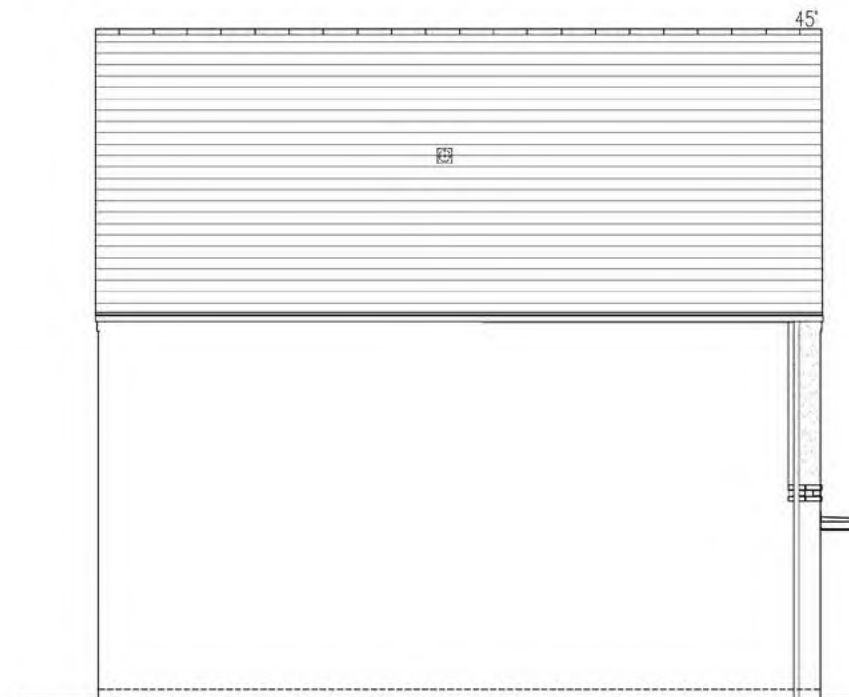
FRONT ELEVATION  
DETACHED  
EMA43 (4B5P)



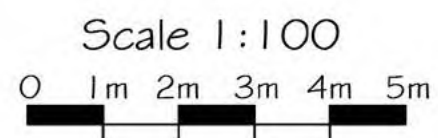
SIDE (RIGHT) ELEVATION  
DETACHED  
EMA43 (4B5P)



REAR ELEVATION  
DETACHED  
EMA43 (4B5P)



SIDE (LEFT) ELEVATION  
DETACHED  
EMA43 (4B5P)



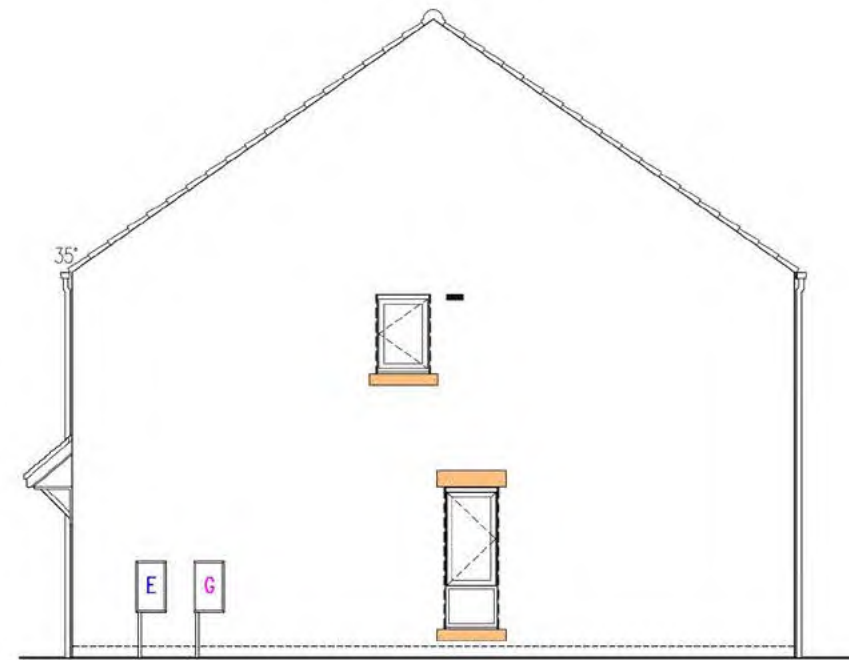
COLFORD  
EMA43  
4 Bed (5 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA43/2021/PL3 E

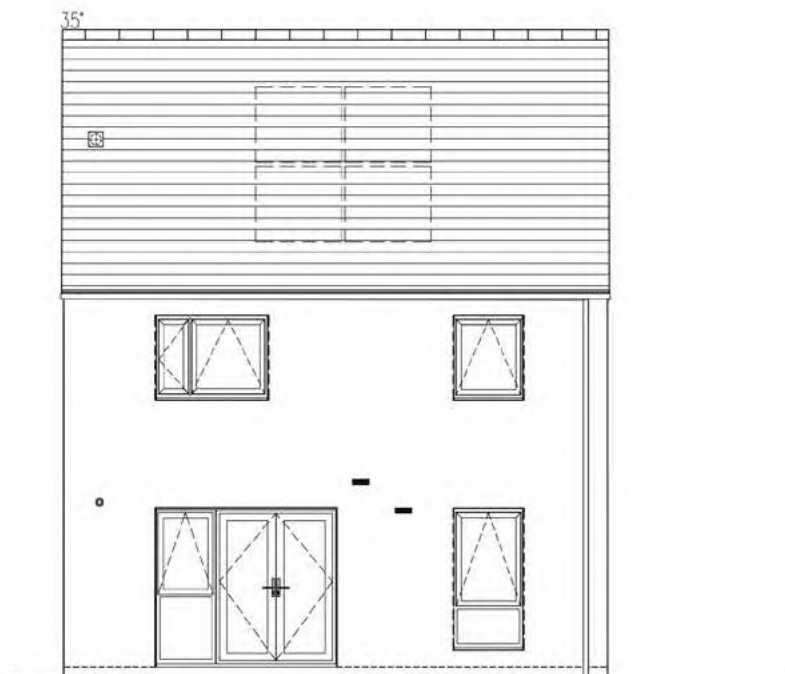




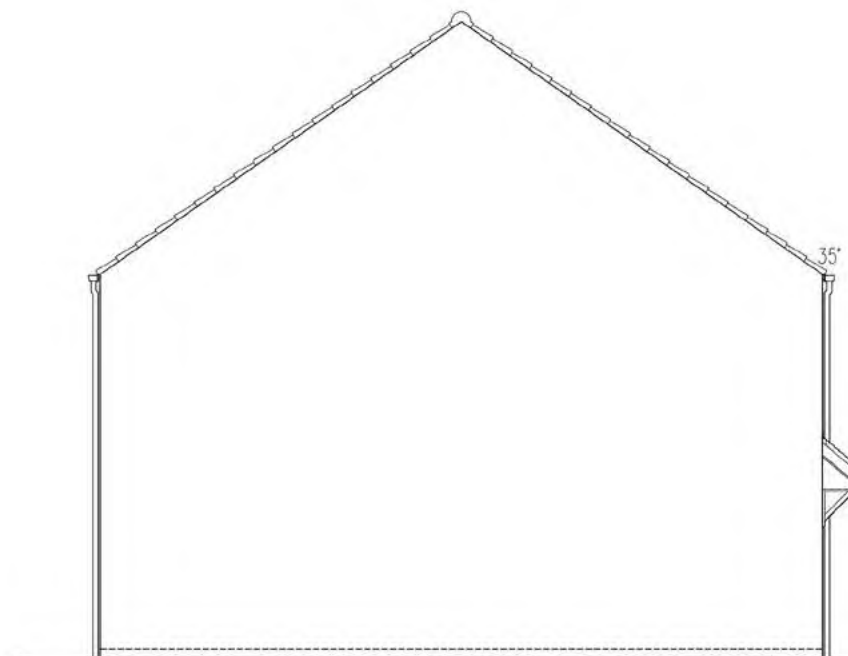
FRONT ELEVATION  
DETACHED  
EMA43 (4B5P)



SIDE (RIGHT) ELEVATION  
DETACHED  
EMA43 (4B5P)



REAR ELEVATION  
DETACHED  
EMA43 (4B5P)



SIDE (LEFT) ELEVATION  
DETACHED  
EMA43 (4B5P)



COLFORD  
EMA43  
4 Bed (5 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA43/2021/PL3 E

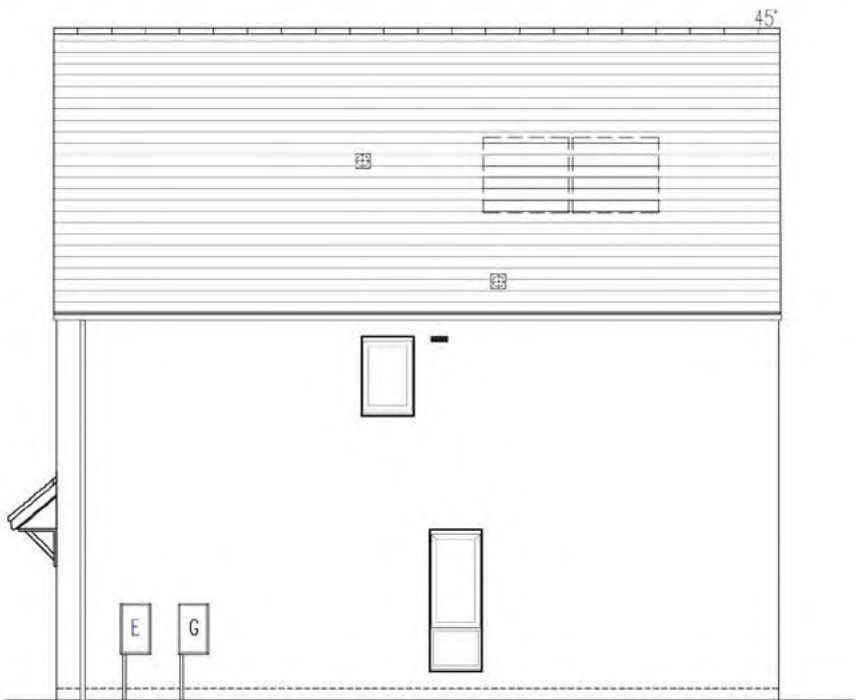




Subject to national type approval



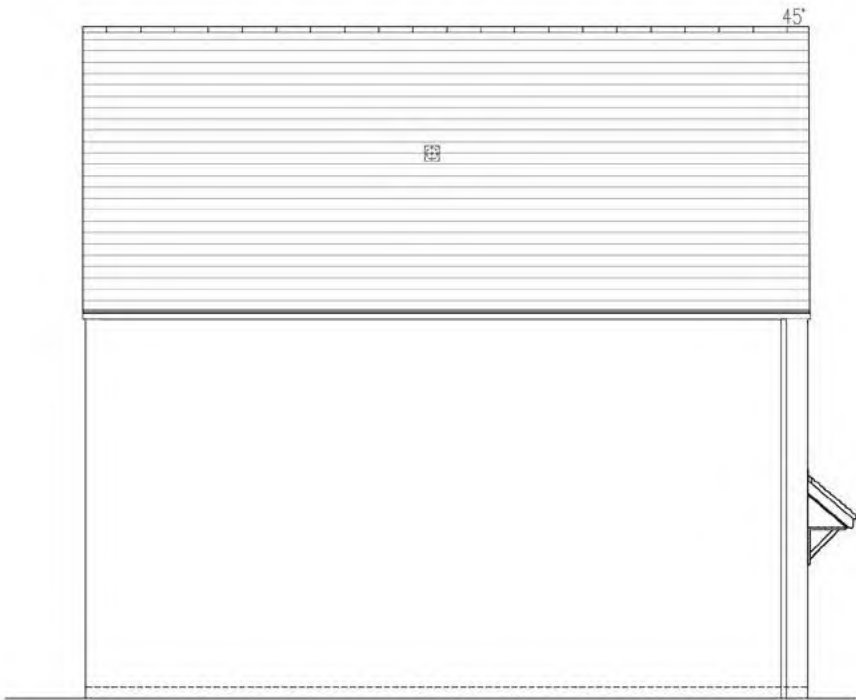
FRONT ELEVATION  
DETACHED  
EMA43 (4B5P)



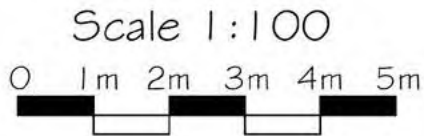
SIDE (RIGHT) ELEVATION  
DETACHED  
EMA43 (4B5P)



REAR ELEVATION  
DETACHED  
EMA43 (4B5P)



SIDE (LEFT) ELEVATION  
DETACHED  
EMA43 (4B5P)

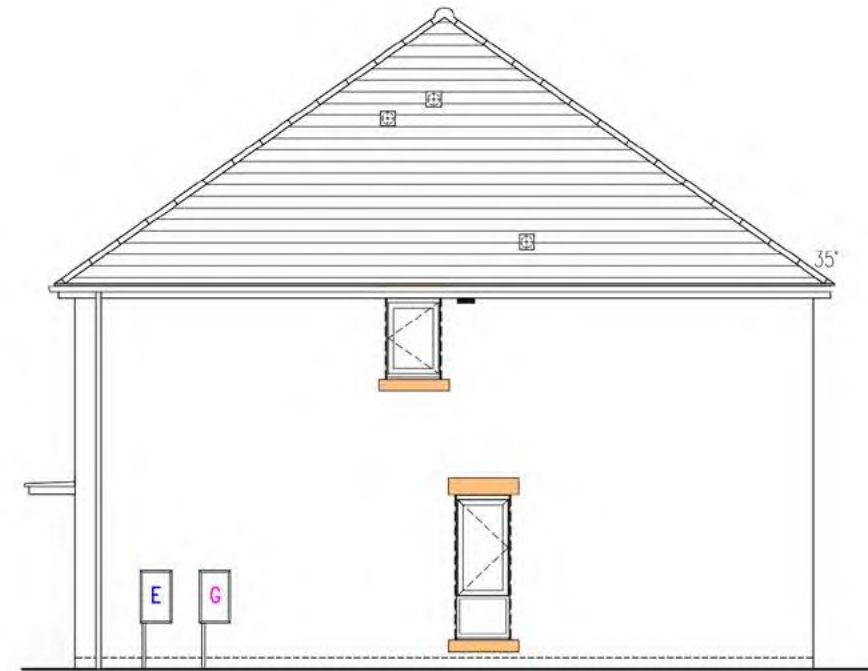


COLFORD  
EMA43  
4 Bed (5 Person)  
House

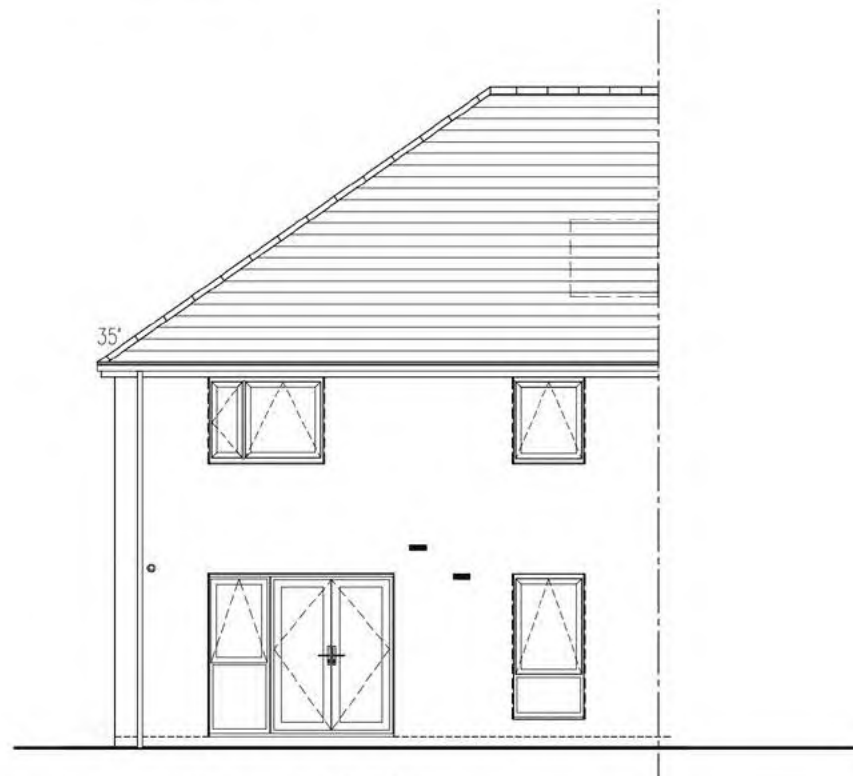
PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA43/2021/PL3 E



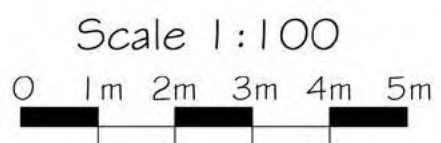
FRONT ELEVATION  
END/SEMI DETACHED  
EMA43 (4B5P)



SIDE (RIGHT) ELEVATION  
END/SEMI DETACHED  
EMA43 (4B5P)



REAR ELEVATION  
END/SEMI DETACHED  
EMA43 (4B5P)



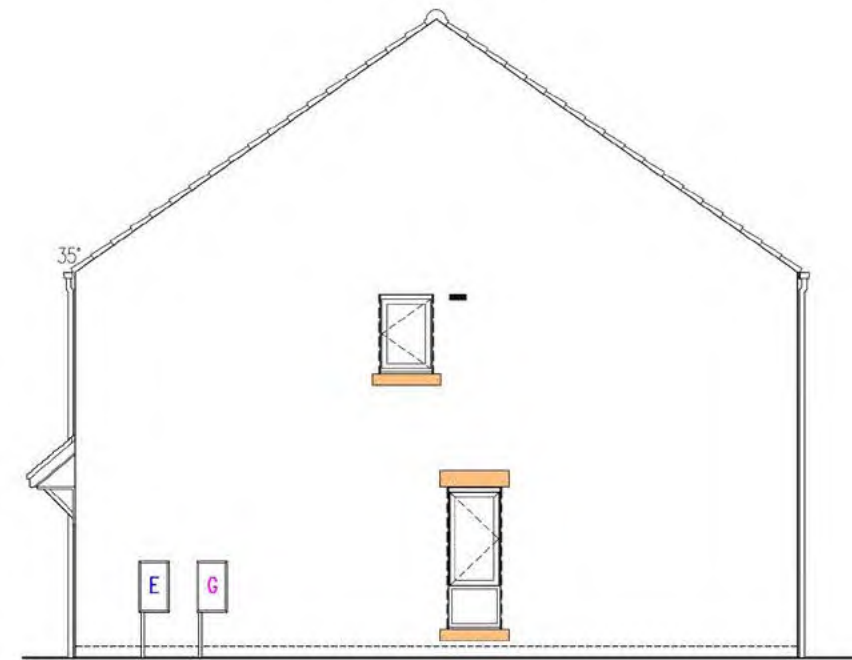
COLFORD  
EMA43  
4 Bed (5 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA43/2021/PL3 E

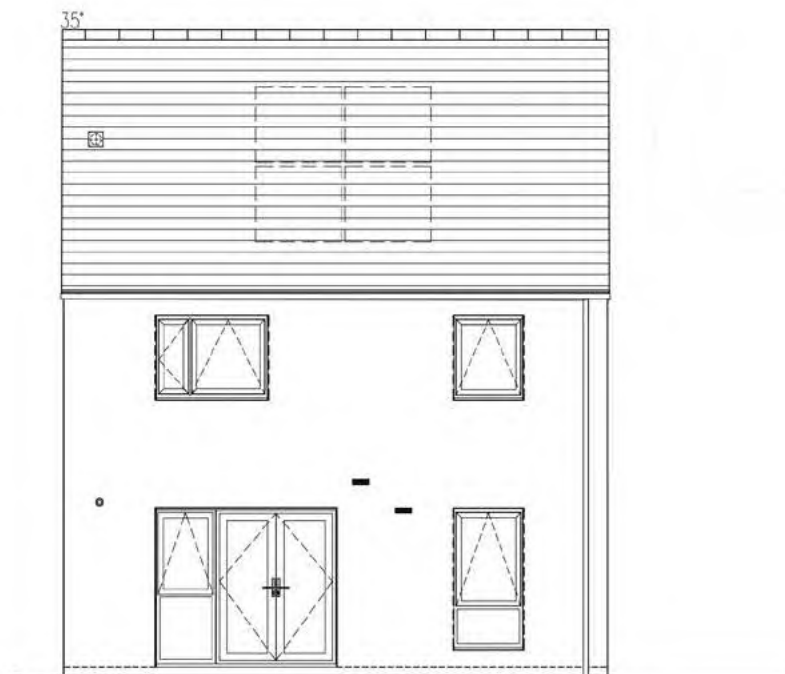




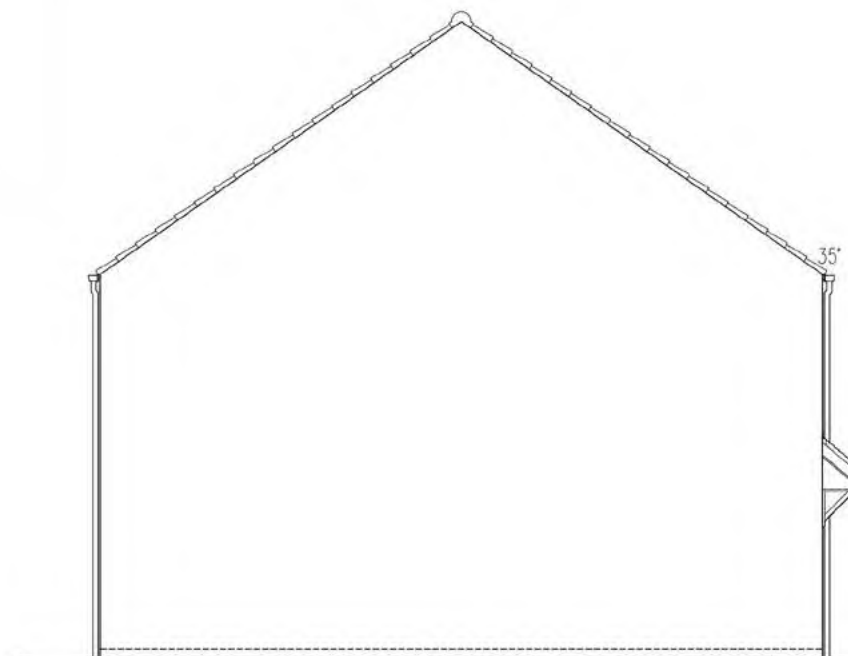
FRONT ELEVATION  
DETACHED  
EMA43 (4B5P)



SIDE (RIGHT) ELEVATION  
DETACHED  
EMA43 (4B5P)



REAR ELEVATION  
DETACHED  
EMA43 (4B5P)



SIDE (LEFT) ELEVATION  
DETACHED  
EMA43 (4B5P)



COLFORD  
EMA43  
4 Bed (5 Person)  
House

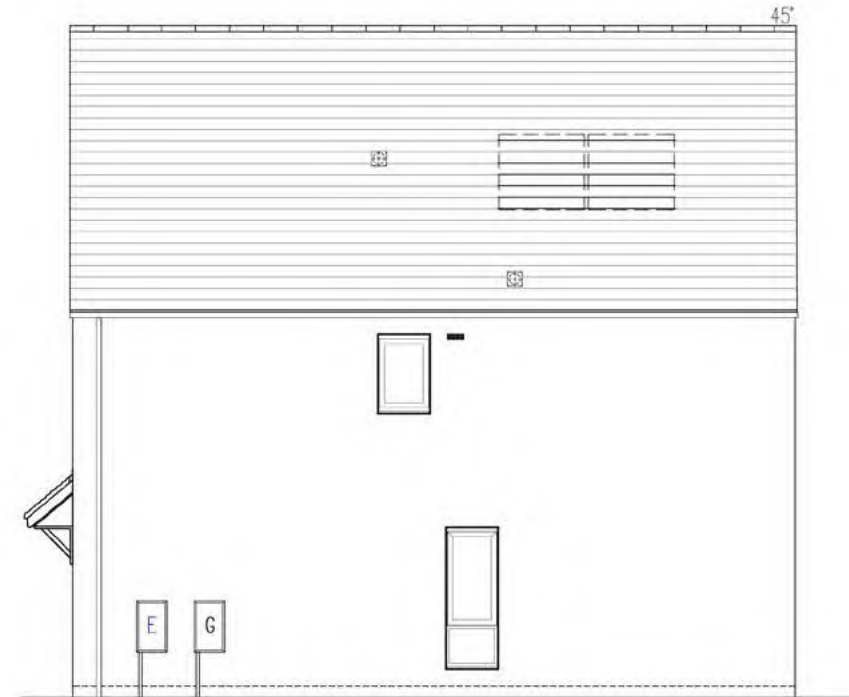
PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA43/2021/PL3 E



Subject to national type approval



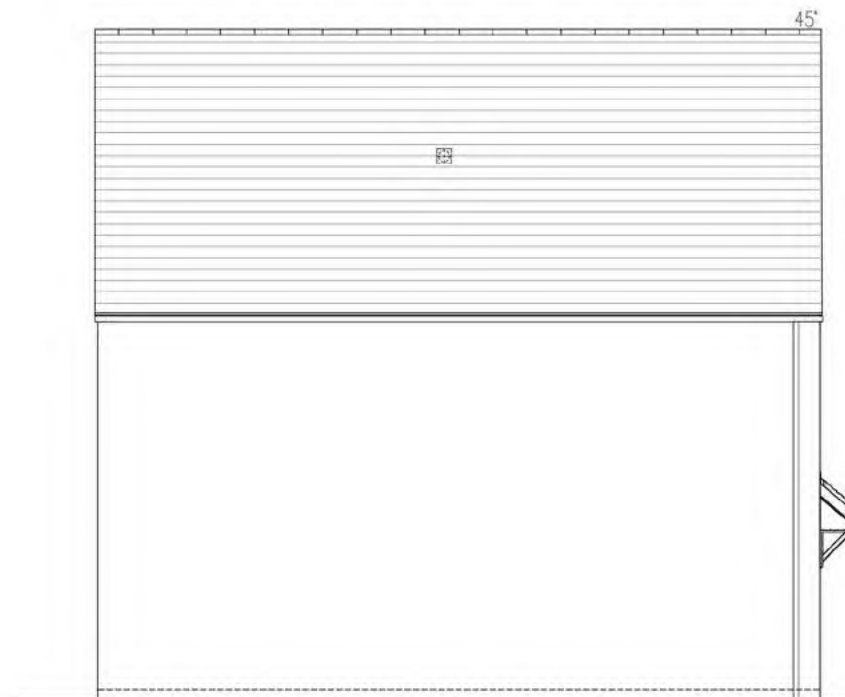
FRONT ELEVATION  
DETACHED  
EMA43 (4B5P)



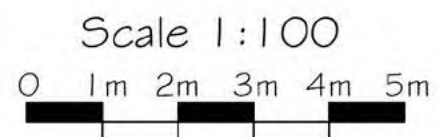
SIDE (RIGHT) ELEVATION  
DETACHED  
EMA43 (4B5P)



REAR ELEVATION  
DETACHED  
EMA43 (4B5P)



SIDE (LEFT) ELEVATION  
DETACHED  
EMA43 (4B5P)



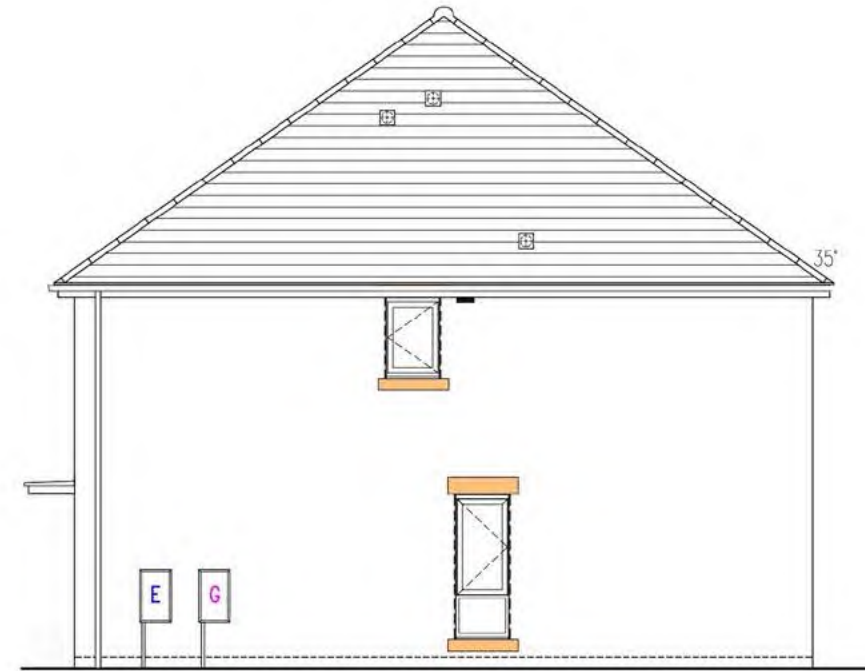
COLFORD  
EMA43  
4 Bed (5 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA43/2021/PL3 E

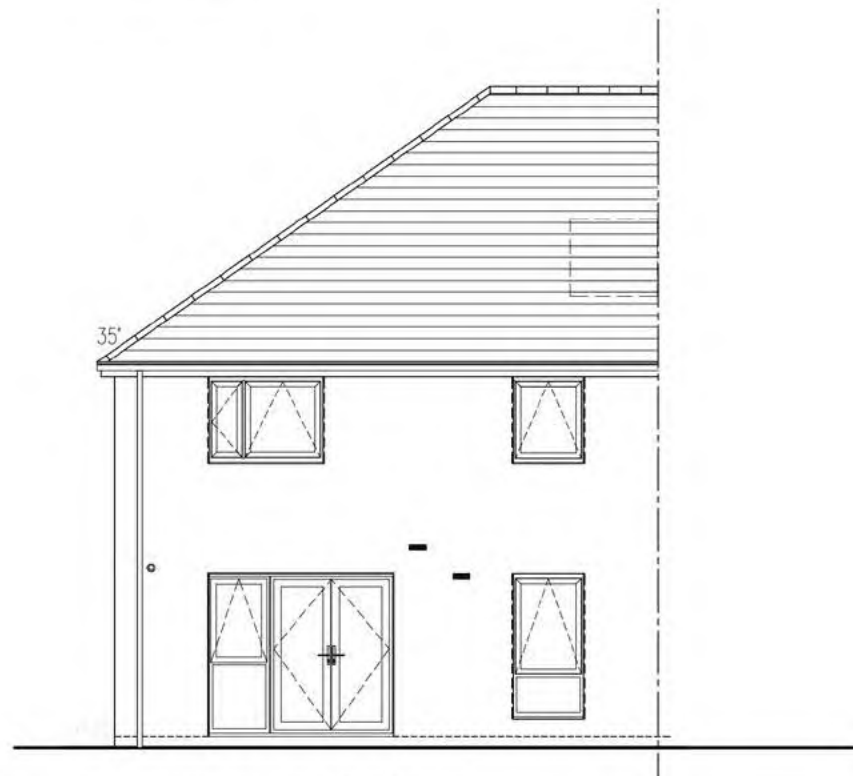




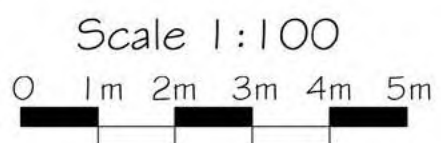
FRONT ELEVATION  
END/SEMI DETACHED  
EMA43 (4B5P)



SIDE (RIGHT) ELEVATION  
END/SEMI DETACHED  
EMA43 (4B5P)



REAR ELEVATION  
END/SEMI DETACHED  
EMA43 (4B5P)

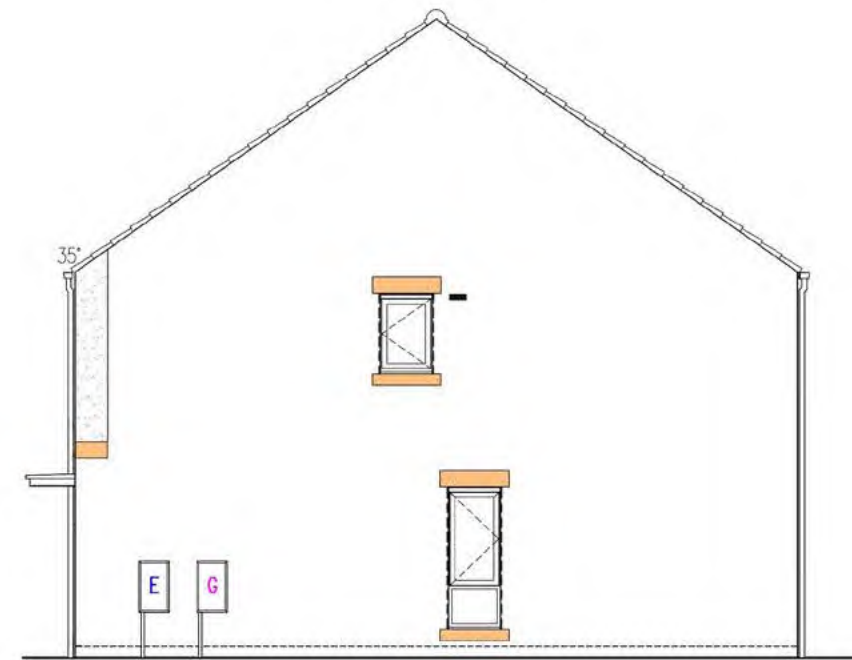


COLFORD  
EMA43  
4 Bed (5 Person)  
House

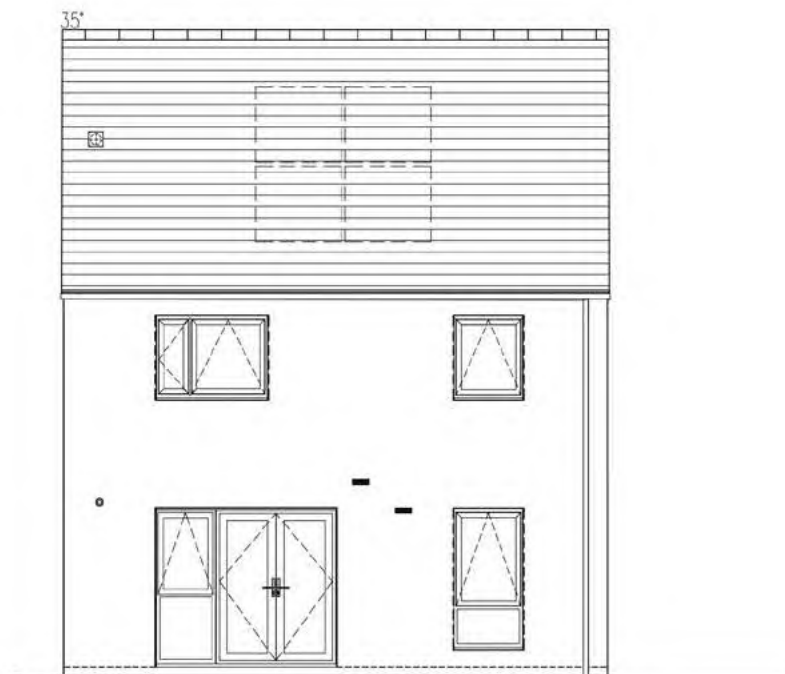
PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA43/2021/PL3 E



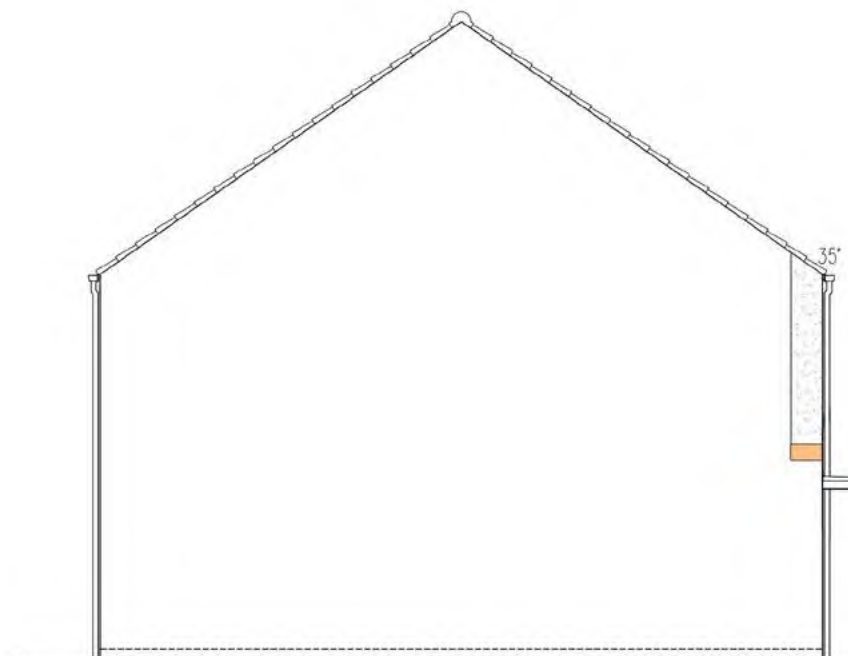
FRONT ELEVATION  
DETACHED  
EMA43 (4B5P)



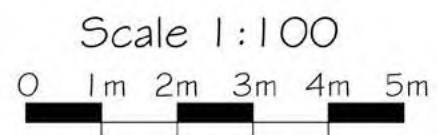
SIDE (RIGHT) ELEVATION  
DETACHED  
EMA43 (4B5P)



REAR ELEVATION  
DETACHED  
EMA43 (4B5P)



SIDE (LEFT) ELEVATION  
DETACHED  
EMA43 (4B5P)



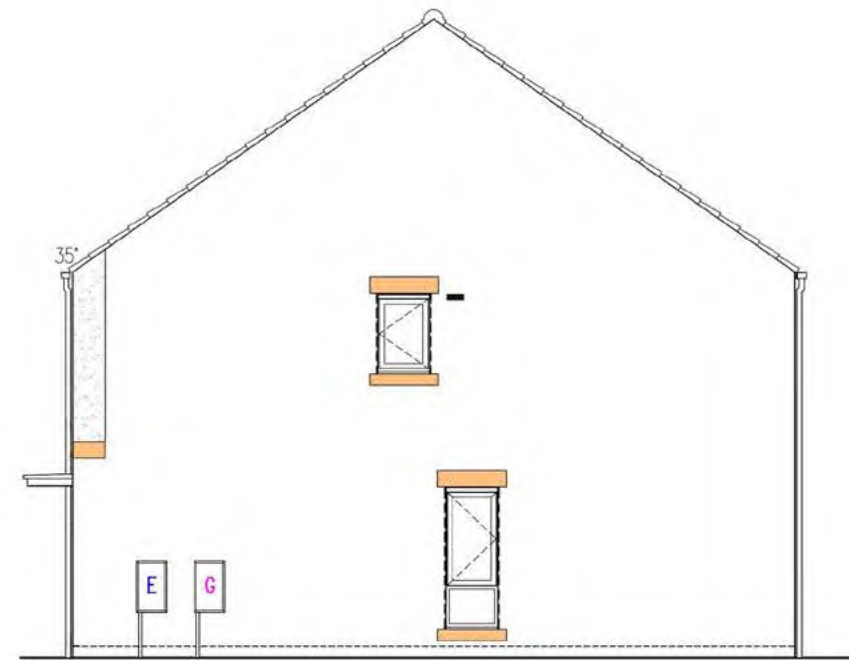
COLFORD  
EMA43  
4 Bed (5 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA43/2021/PL3 E

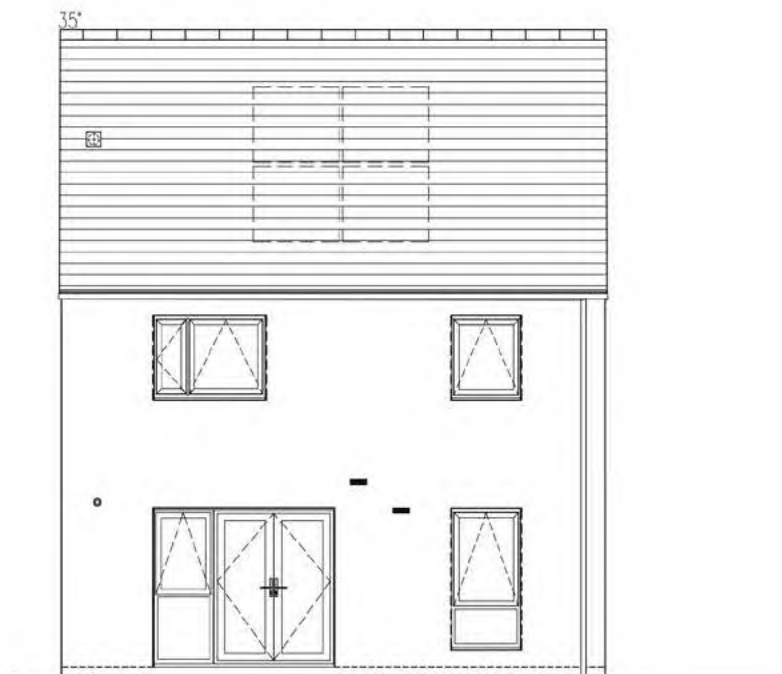




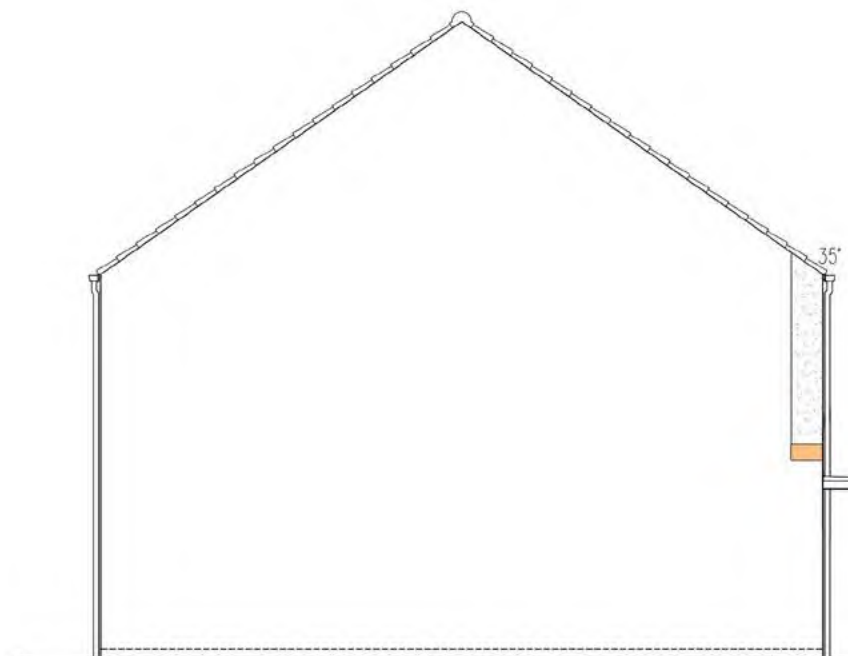
FRONT ELEVATION  
DETACHED  
EMA43 (4B5P)



SIDE (RIGHT) ELEVATION  
DETACHED  
EMA43 (4B5P)



REAR ELEVATION  
DETACHED  
EMA43 (4B5P)

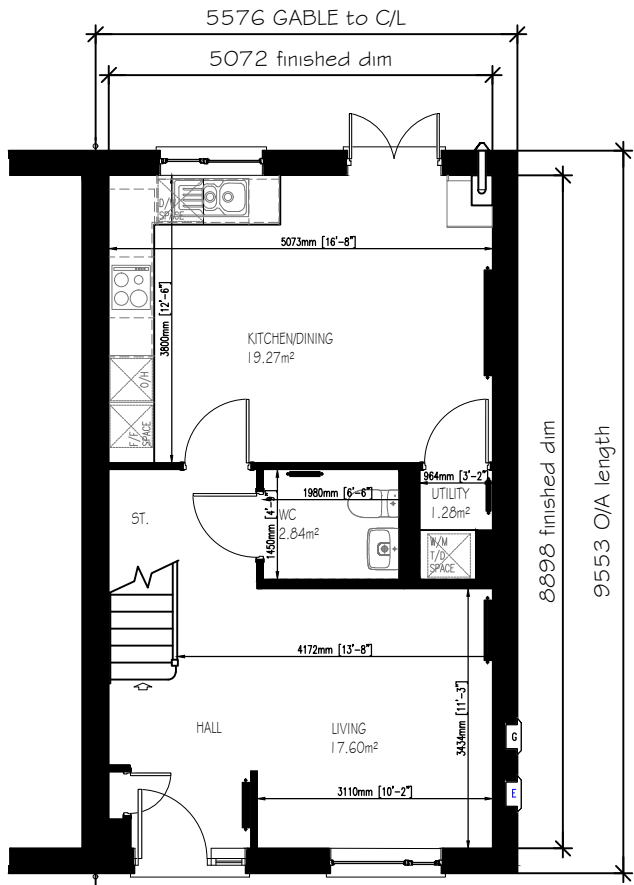


SIDE (LEFT) ELEVATION  
DETACHED  
EMA43 (4B5P)

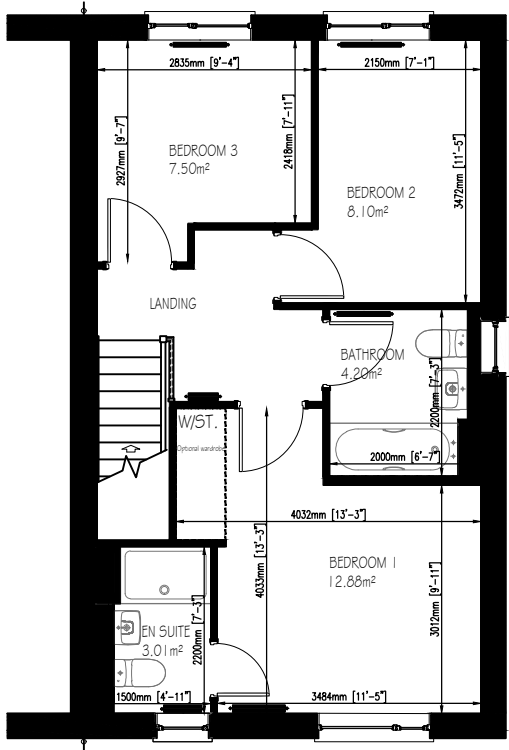
Scale 1:100  
0 1m 2m 3m 4m 5m

COLFORD  
EMA43  
4 Bed (5 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA43/2021/PL3 E



GROUND FLOOR PLAN (END/SEMI)  
EMA33 (3B4P)

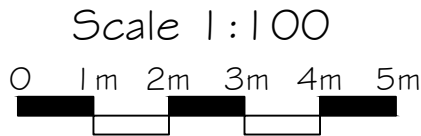


FIRST FLOOR PLAN (END/SEMI)  
EMA33 (3B4P)

NDSS COMPLIANT  
M4(2) COMPLIANT

EMA33 NDSS STORAGE AREA	
UTILITY	1.25M <sup>2</sup>
U.STAIRS	1.20M <sup>2</sup>
BED 1 ST.	0.48M <sup>2</sup>
TOTAL	=2.93M <sup>2</sup>
REQ'D	=2.50M <sup>2</sup>

TOTAL NET (NSA) AREA  
90.26m<sup>2</sup>  
972ft<sup>2</sup>



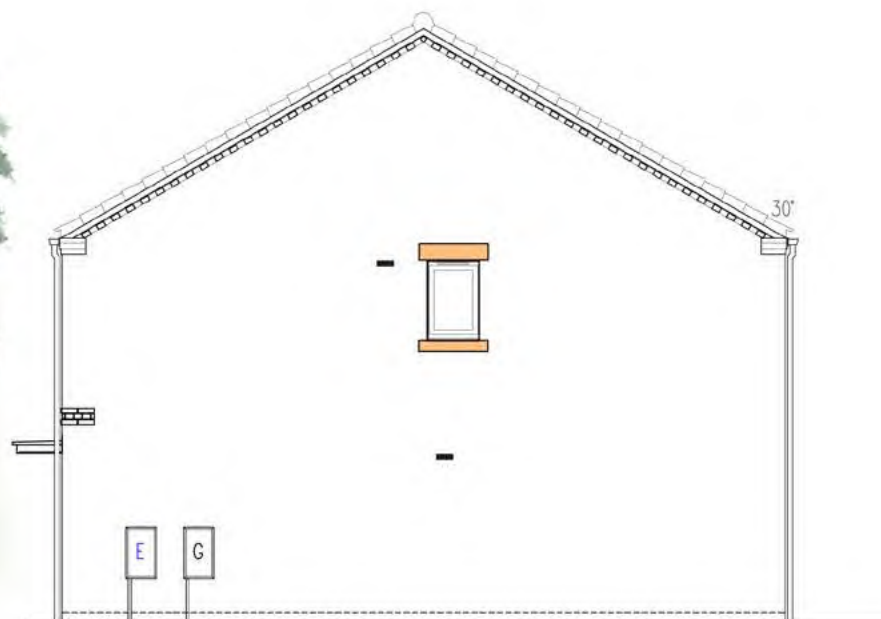
EYNSFORD  
EMA33  
3 Bed (4 Person)  
House

PLANNING PLANS  
STANDARD HOUSE RANGE  
EMA33/2021/PL2 F



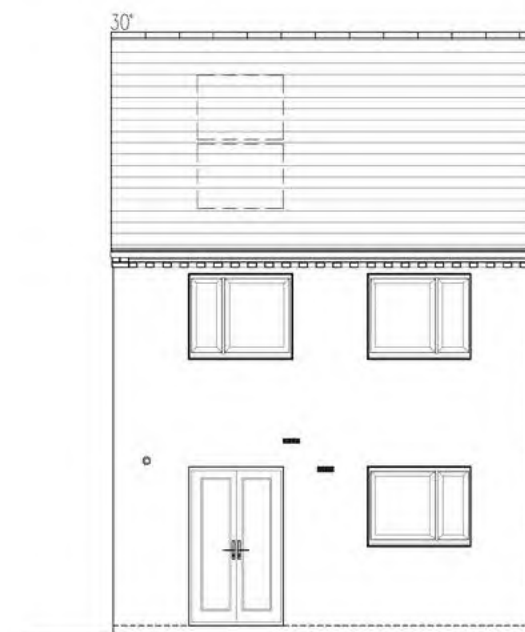
FRONT ELEVATION  
END/SEMI DETACHED

EMA33 (3B4P)



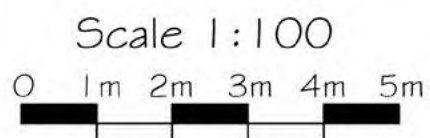
SIDE ELEVATION  
END/SEMI DETACHED

EMA33 (3B4P)



REAR ELEVATION  
END/SEMI DETACHED

EMA33 (3B4P)



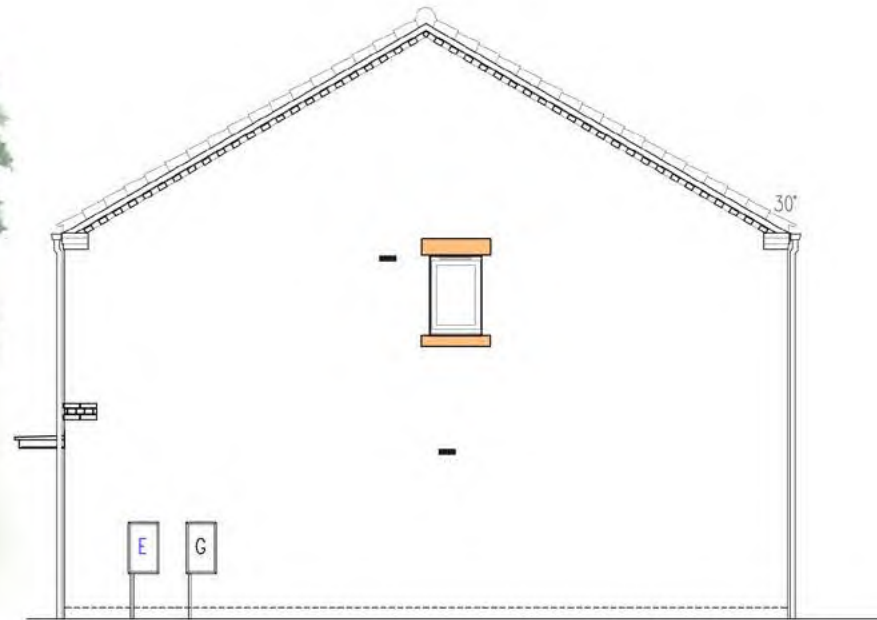
EYNSFORD  
EMA33  
3 Bed (4 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA33/202 I/PL3 F

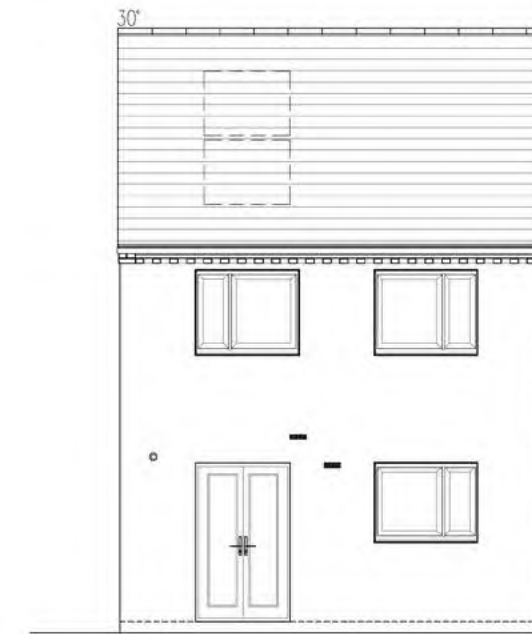




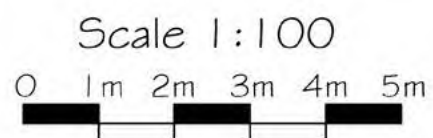
FRONT ELEVATION  
END/SEMI DETACHED  
EMA33 (3B4P)



SIDE ELEVATION  
END/SEMI DETACHED  
EMA33 (3B4P)



REAR ELEVATION  
END/SEMI DETACHED  
EMA33 (3B4P)



EYNSFORD  
EMA33  
3 Bed (4 Person)  
House

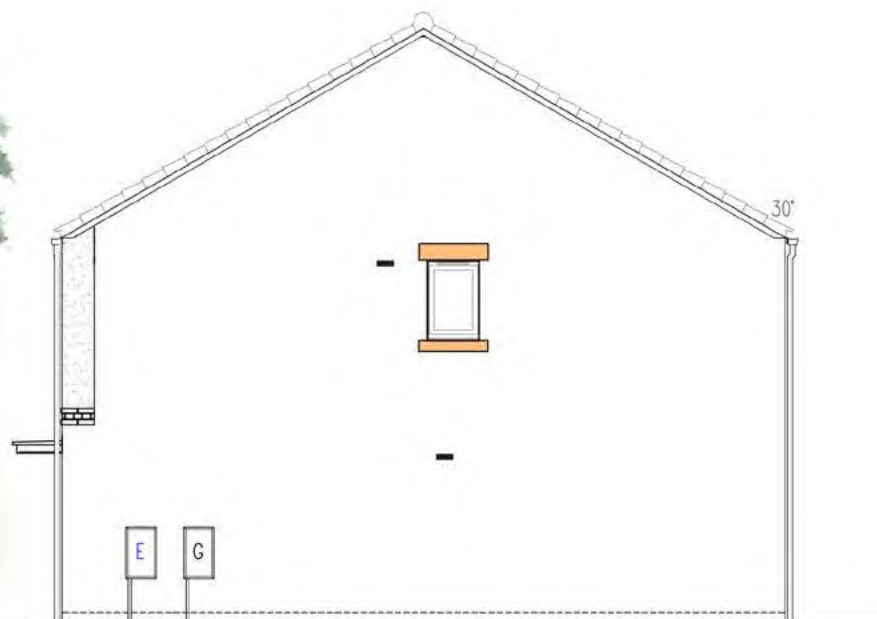
PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA33/202 I/PL3 F

PEGASUS  
GROUP  
Taylor  
Wimpey



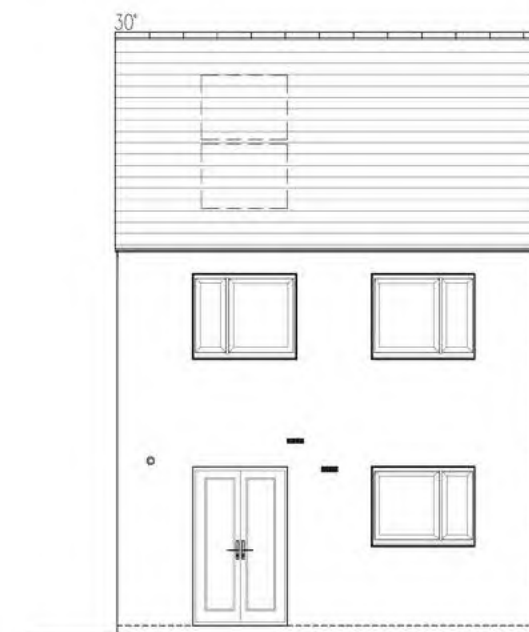
FRONT ELEVATION  
END/SEMI DETACHED

EMA33 (3B4P)



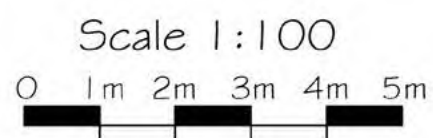
SIDE ELEVATION  
END/SEMI DETACHED

EMA33 (3B4P)



REAR ELEVATION  
END/SEMI DETACHED

EMA33 (3B4P)



EYNSFORD  
EMA33  
3 Bed (4 Person)  
House

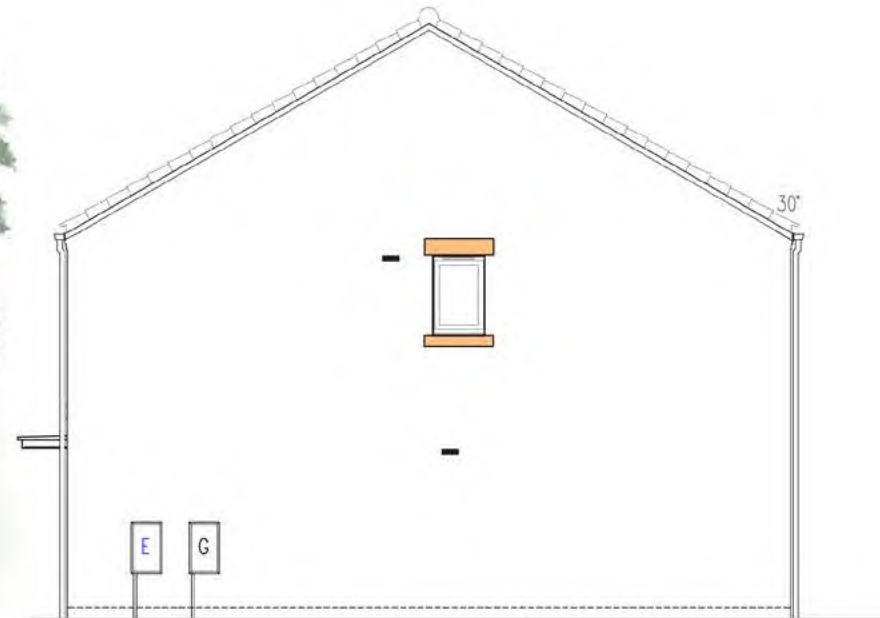
PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA33/202 I/PL3 F

PEGASUS  
GROUP  
Taylor  
Wimpey

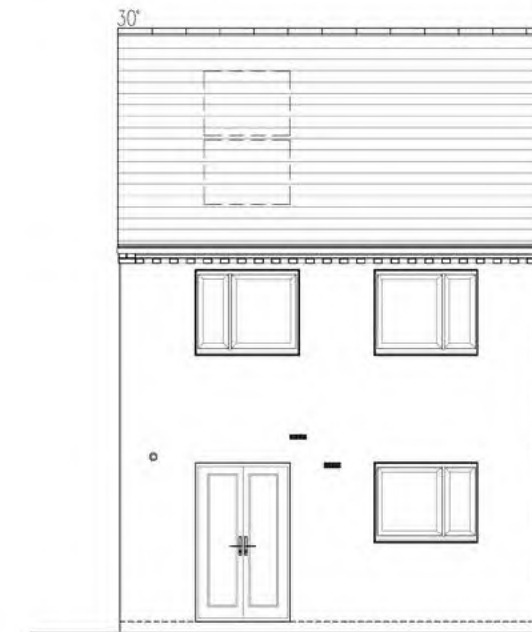




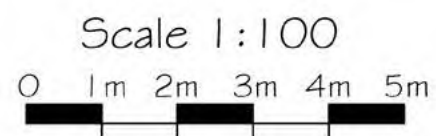
FRONT ELEVATION  
END/SEMI DETACHED  
EMA33 (3B4P)



SIDE ELEVATION  
END/SEMI DETACHED  
EMA33 (3B4P)



REAR ELEVATION  
END/SEMI DETACHED  
EMA33 (3B4P)



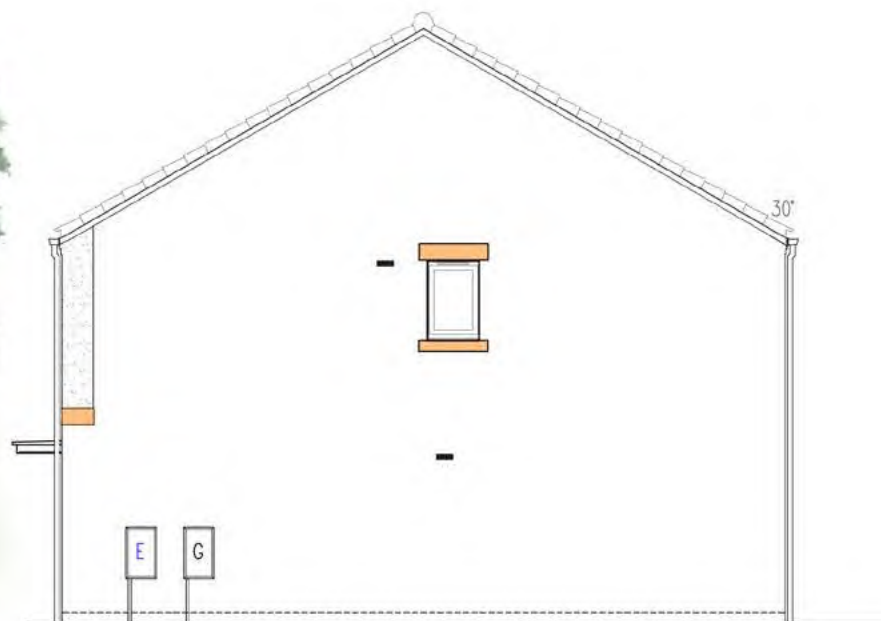
EYNSFORD  
EMA33  
3 Bed (4 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA33/202 I/PL3 F



FRONT ELEVATION  
END/SEMI DETACHED

EMA33 (3B4P)



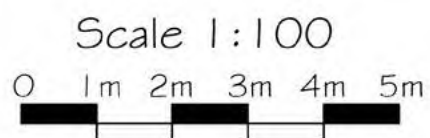
SIDE ELEVATION  
END/SEMI DETACHED

EMA33 (3B4P)



REAR ELEVATION  
END/SEMI DETACHED

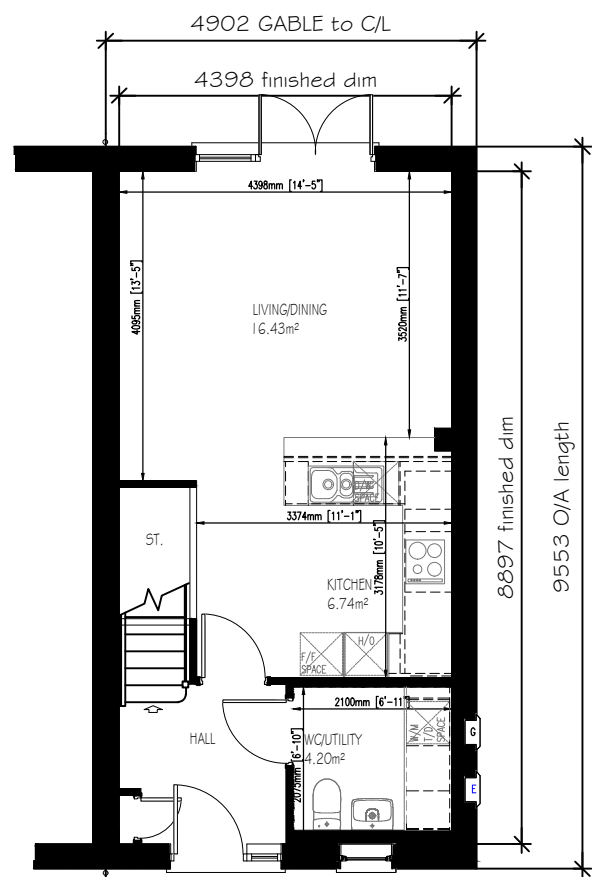
EMA33 (3B4P)



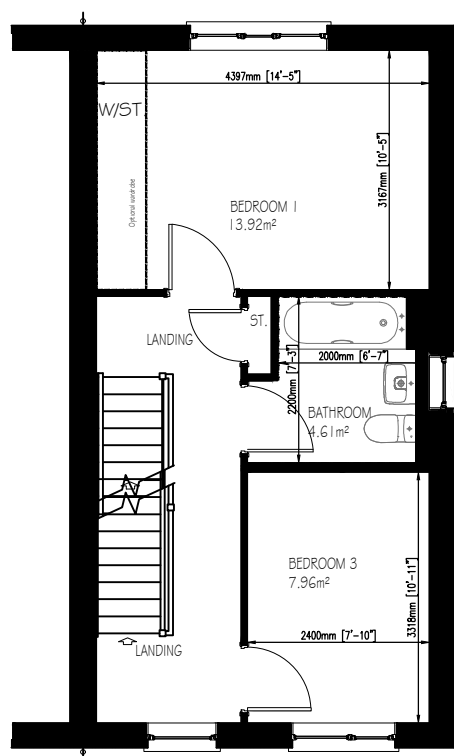
EYNSFORD  
EMA33  
3 Bed (4 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA33/202 I/PL3 F

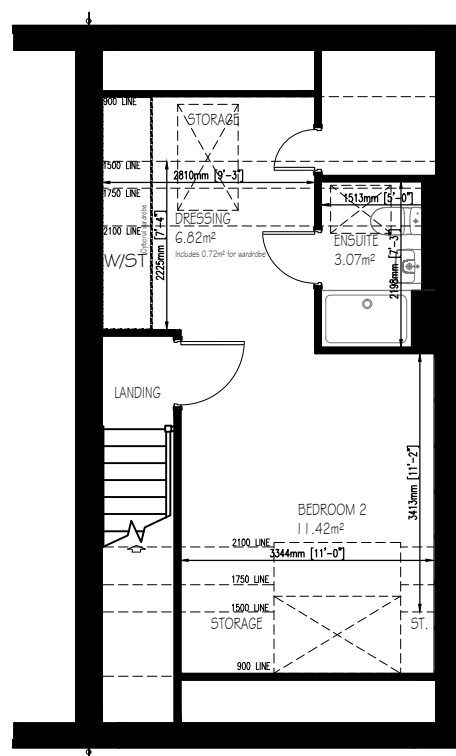
PEGASUS  
GROUP  
Taylor  
Wimpey



GROUND FLOOR PLAN (RH END/SEMI)  
EMB3 I (3B5P)



FIRST FLOOR PLAN (RH END/SEMI)  
EMB3 I (3B5P)



SECOND FLOOR PLAN (RH END/SEMI)  
EMB3 I (3B5P)

NDSS COMPLIANT  
M4(2) COMPLIANT

EMB3 I NDSS STORAGE AREA	
U. STAIRS	1.30M <sup>2</sup>
LANDING	0.32M <sup>2</sup>
BED 1 W/ST.	1.13M <sup>2</sup>
BED 2 W/ST.	0.55M <sup>2</sup>
TOTAL	≈3.30M <sup>2</sup>
REQ'D	≈2.50M <sup>2</sup>

UNDER EAVES STORAGE	
35° PITCHED ROOF	2.86M <sup>2</sup>

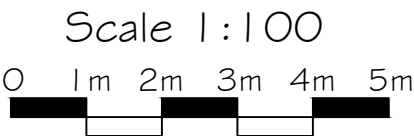
TOTAL NET (NSA) AREA  
104.45m<sup>2</sup>  
1124ft<sup>2</sup>

#

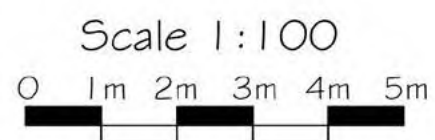
HARRTON  
EMB3 I  
3 Bed (5 Person)  
House

PLANNING PLANS  
STANDARD HOUSE RANGE

EMB3 I/202 I/PL2 I







HARRTON  
EMB3 I  
3 Bed (5 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMB3 I/202 I/PL3 H

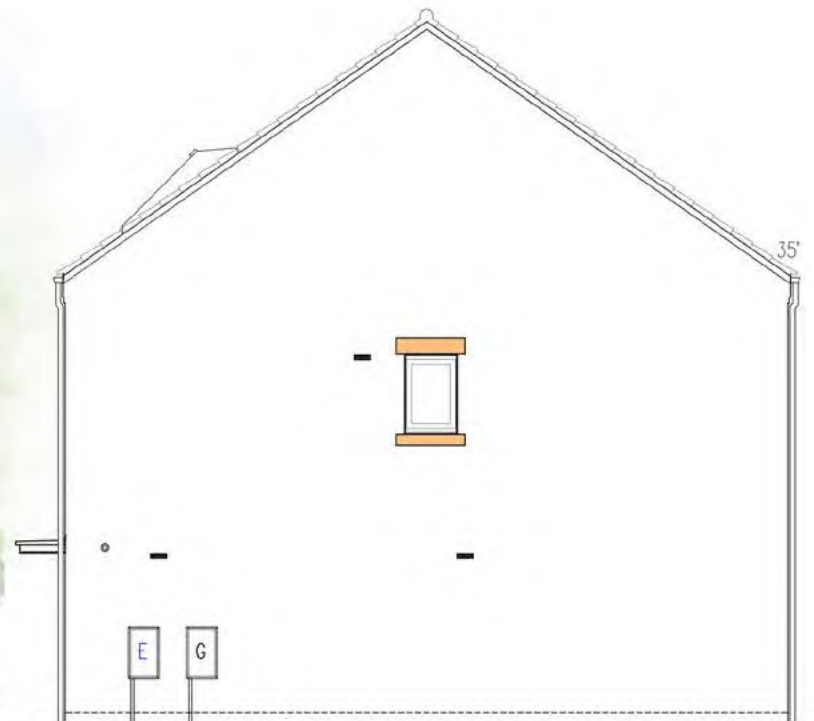


Subject to national type approval



FRONT ELEVATION  
END/SEMI DETACHED

EMB3 I (3B5P)



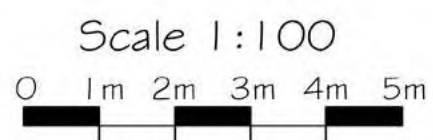
SIDE ELEVATION  
END/SEMI DETACHED (RIGHT)

EMB3 I (3B5P)



REAR ELEVATION  
END/SEMI DETACHED

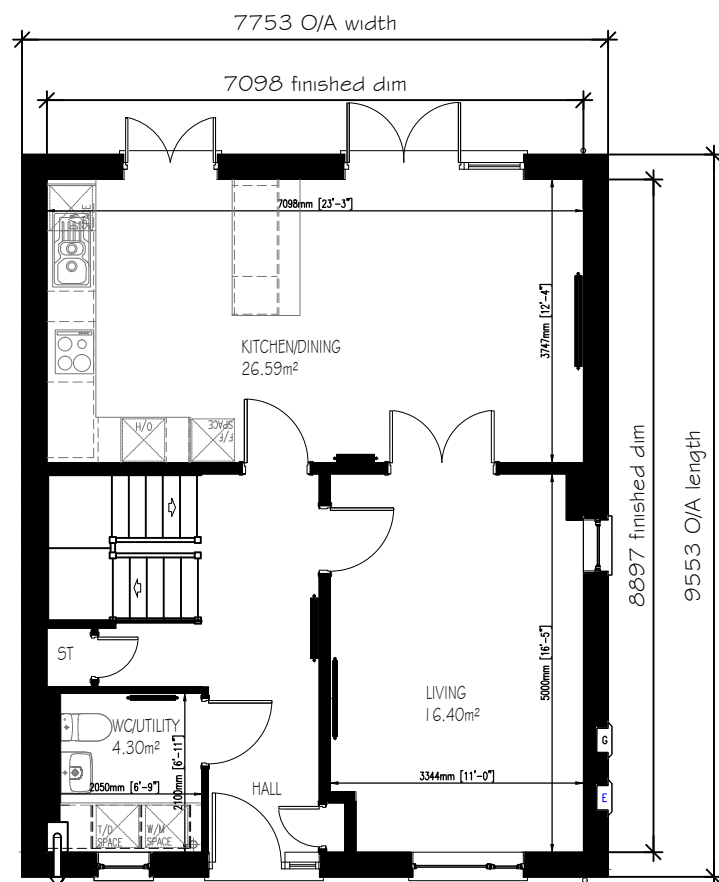
EMB3 I (3B5P)



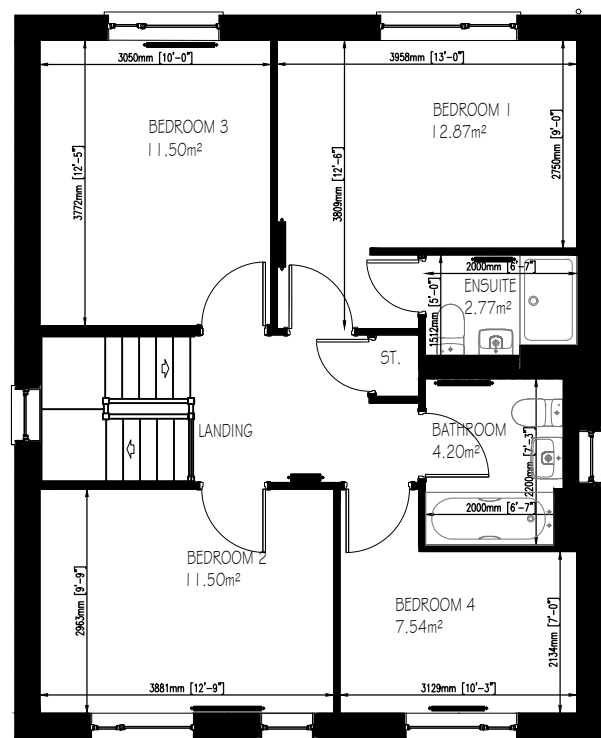
HARRTON  
EMB3 I  
3 Bed (5 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMB3 I/202 I/PL3 H

PEGASUS  
GROUP  
Taylor  
Wimpey



GROUND FLOOR PLAN  
EMA44 (4B7P)

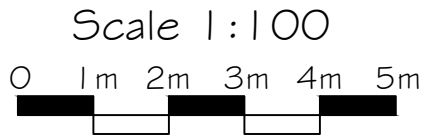


FIRST FLOOR PLAN  
EMA44 (4B7P)

NDSS COMPLIANT  
M4(2) COMPLIANT

EMA44 NDSS STORAGE AREA	
U.STAIRS	1.40M <sup>2</sup>
HALL ST.	0.45M <sup>2</sup>
LANDING ST.	0.46M <sup>2</sup>
BED 1 W/ST.	0.22M <sup>2</sup>
BED 2 W/ST.	0.31M <sup>2</sup>
BED 3 W/ST.	0.38M <sup>2</sup>
TOTAL	=3.22M <sup>2</sup>
REQ'D	3.00M <sup>2</sup>

TOTAL NET (NSA) AREA  
126.29m<sup>2</sup>  
1359ft<sup>2</sup>



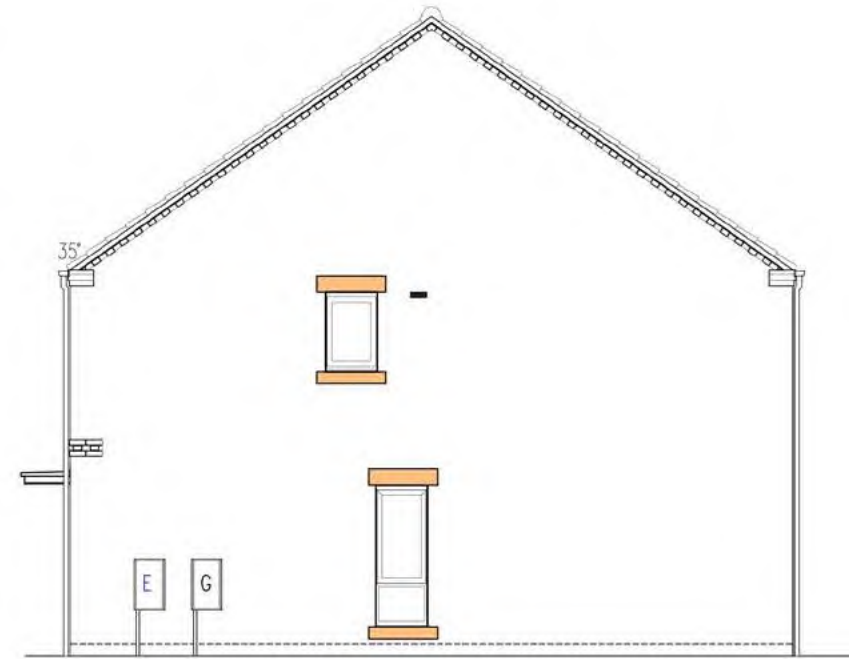
HENFORD  
EMA44  
4 Bed (7 Person)  
House

PLANNING PLANS  
STANDARD HOUSE RANGE  
EMA44/2021/PL2 E





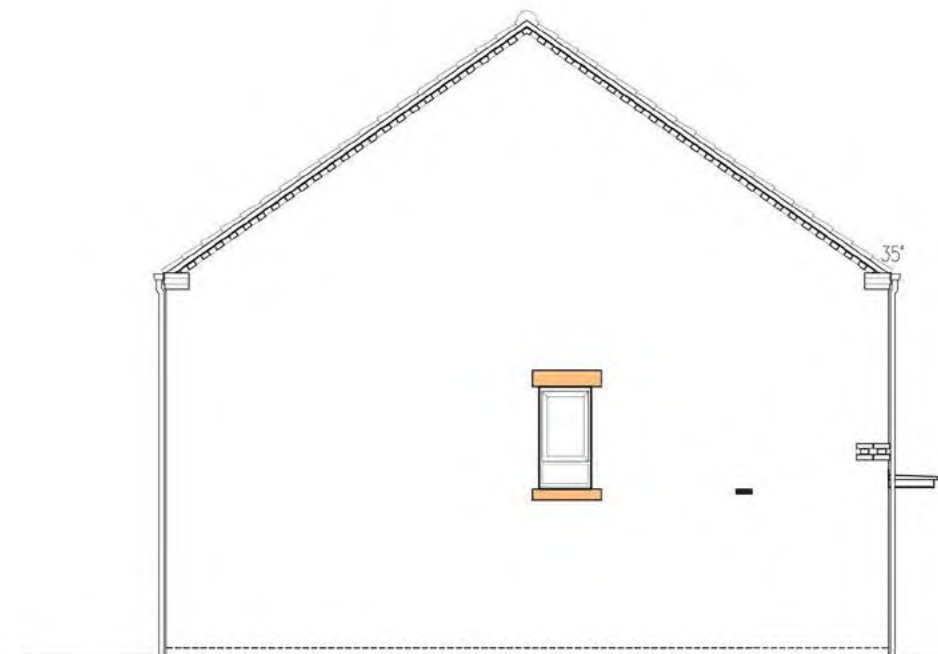
FRONT ELEVATION  
DETACHED  
EMA44 (4B7P)



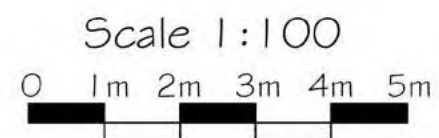
SIDE ELEVATION (RIGHT)  
DETACHED  
EMA44 (4B7P)



REAR ELEVATION  
DETACHED  
EMA44 (4B7P)



SIDE ELEVATION (LEFT)  
DETACHED  
EMA44 (4B7P)

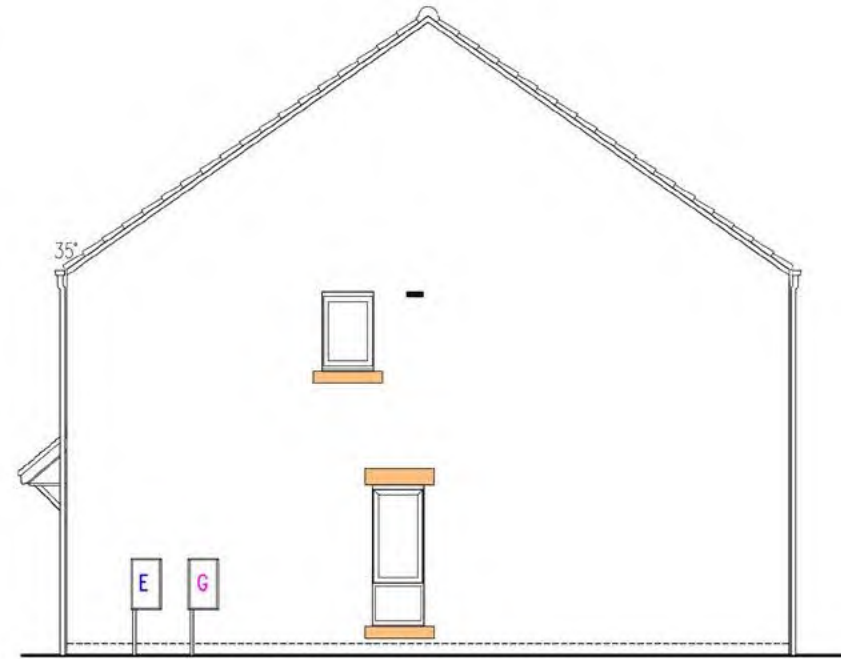


HENFORD  
EMA44  
4 Bed (7 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA44/2021/PL3 F



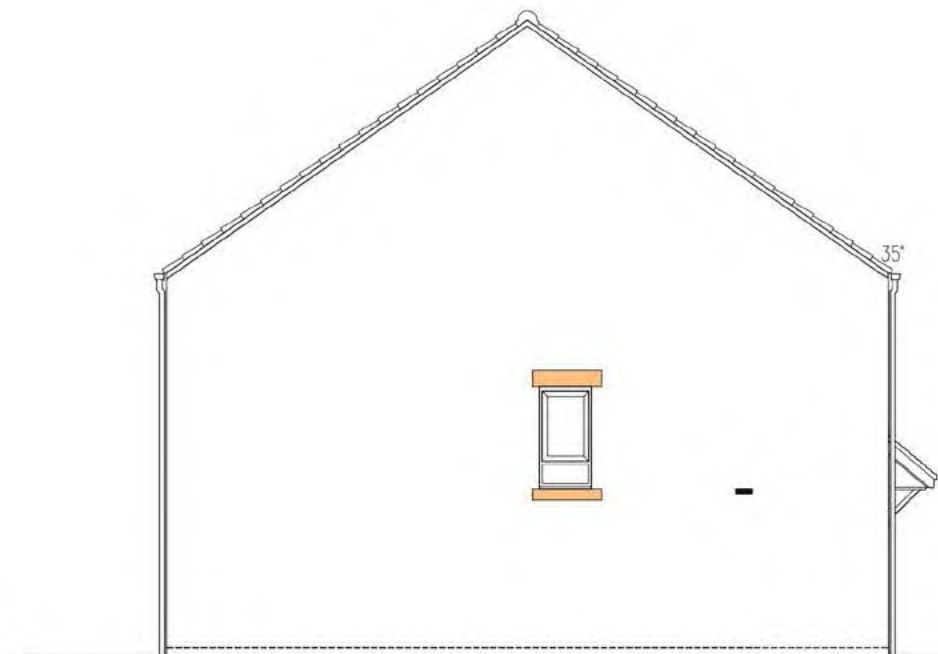
FRONT ELEVATION  
DETACHED  
EMA44 (4B7P)



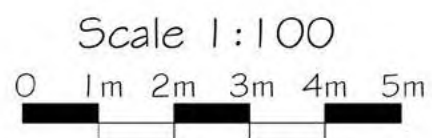
SIDE ELEVATION (RIGHT)  
DETACHED  
EMA44 (4B7P)



REAR ELEVATION  
DETACHED  
EMA44 (4B7P)



SIDE ELEVATION (LEFT)  
DETACHED  
EMA44 (4B7P)



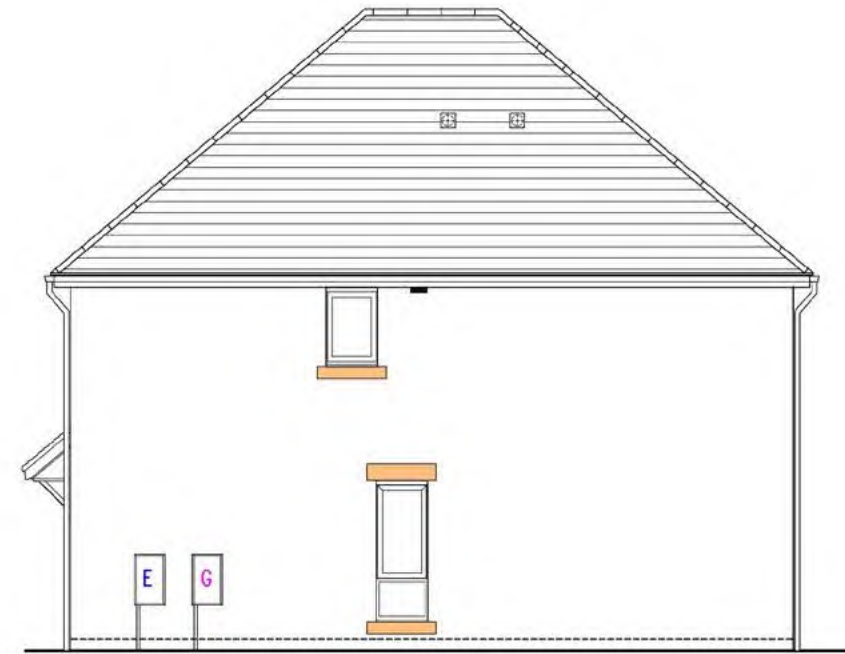
HENFORD  
EMA44  
4 Bed (7 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA44/2021/PL3 F





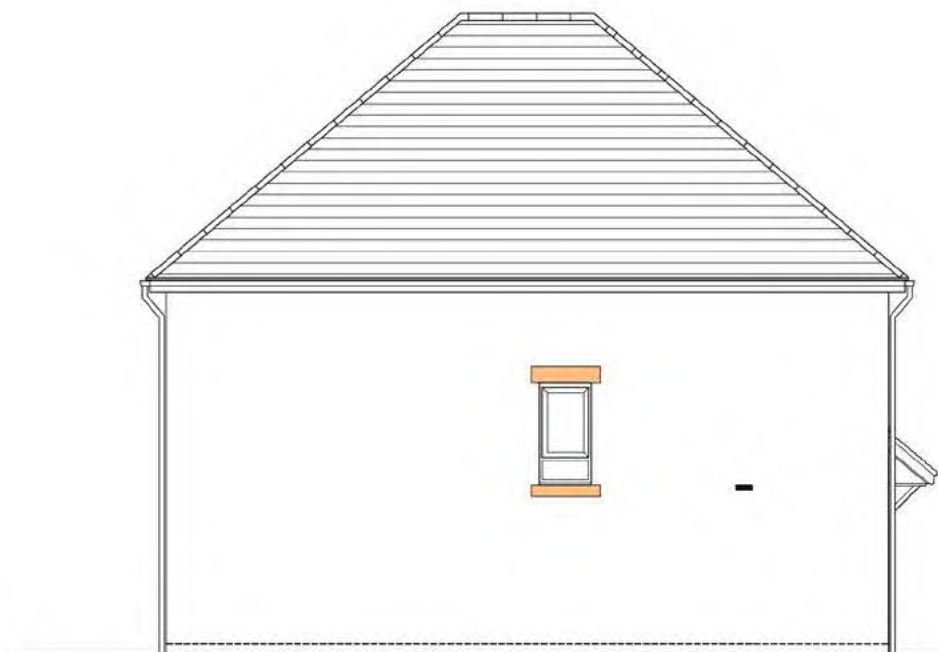
FRONT ELEVATION  
DETACHED  
EMA44 (4B7P)



SIDE ELEVATION (RIGHT)  
DETACHED  
EMA44 (4B7P)



REAR ELEVATION  
DETACHED  
EMA44 (4B7P)



SIDE ELEVATION (LEFT)  
DETACHED  
EMA44 (4B7P)

Scale 1:100  
0 1m 2m 3m 4m 5m

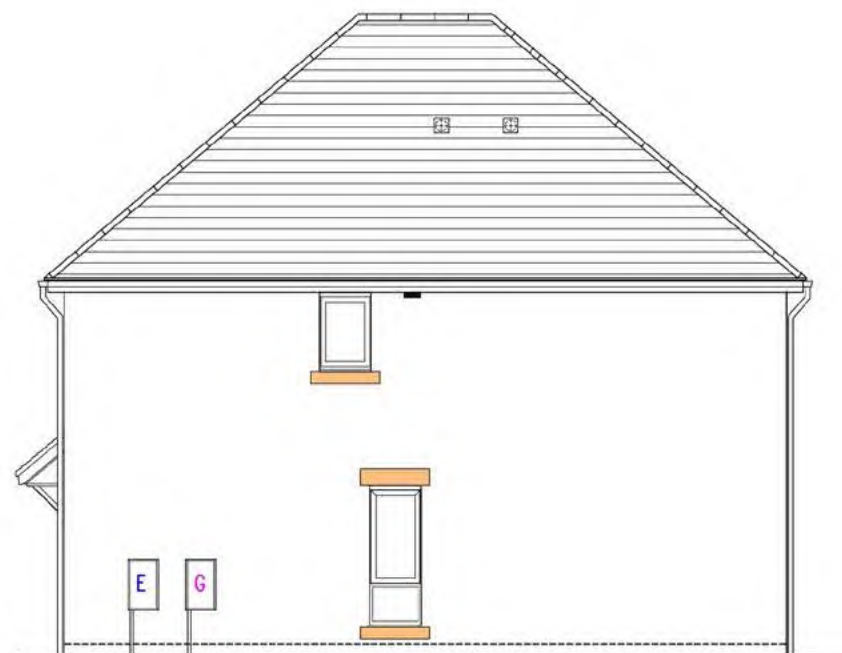
HENFORD  
EMA44  
4 Bed (7 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA44/2021/PL3 F





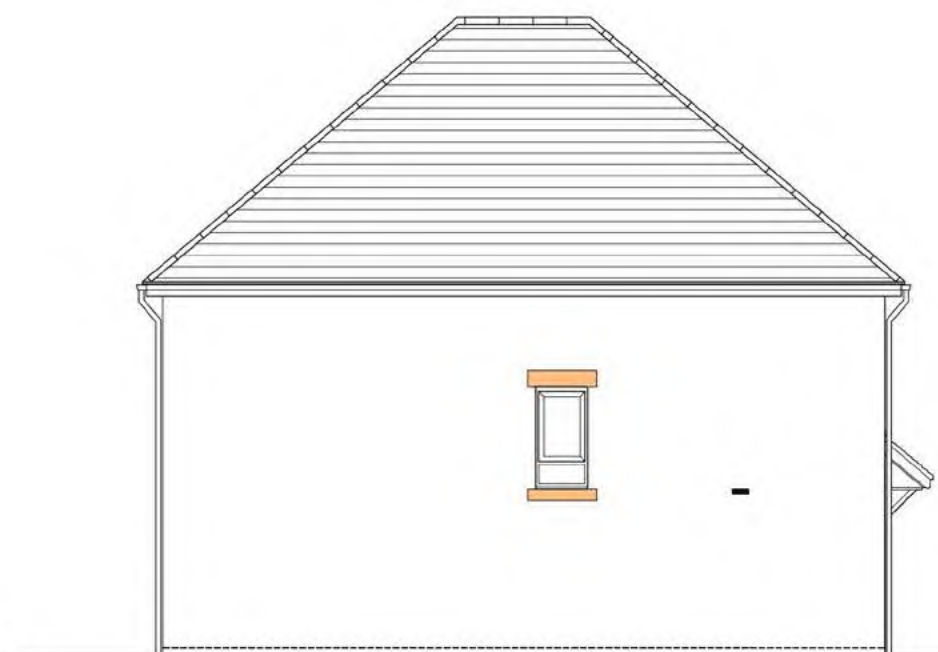
FRONT ELEVATION  
DETACHED  
EMA44 (4B7P)



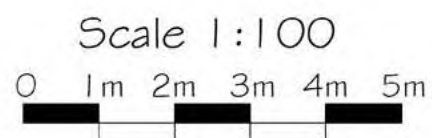
SIDE ELEVATION (RIGHT)  
DETACHED  
EMA44 (4B7P)



REAR ELEVATION  
DETACHED  
EMA44 (4B7P)

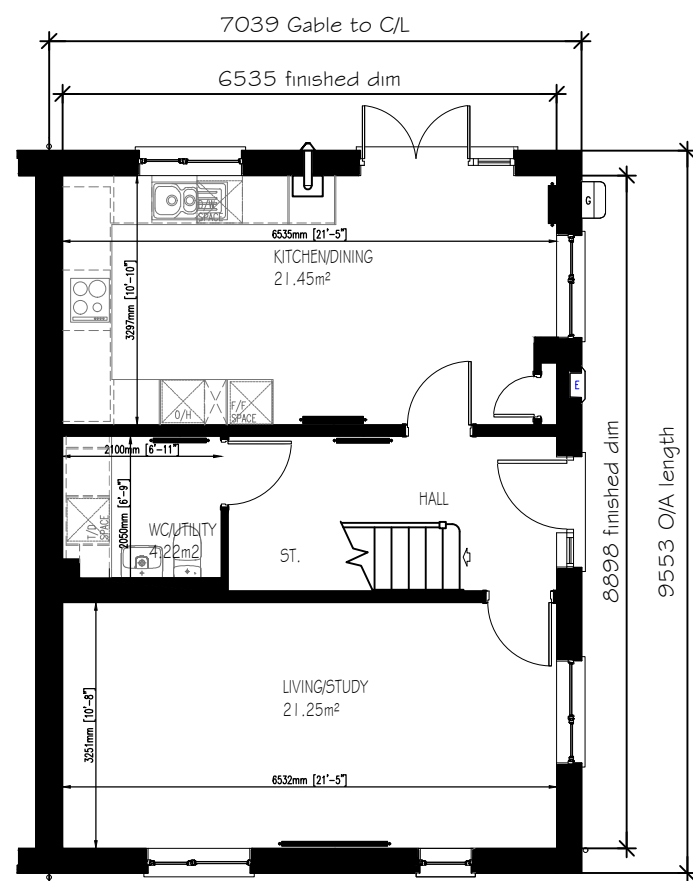


SIDE ELEVATION (LEFT)  
DETACHED  
EMA44 (4B7P)

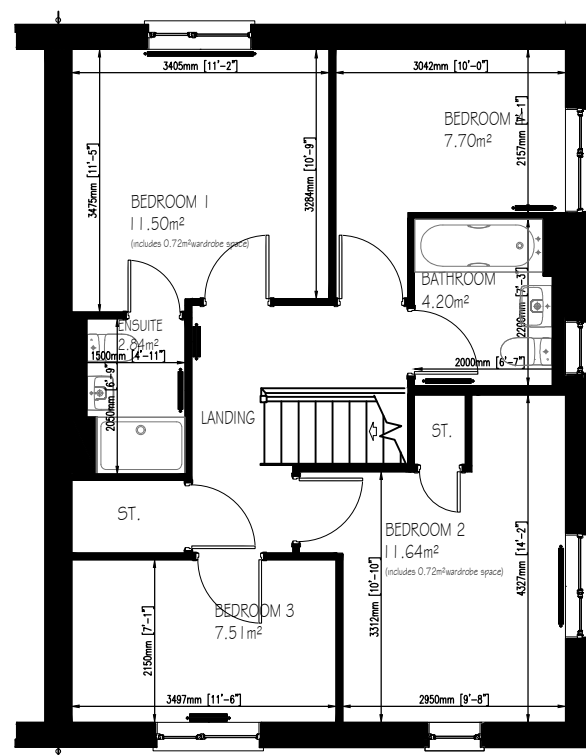


HENFORD  
EMA44  
4 Bed (7 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA44/2021/PL3 F



GROUND FLOOR PLAN (END/SEMI-DETACHED)  
EMT41 (4B6P)

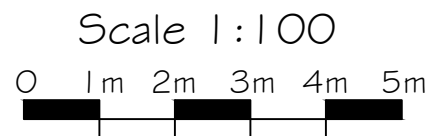


FIRST FLOOR PLAN (END/SEMI-DETACHED)  
EMT41 (4B6P)

NDSS COMPLIANT  
M4(2) COMPLIANT

EMT41 NDSS STORAGE	
U.STAIRS	1.40M <sup>2</sup>
CY/ST.	0.93M <sup>2</sup>
BED 1 W/ST.	0.50M <sup>2</sup>
BED 2 W/ST.	0.62M <sup>2</sup>
TOTAL	=3.45M <sup>2</sup>
REQ'D	=3.00M <sup>2</sup>

TOTAL NET (NSA) AREA  
116.29m<sup>2</sup>  
1252ft<sup>2</sup>



PLUMDALE  
EMT41  
4 Bed (6 Person)  
House

PLANNING PLANS  
STANDARD HOUSE RANGE  
EMT41/2021/PL2 E

Taylor  
Wimpey



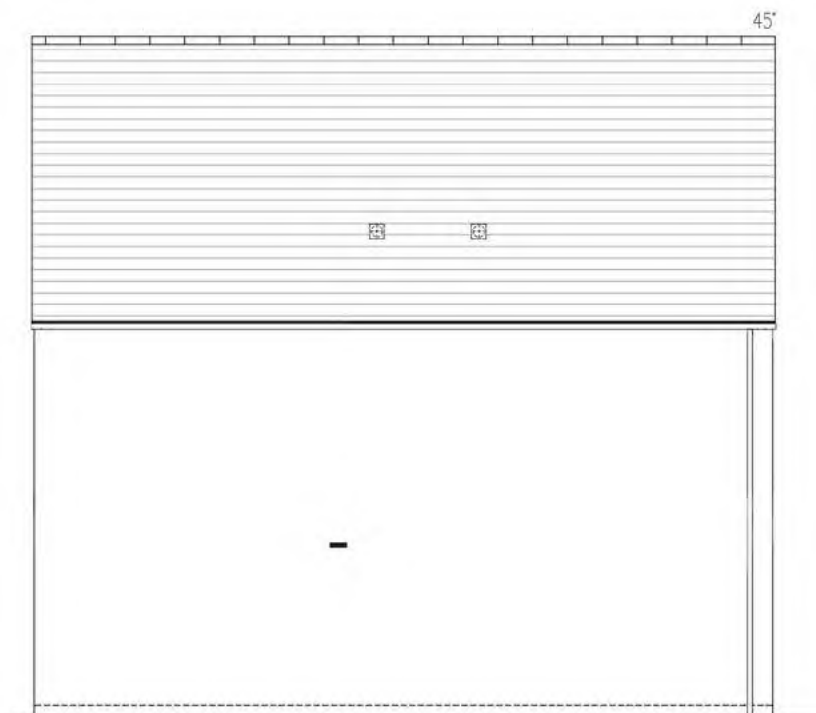
SIDE (LEFT) ELEVATION  
END/SEMI DETACHED  
EMT4 I (4B6P)



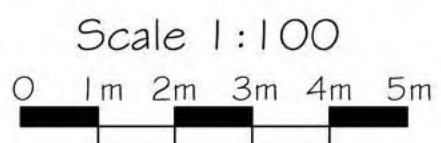
FRONT ELEVATION  
END/SEMI DETACHED  
EMT4 I (4B6P)



SIDE (RIGHT) ELEVATION  
END/SEMI DETACHED  
EMT4 I (4B6P)



REAR ELEVATION  
DETACHED  
EMT4 I (4B6P)



PLUMDALE  
EMT4 I  
4 Bed (6 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMT4 I/202 I/PL3 E





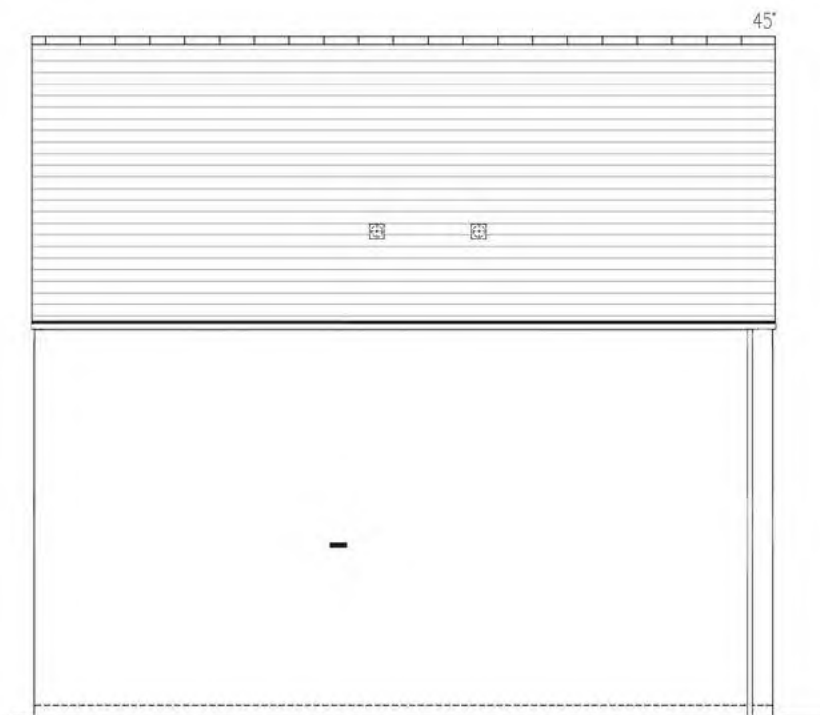
SIDE (LEFT) ELEVATION  
END/SEMI DETACHED  
EMT4 I (4B6P)



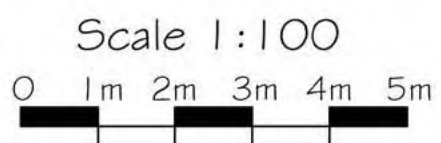
FRONT ELEVATION  
END/SEMI DETACHED  
EMT4 I (4B6P)



SIDE (RIGHT) ELEVATION  
END/SEMI DETACHED  
EMT4 I (4B6P)



REAR ELEVATION  
DETACHED  
EMT4 I (4B6P)



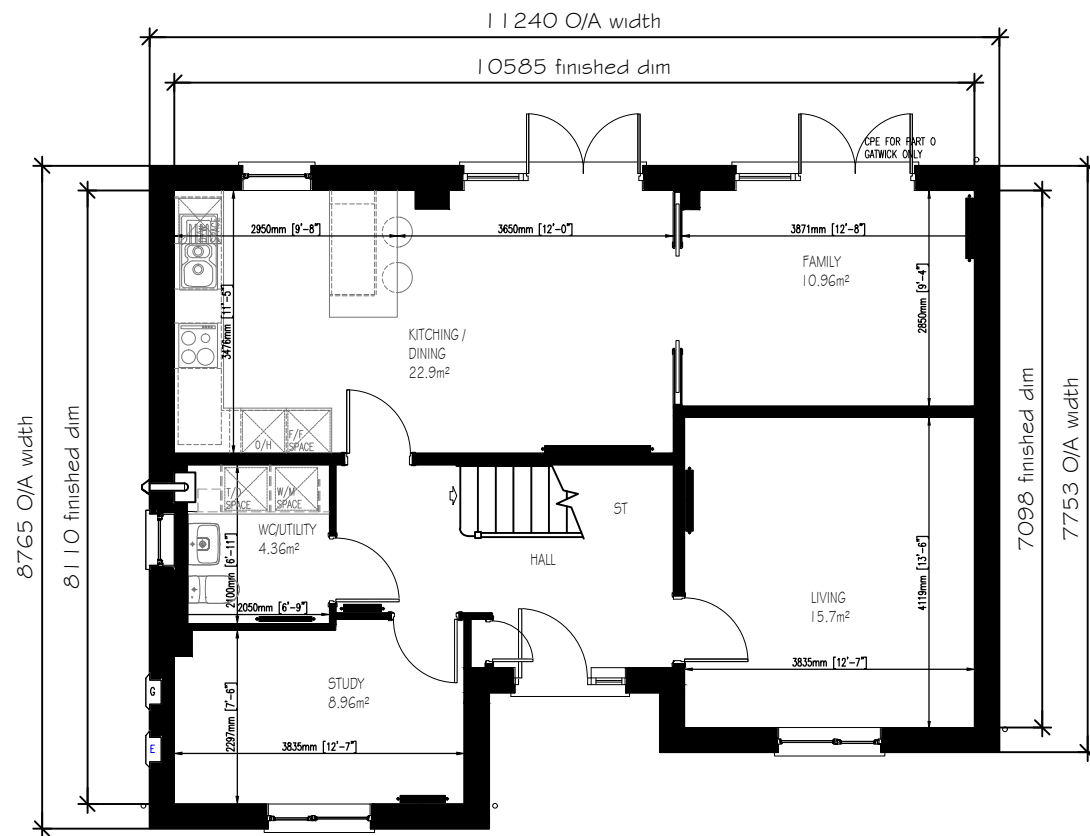
PLUMDALE  
EMT4 I  
4 Bed (6 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMT4 I/202 I/PL3 E

PEGASUS  
GROUP

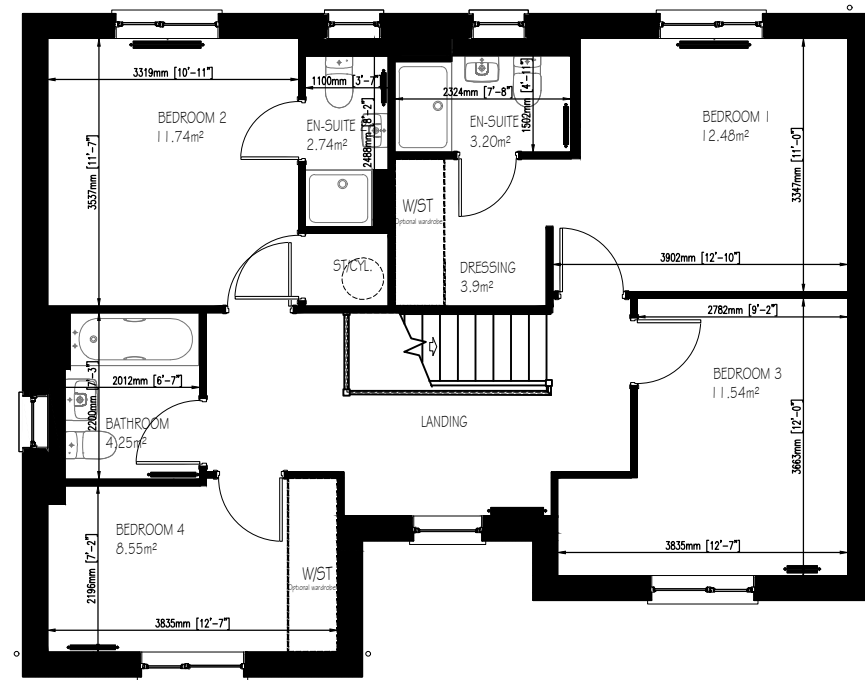
Taylor  
Wimpey

Subject to national type approval



# GROUND FLOOR PLAN

## EMA49 (4B7P)




FIRST FLOOR PLAN  
EMA49 (4B7P)

NDSS COMPLIANT  
M4(2) COMPLIANT

EMA49 NDSS STORAGE	
U.STAIRS	1.31M <sup>2</sup>
ST.	0.50M <sup>2</sup>
BED 1 W/ST.	0.42M <sup>2</sup>
BED 4 W/ST.	0.98M <sup>2</sup>
TOTAL	=3.21M <sup>2</sup>
REQ'D	=3.00M <sup>2</sup>

NET SALES AREA (NSA)  
153.43m<sup>2</sup>  
1651ft<sup>2</sup>

Scale 1:100



RAYNFORD  
EMA49  
4 Bed (7 Person)  
House

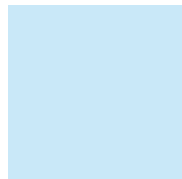
# PLANNING PLANS

STANDARD HOUSE RANGE

EMA49/2021/PL2 C

# Taylor Wimpey

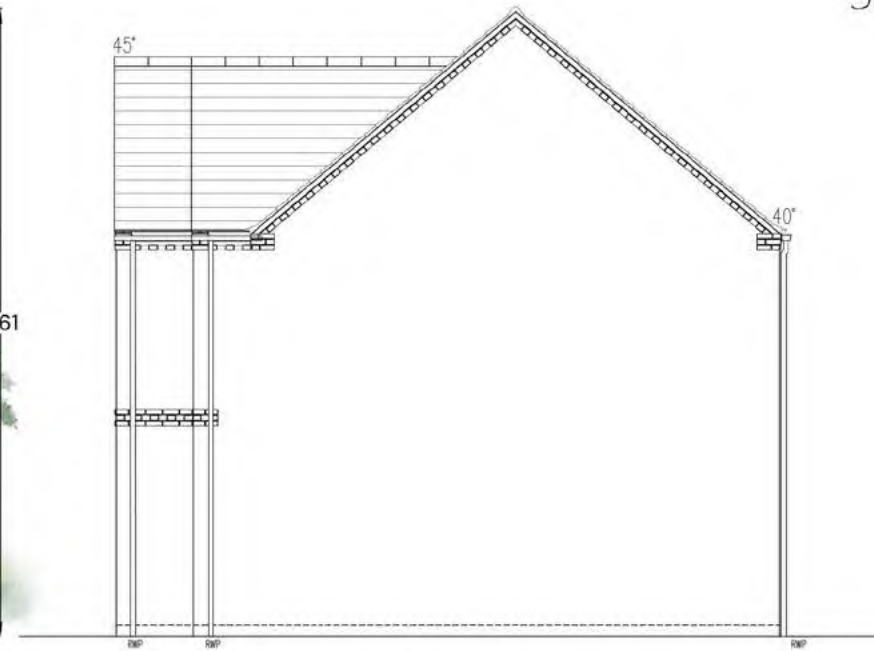




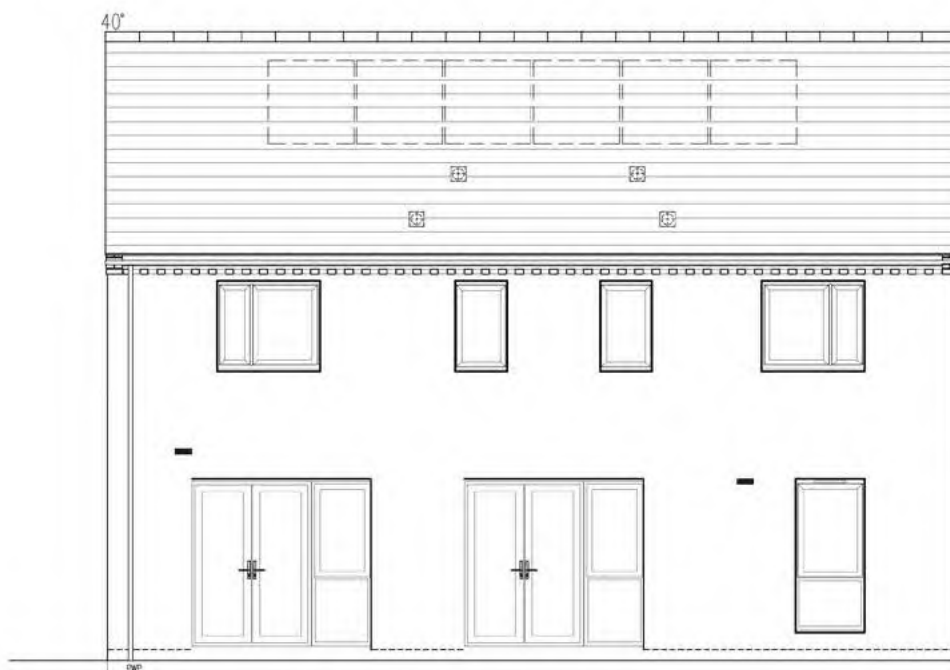
Subject to national type approval



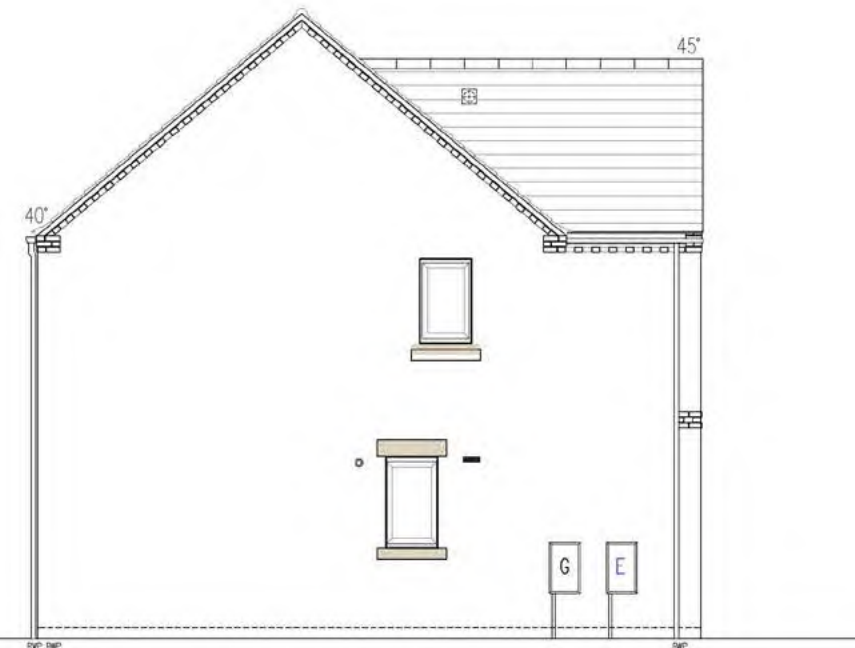
FRONT ELEVATION  
DETACHED  
EMA49 (4B7P)



SIDE (RIGHT) ELEVATION  
DETACHED  
EMA49 (4B7P)



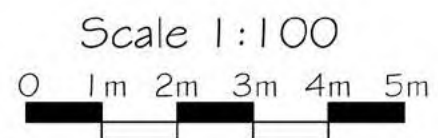
REAR ELEVATION  
DETACHED  
EMA49 (4B7P)



SIDE (LEFT) ELEVATION  
DETACHED  
EMA49 (4B7P)

RAYNFORD  
EMA49  
4 Bed (7 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA49/2021/PL3 E



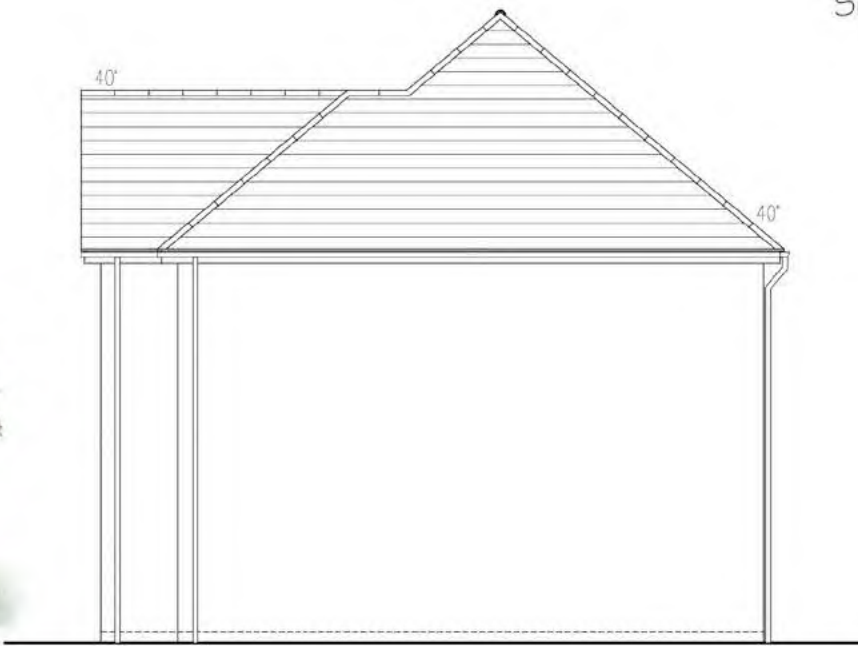




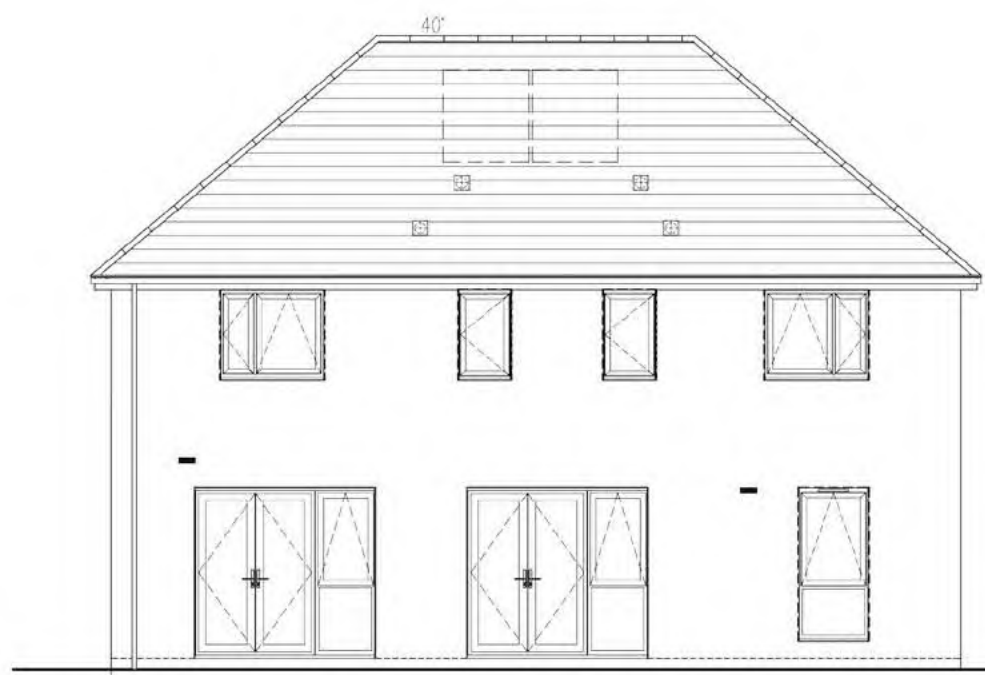
Subject to national type approval



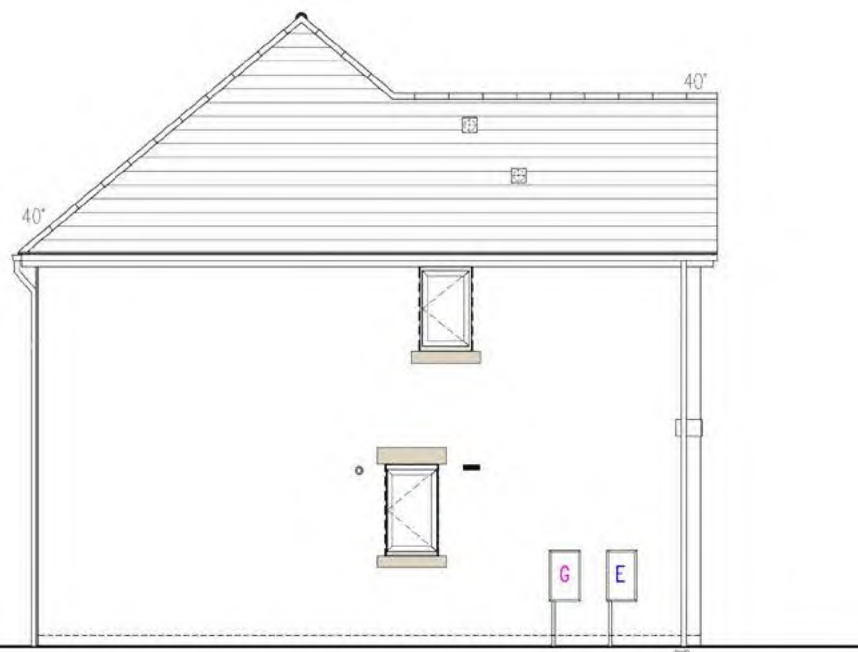
FRONT ELEVATION  
DETACHED  
EMA49 (4B7P)



SIDE (RIGHT) ELEVATION  
DETACHED  
EMA49 (4B7P)



REAR ELEVATION  
DETACHED  
EMA49 (4B7P)



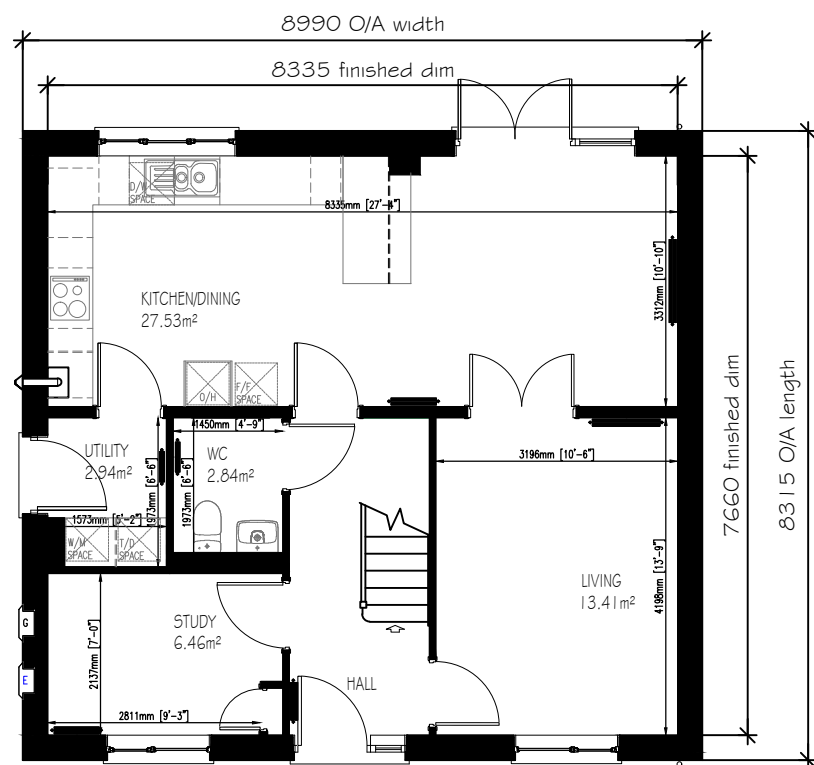
SIDE (LEFT) ELEVATION  
DETACHED  
EMA49 (4B7P)



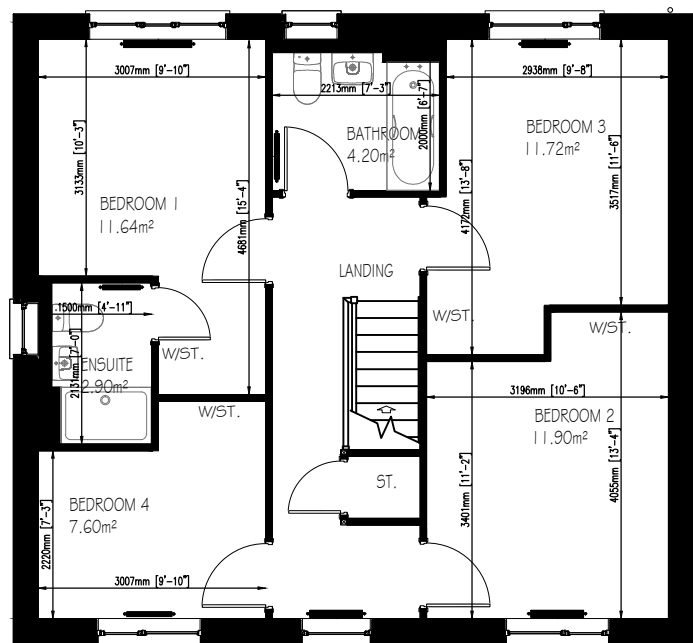
RAYNFORD  
EMA49  
4 Bed (7 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA49/202 I/PL3 E





GROUND FLOOR PLAN  
EMA46 (4B7P)

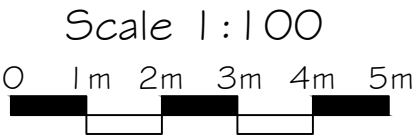


FIRST FLOOR PLAN  
EMA46 (4B7P)

NDSS COMPLIANT  
M4(2) COMPLIANT

EMA46 NDSS STORAGE AREA	
U.STAIRS	1.14M <sup>2</sup>
STUDY	1.00M <sup>2</sup>
LANDING CY/ST.	0.25M <sup>2</sup>
BED 1 W/ST.	0.12M <sup>2</sup>
BED 2 W/ST.	0.20M <sup>2</sup>
BED 3 W/ST.	0.20M <sup>2</sup>
BED 4 W/ST.	0.48M <sup>2</sup>
TOTAL	=3.39M <sup>2</sup>
REQ'D	=3.00M <sup>2</sup>

TOTAL NET (NSA) AREA  
127.67m<sup>2</sup>  
1374ft<sup>2</sup>



RIGHTFORD  
EMA46  
4 Bed (7 Person)  
House

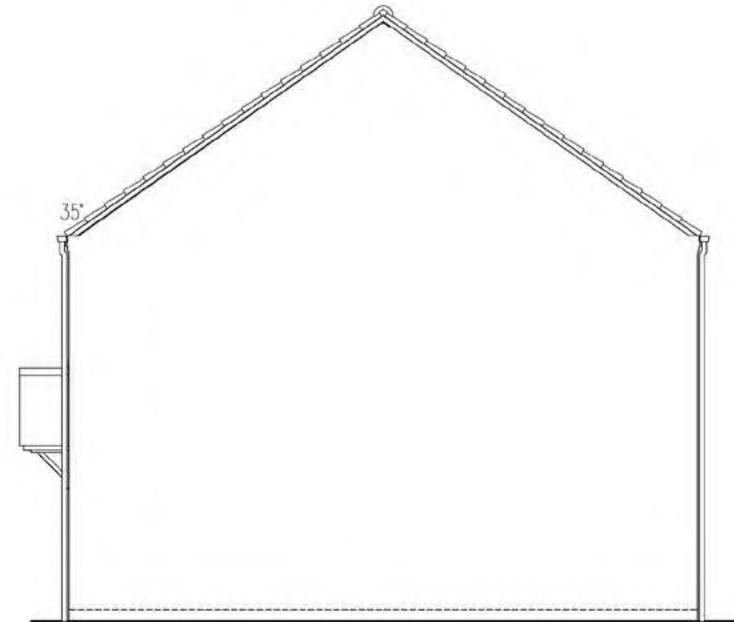
PLANNING PLANS  
STANDARD HOUSE RANGE

EMA46/2021/PL2 C

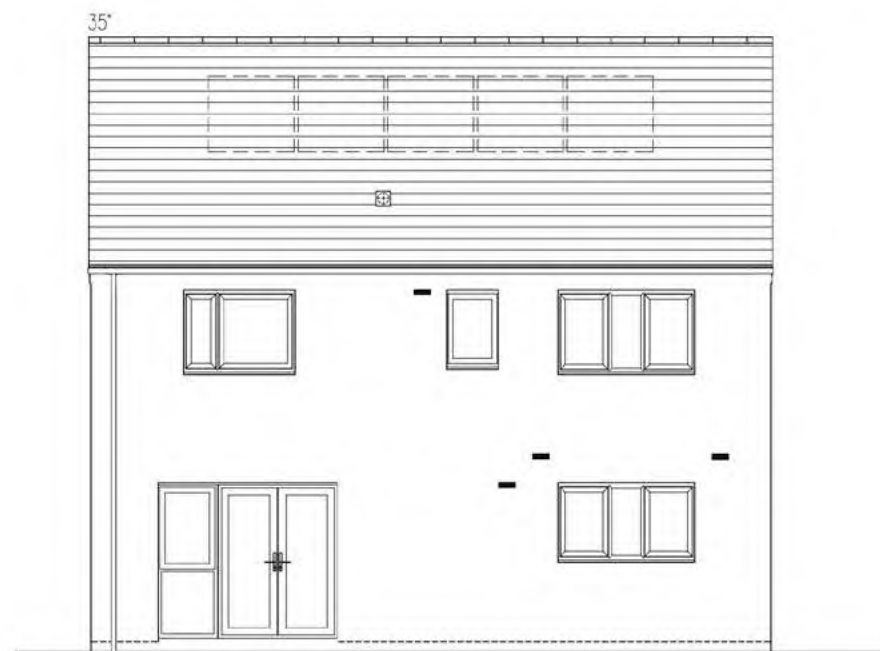




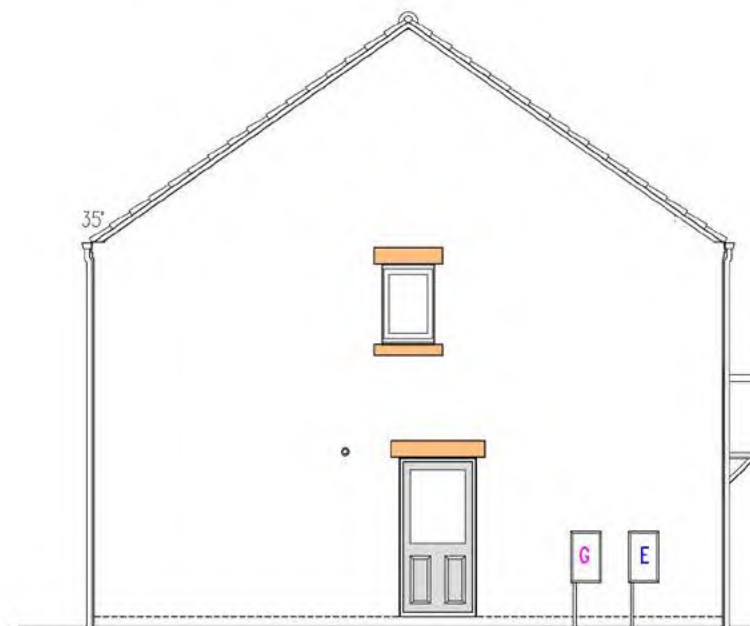
FRONT ELEVATION  
DETACHED  
EMA46 (4B7P)



SIDE ELEVATION  
DETACHED  
EMA46 (4B7P)



REAR ELEVATION  
DETACHED  
EMA46 (4B7P)



SIDE ELEVATION  
DETACHED  
EMA46 (4B7P)



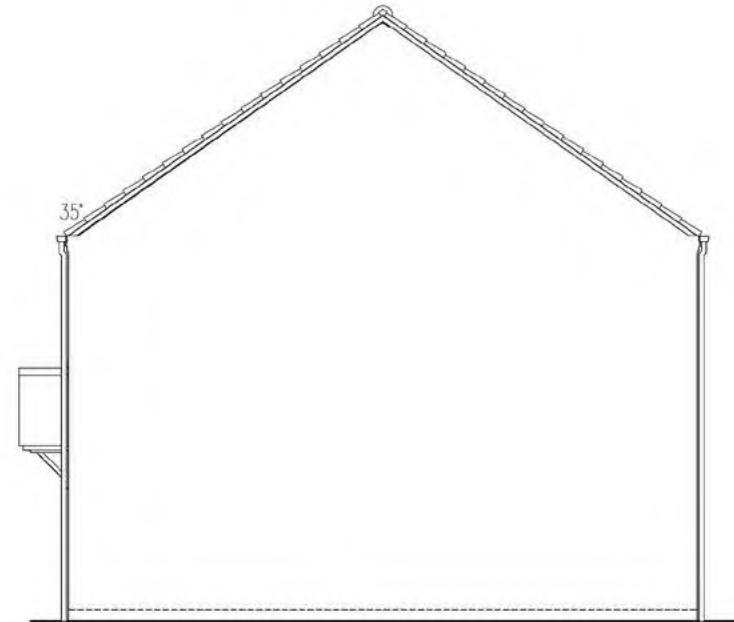
RIGHTFORD  
EMA46  
4 Bed (7 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA46/2021/PL3 E

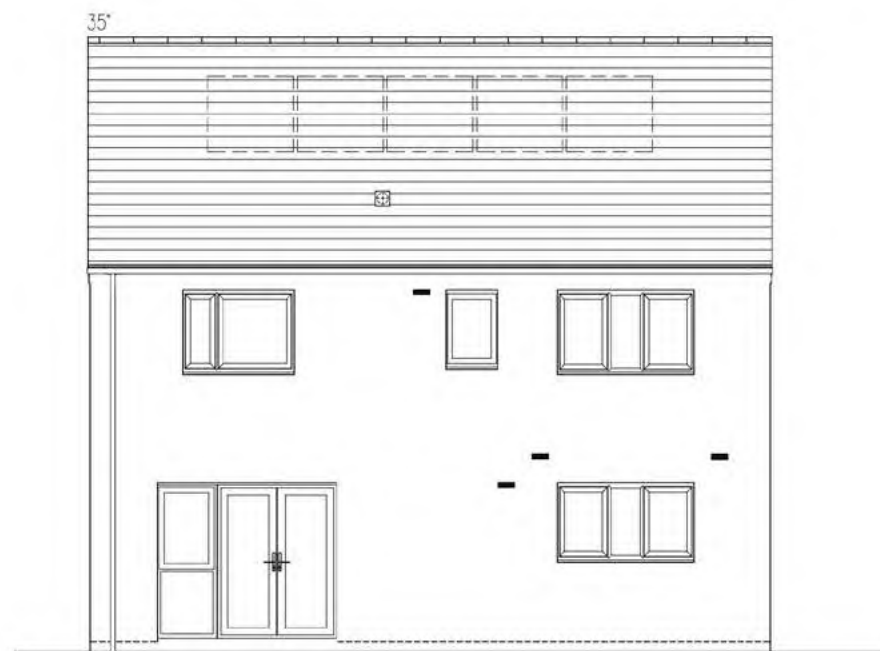




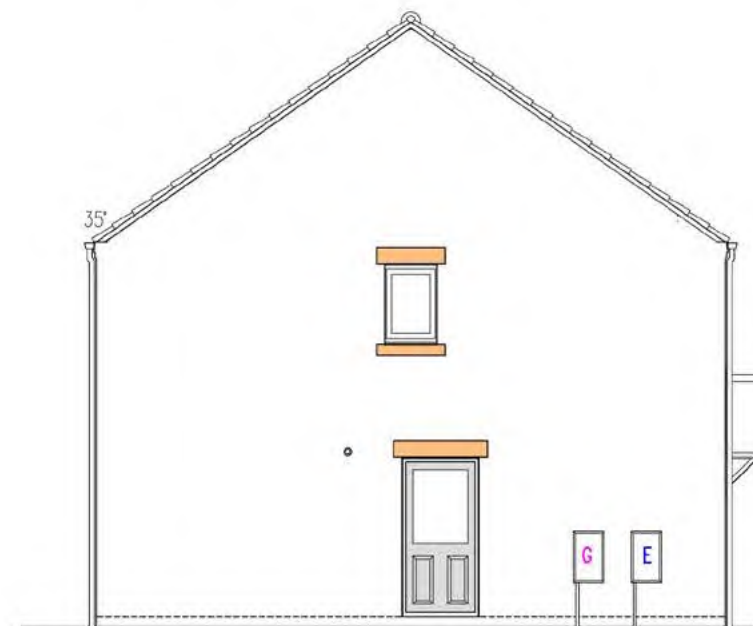
FRONT ELEVATION  
DETACHED  
EMA46 (4B7P)



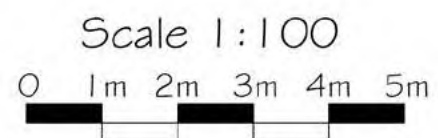
SIDE ELEVATION  
DETACHED  
EMA46 (4B7P)



REAR ELEVATION  
DETACHED  
EMA46 (4B7P)



SIDE ELEVATION  
DETACHED  
EMA46 (4B7P)



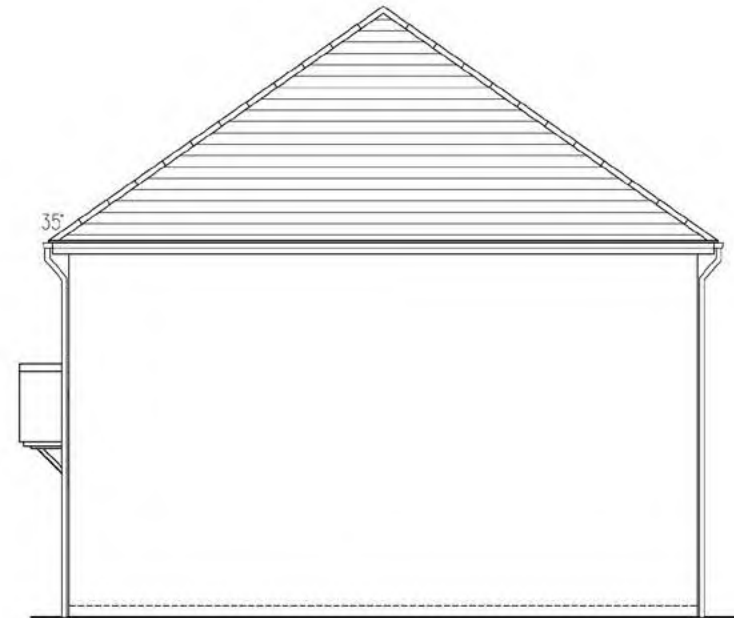
Scale 1:100

RIGHTFORD  
EMA46  
4 Bed (7 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA46/2021/PL3 E



FRONT ELEVATION  
DETACHED  
EMA46 (4B7P)



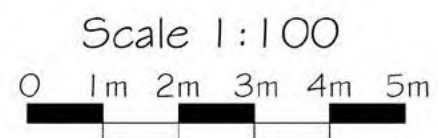
SIDE ELEVATION  
DETACHED  
EMA46 (4B7P)



REAR ELEVATION  
DETACHED  
EMA46 (4B7P)



SIDE ELEVATION  
DETACHED  
EMA46 (4B7P)



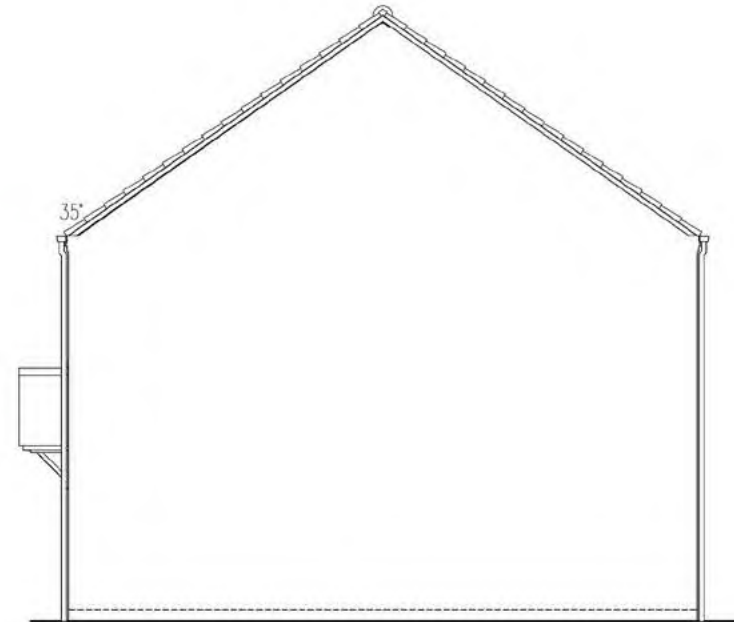
RIGHTFORD  
EMA46  
4 Bed (7 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA46/2021/PL3 E

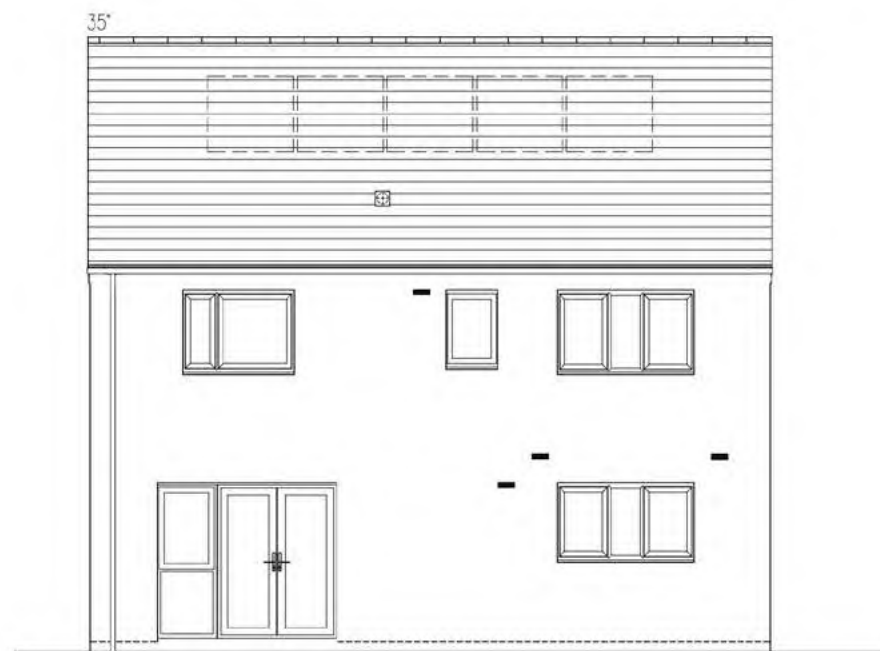




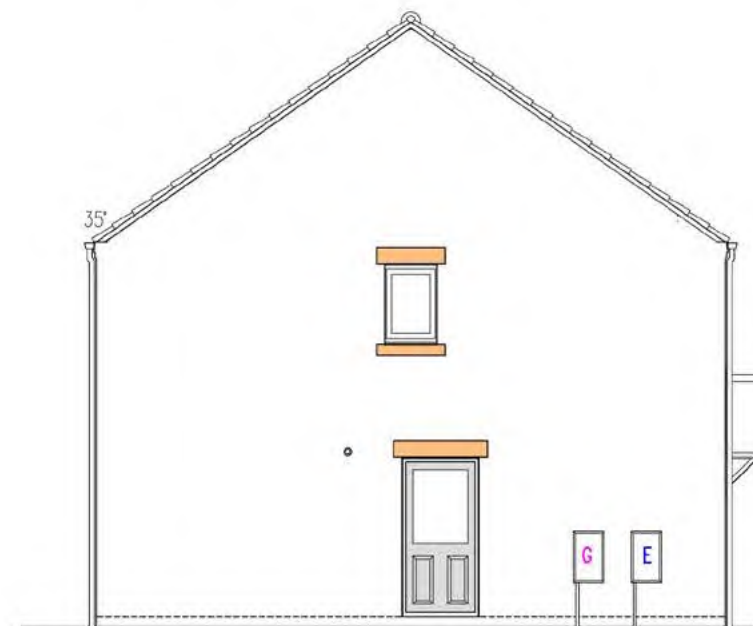
FRONT ELEVATION  
DETACHED  
EMA46 (4B7P)



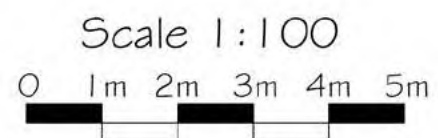
SIDE ELEVATION  
DETACHED  
EMA46 (4B7P)



REAR ELEVATION  
DETACHED  
EMA46 (4B7P)



SIDE ELEVATION  
DETACHED  
EMA46 (4B7P)



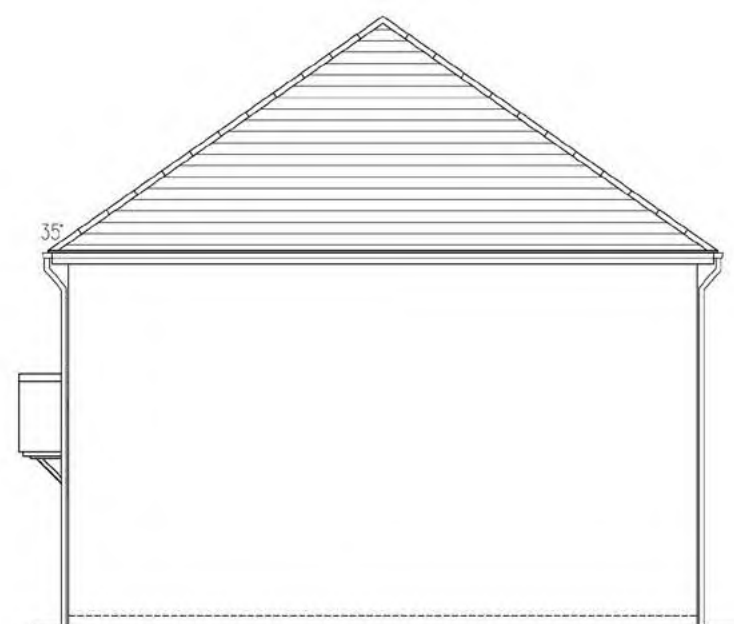
RIGHTFORD  
EMA46  
4 Bed (7 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA46/2021/PL3 E





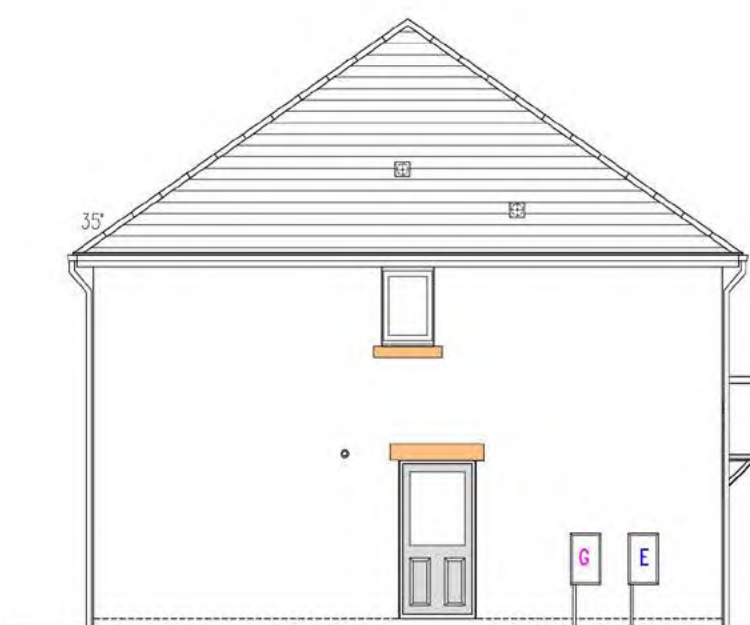
FRONT ELEVATION  
DETACHED  
EMA46 (4B7P)



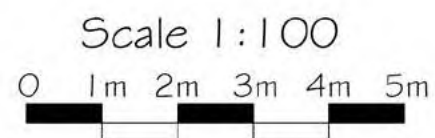
SIDE ELEVATION  
DETACHED  
EMA46 (4B7P)



REAR ELEVATION  
DETACHED  
EMA46 (4B7P)

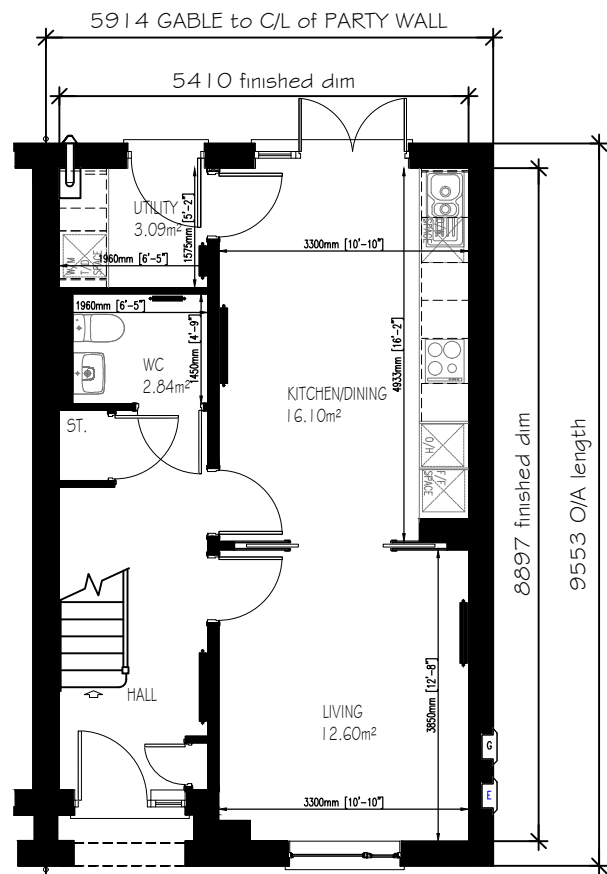


SIDE ELEVATION  
DETACHED  
EMA46 (4B7P)

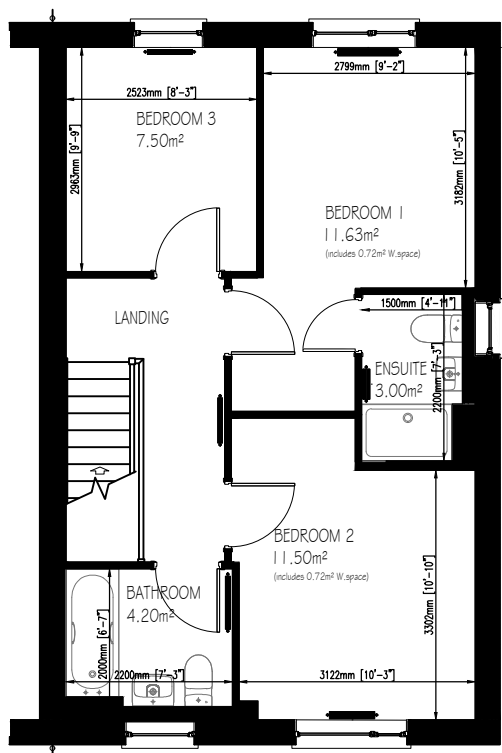


RIGHTFORD  
EMA46  
4 Bed (7 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA46/2021/PL3 E



GROUND FLOOR PLAN (END/SEMI)  
EMA35 (3B5P)

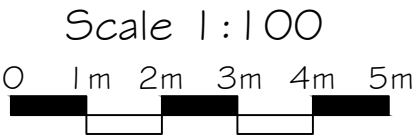


FIRST FLOOR PLAN (END/SEMI)  
EMA35 (3B5P)

NDSS COMPLIANT  
M4(2) COMPLIANT

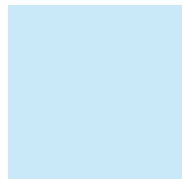
EMA35 NDSS STORAGE AREA	
U.STAIRS ST.	0.60M <sup>2</sup>
U.STAIRS	1.10M <sup>2</sup>
KITCHEN LARDER	0.33M <sup>2</sup>
BEDROOM 1	0.24M <sup>2</sup>
BEDROOM 2	0.24M <sup>2</sup>
TOTAL	= 2.51 M <sup>2</sup>
REQ'D	2.50M <sup>2</sup>

TOTAL NET (NSA) AREA 94.84m<sup>2</sup>  
1021ft<sup>2</sup>



TETFORD  
EMA35  
3 Bed (5 Person)  
House

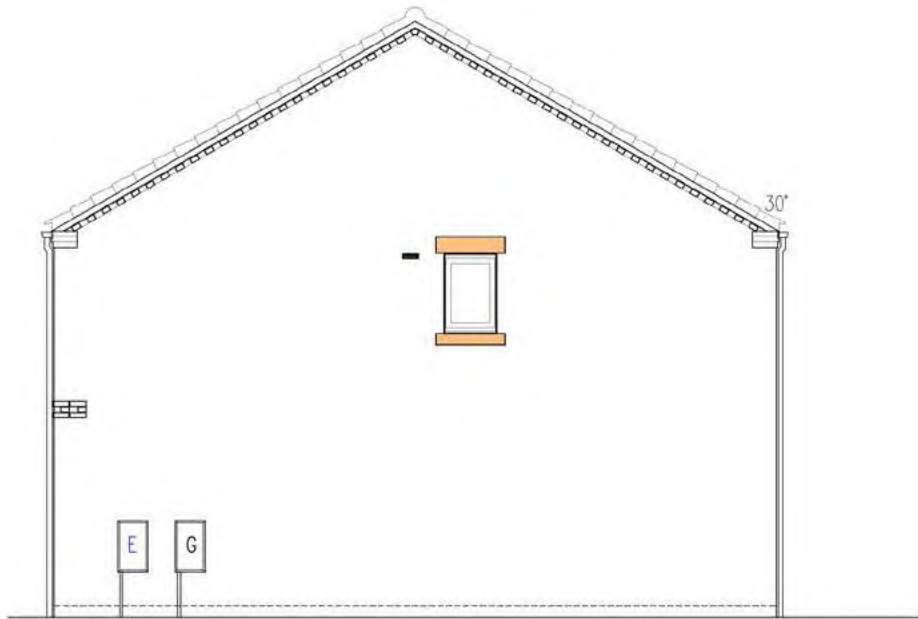
PLANNING PLANS  
STANDARD HOUSE RANGE  
EMA35/2021/PL2 E



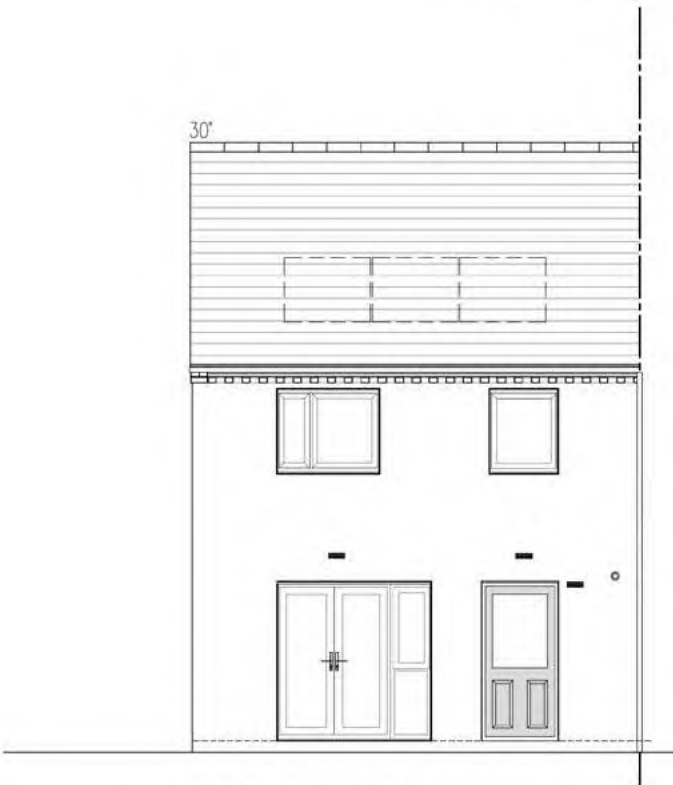
Subject to national type approval



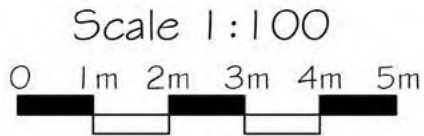
FRONT ELEVATION  
END/SEMI DETACHED  
EMA35 (3B5P)



SIDE (RIGHT) ELEVATION  
END/SEMI DETACHED  
EMA35 (3B5P)



REAR ELEVATION  
END/SEMI DETACHED  
EMA35 (3B5P)



TETFORD  
EMA35  
3 Bed (5 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA35/202 I/PL3 F

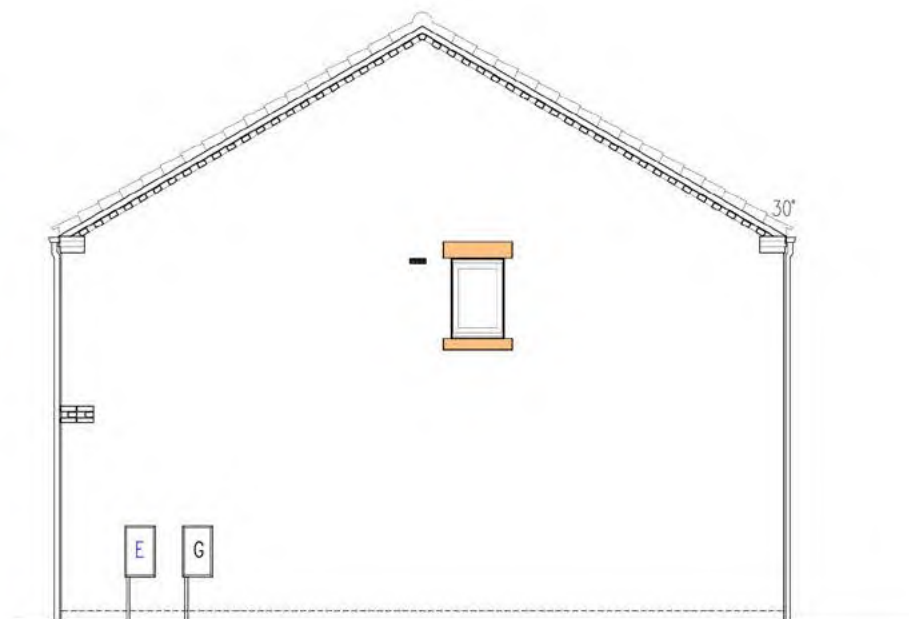




Subject to national type approval



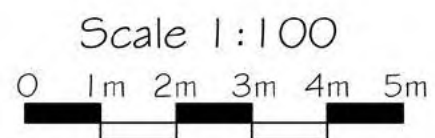
FRONT ELEVATION  
END/SEMI DETACHED  
EMA35 (3B5P)



SIDE (RIGHT) ELEVATION  
END/SEMI DETACHED  
EMA35 (3B5P)



REAR ELEVATION  
END/SEMI DETACHED  
EMA35 (3B5P)



TETFORD  
EMA35  
3 Bed (5 Person)  
House

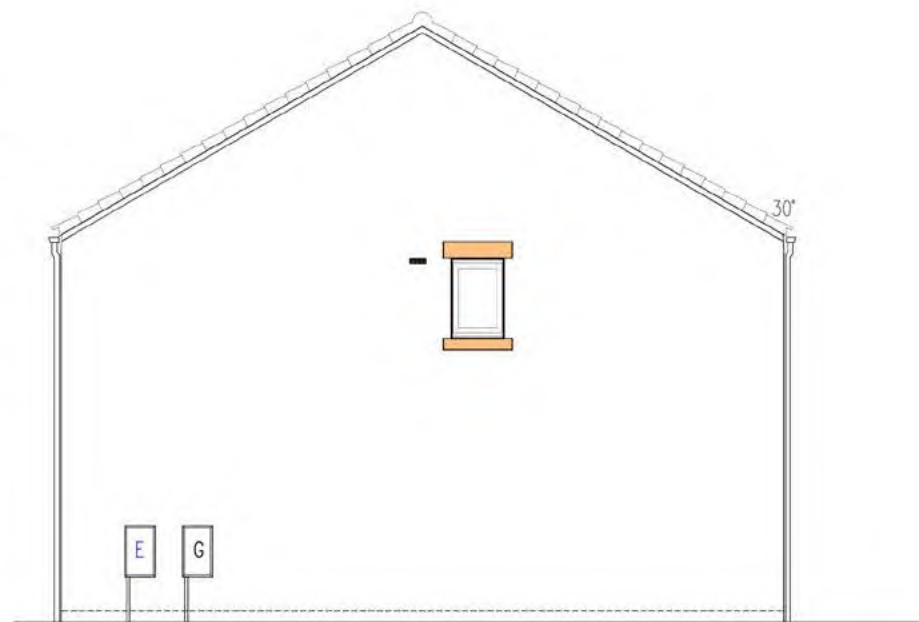
PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA35/202 I/PL3 F



Subject to national type approval



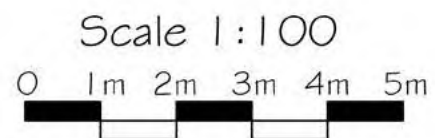
FRONT ELEVATION  
END/SEMI DETACHED  
EMA35 (3B5P)



SIDE (RIGHT) ELEVATION  
END/SEMI DETACHED  
EMA35 (3B5P)



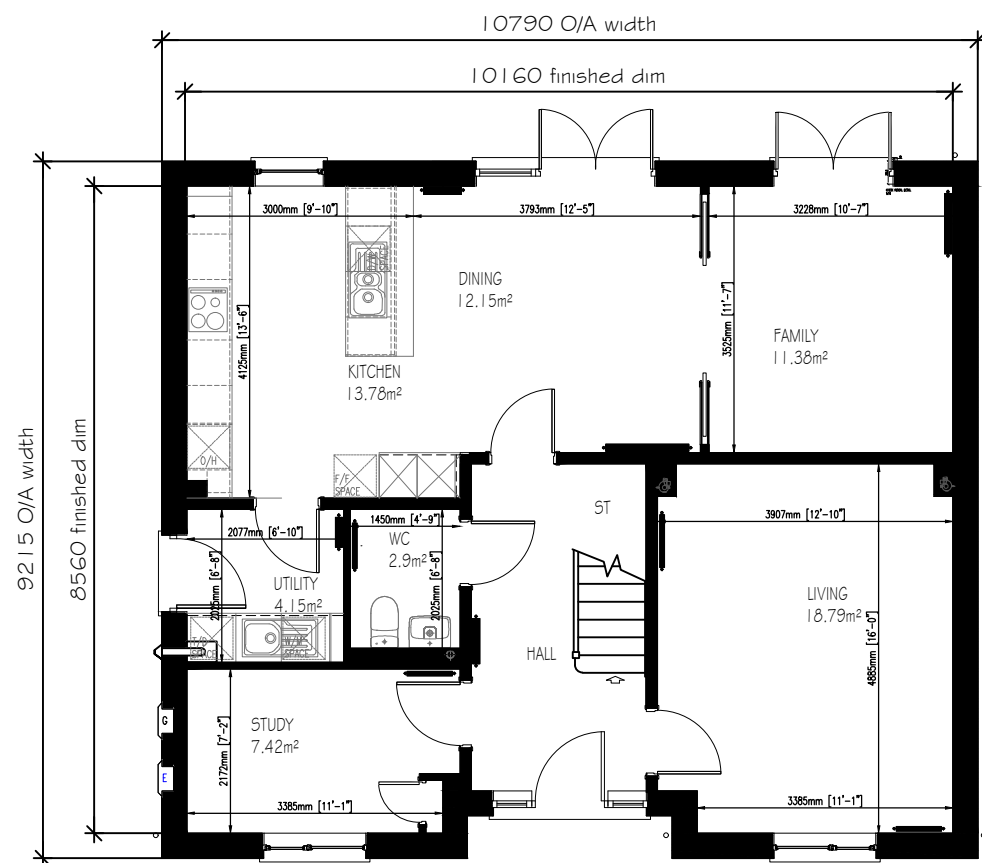
REAR ELEVATION  
END/SEMI DETACHED  
EMA35 (3B5P)



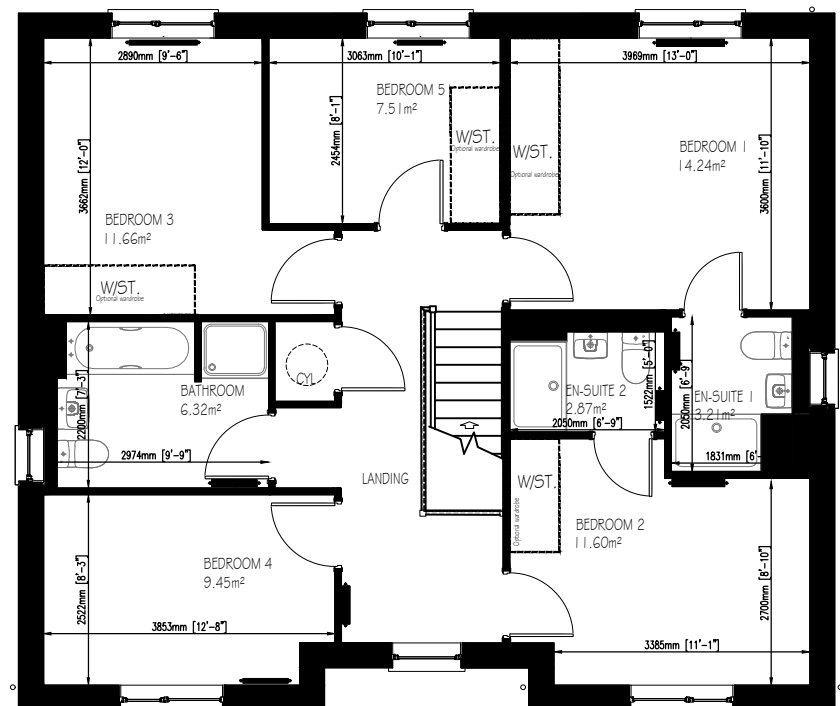
TETFORD  
EMA35  
3 Bed (5 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA35/2021/PL3 F

Subject to national type approval



GROUND FLOOR PLAN  
EMA5 I (5B8P)



FIRST FLOOR PLAN  
EMA5 I (5B8P)

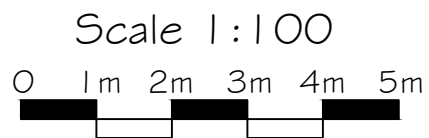
NDSS COMPLIANT  
M4(2) COMPLIANT

EMA5 I NDSS STORAGE

U.STAIRS	1.26M <sup>2</sup>
LANDING CY/ST.	0.34M <sup>2</sup>
BED 1 W/ST.	0.64M <sup>2</sup>
BED 2 W/ST.	0.15M <sup>2</sup>
BED 3 W/ST.	0.45M <sup>2</sup>
BED 5 W/ST.	0.68M <sup>2</sup>

TOTAL	=3.52M <sup>2</sup>
REQ'D	=3.50M <sup>2</sup>

NET SALES AREA (NSA)  
169.73m<sup>2</sup>  
1827ft<sup>2</sup>



THIRLFORD  
EMA5 I  
5 Bed (8 Person)  
House

PLANNING PLANS  
STANDARD HOUSE RANGE

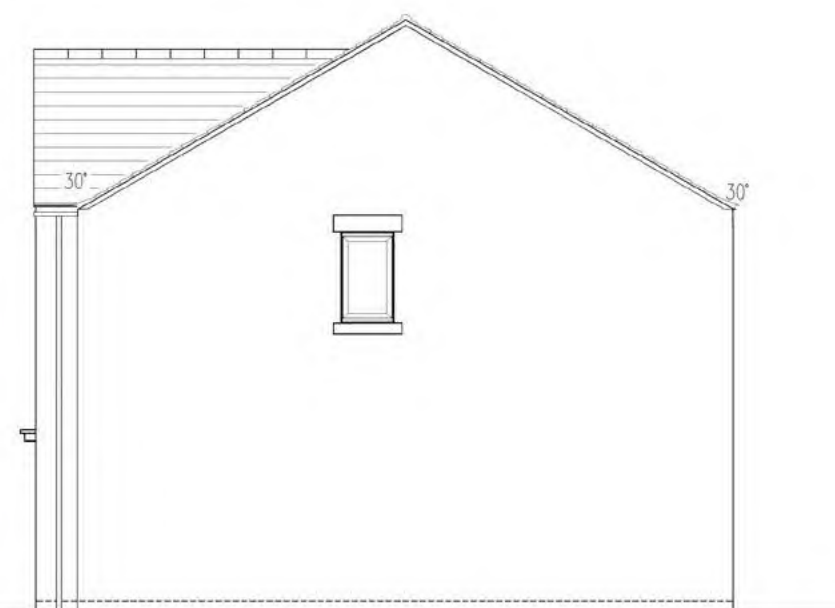
EMA5 I/202 I/PL2 D

Taylor  
Wimpey





FRONT ELEVATION  
DETACHED  
EMA5 I (5B8P)



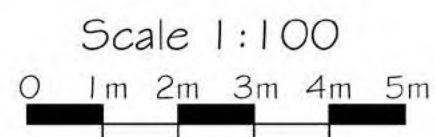
SIDE (RIGHT) ELEVATION  
DETACHED  
EMA5 I (5B8P)



REAR ELEVATION  
DETACHED  
EMA5 I (5B8P)



SIDE (LEFT) ELEVATION  
DETACHED  
EMA5 I (5B8P)

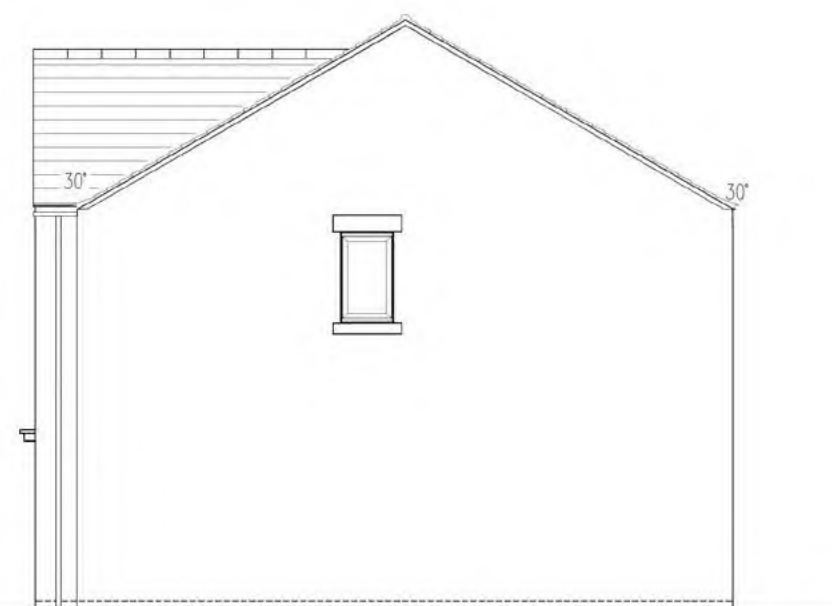


THIRLFORD  
EMA5 I  
5 Bed (8 Person)  
House

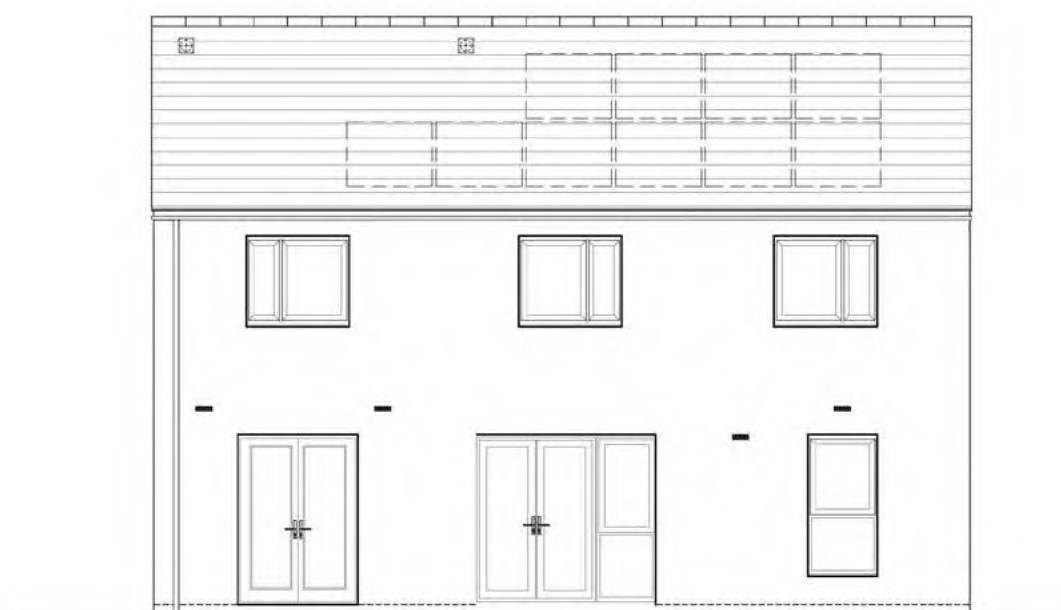
PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA5 I/202 I/PL3 F



FRONT ELEVATION  
DETACHED  
EMA5 I (5B8P)



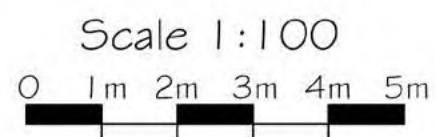
SIDE (RIGHT) ELEVATION  
DETACHED  
EMA5 I (5B8P)



REAR ELEVATION  
DETACHED  
EMA5 I (5B8P)



SIDE (LEFT) ELEVATION  
DETACHED  
EMA5 I (5B8P)



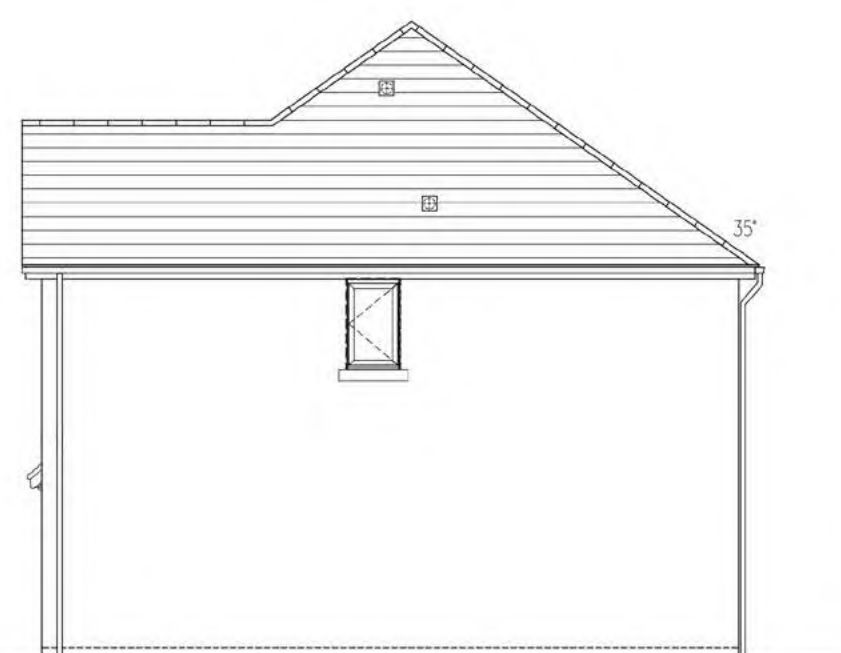
THIRLFORD  
EMA5 I  
5 Bed (8 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA5 I/202 I/PL3 F



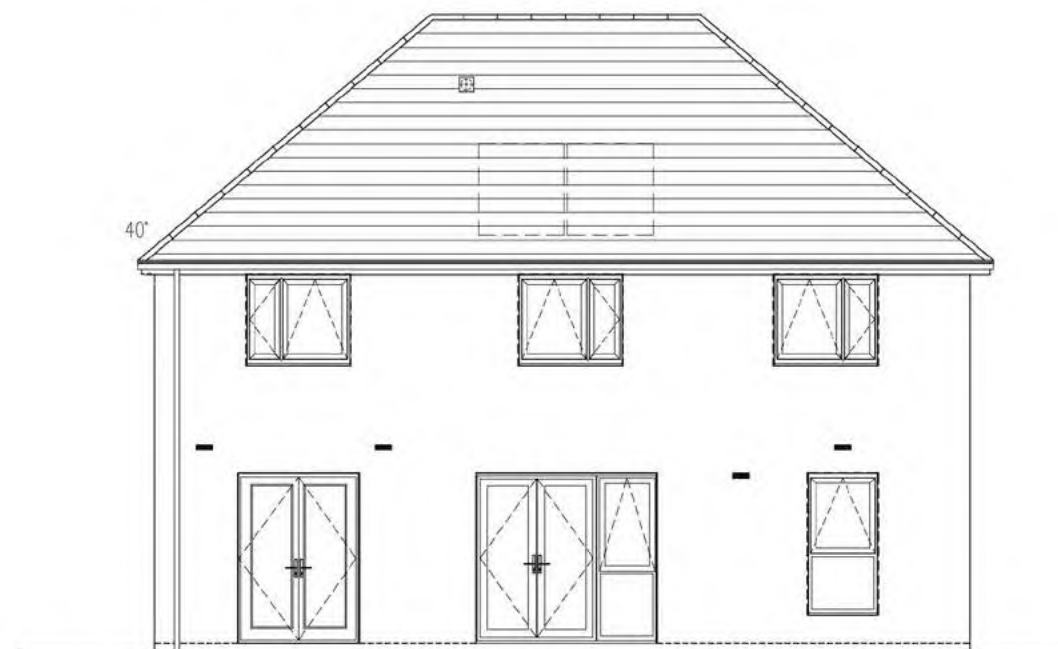


FRONT ELEVATION  
DETACHED  
EMA5 I (5B8P)



SIDE (RIGHT) ELEVATION  
DETACHED  
EMA5 I (5B8P)

PLOT NO.5 (AS HAND) #  
PLOT NO.5 (OPP HAND) #



REAR ELEVATION  
DETACHED  
EMA5 I (5B8P)



SIDE (LEFT) ELEVATION  
DETACHED  
EMA5 I (5B8P)

Scale 1:100  
0 1m 2m 3m 4m 5m

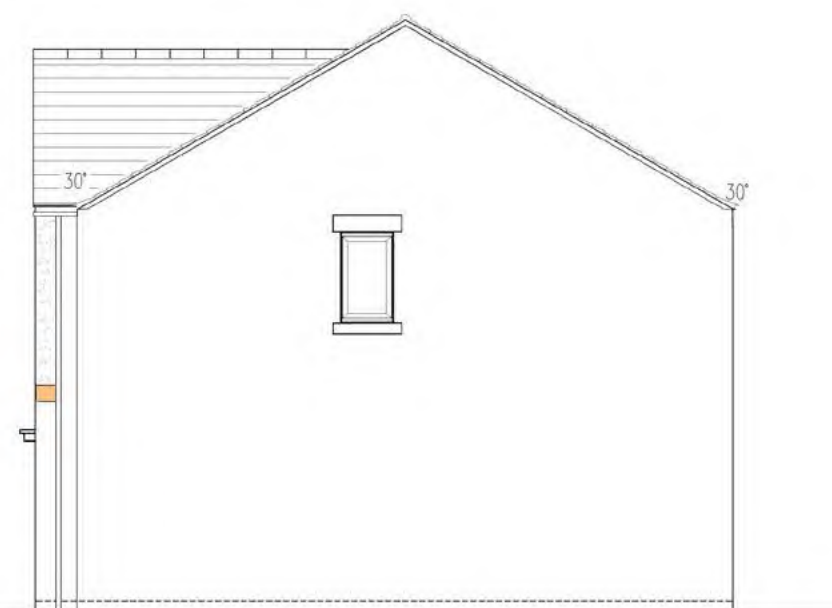
THIRLFORD  
EMA5 I  
5 Bed (8 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA5 I/202 I/PL3 F

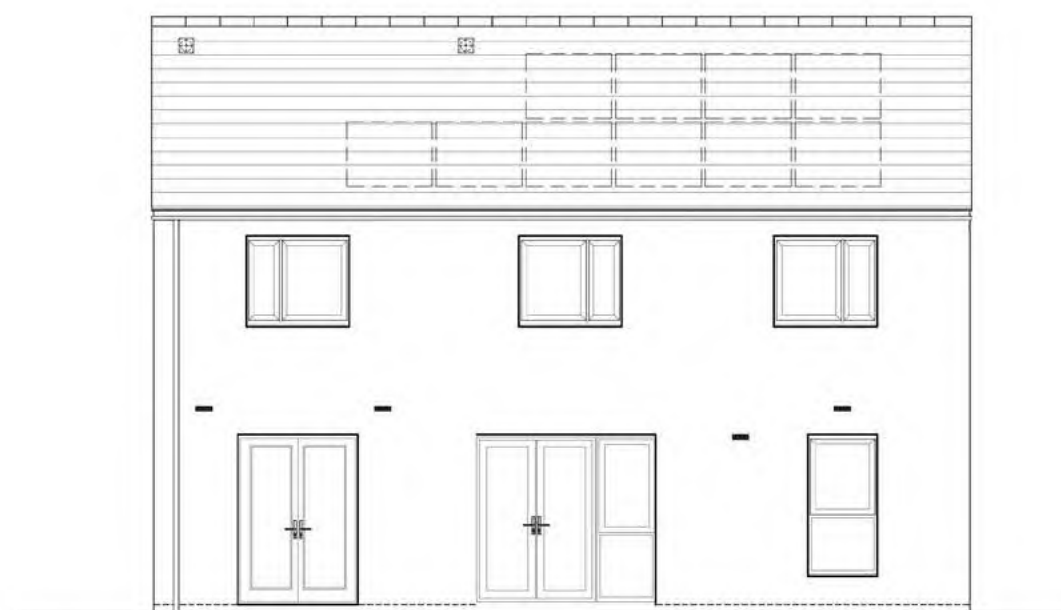




FRONT ELEVATION  
DETACHED  
EMA5 I (5B8P)



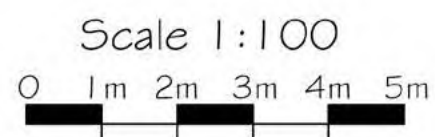
SIDE (RIGHT) ELEVATION  
DETACHED  
EMA5 I (5B8P)



REAR ELEVATION  
DETACHED  
EMA5 I (5B8P)

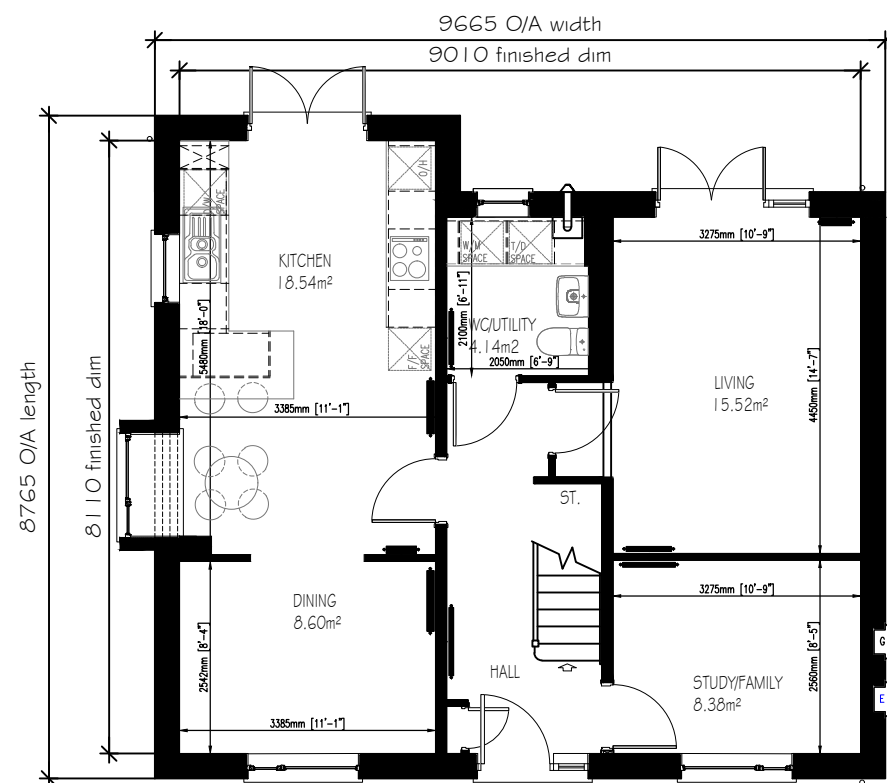


SIDE (LEFT) ELEVATION  
DETACHED  
EMA5 I (5B8P)

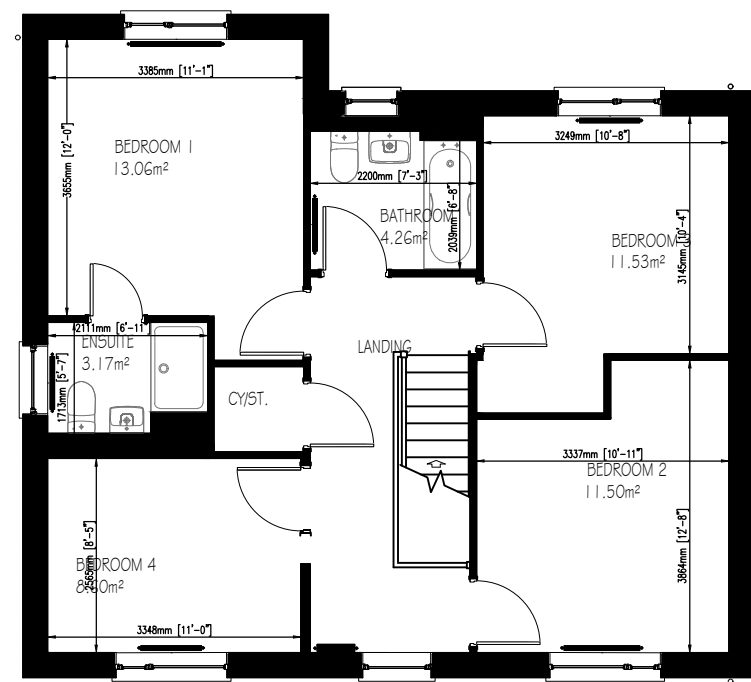


THIRLFORD  
EMA5 I  
5 Bed (8 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMA5 I/202 I/PL3 F



GROUND FLOOR PLAN  
EMT45 (4B7P)



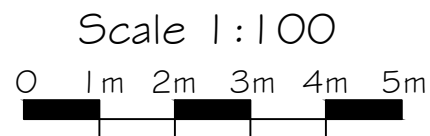
FIRST FLOOR PLAN  
EMT45 (4B7P)

NDSS COMPLIANT  
M4(2) COMPLIANT

EMT45 NDSS STORAGE

U.STAIRS	0.82M <sup>2</sup>
CY/ST.	0.83M <sup>2</sup>
BED 1 ST/W	0.50M <sup>2</sup>
BED 2 ST/W	0.21M <sup>2</sup>
BED 3 ST/W	0.26M <sup>2</sup>
BED 4 ST/W	0.45M <sup>2</sup>
TOTAL	=3.07M <sup>2</sup>
REQ'D	=3.00M <sup>2</sup>

TOTAL NET (NSA) AREA  
134.75m<sup>2</sup>  
1450ft<sup>2</sup>



WANSDALE  
EMT45  
4 Bed (7 Person)  
House

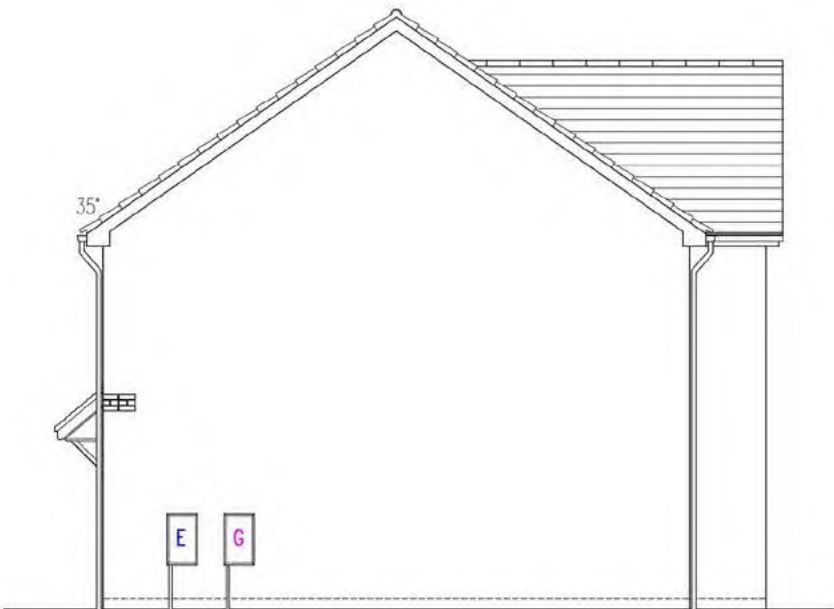
PLANNING PLANS

STANDARD HOUSE RANGE

EMT45/2021/PL2 A



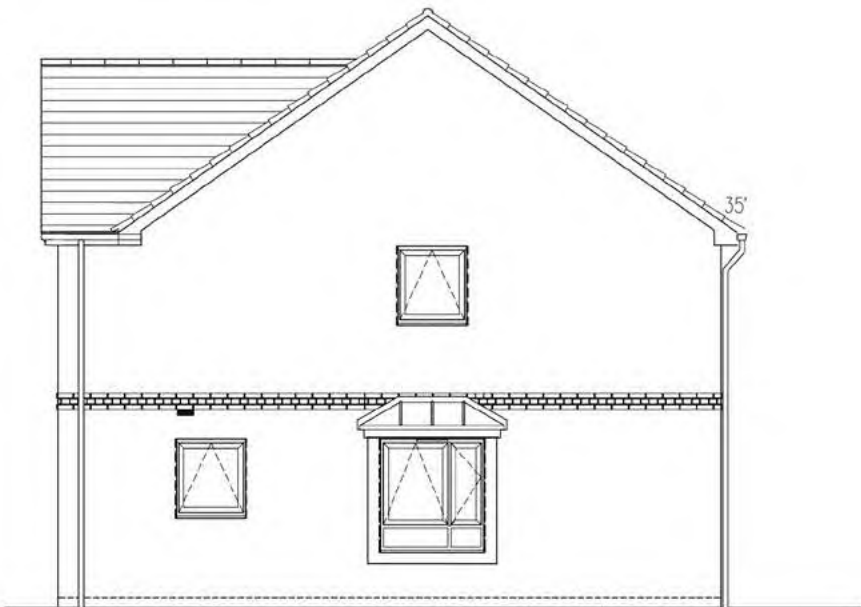
FRONT ELEVATION  
DETACHED  
EMT45 (4B7P)



SIDE (RIGHT) ELEVATION  
DETACHED  
EMT45 (4B7P)



REAR ELEVATION  
DETACHED  
EMT45 (4B7P)



SIDE (LEFT) ELEVATION  
DETACHED  
EMT45 (4B7P)

PLOT NO.5 (AS HAND) #  
PLOT NO.5 (OPP HAND) #  
Scale 1:100  
0 1m 2m 3m 4m 5m

WANSDALE  
EMT45  
4 Bed (6 Person)  
House

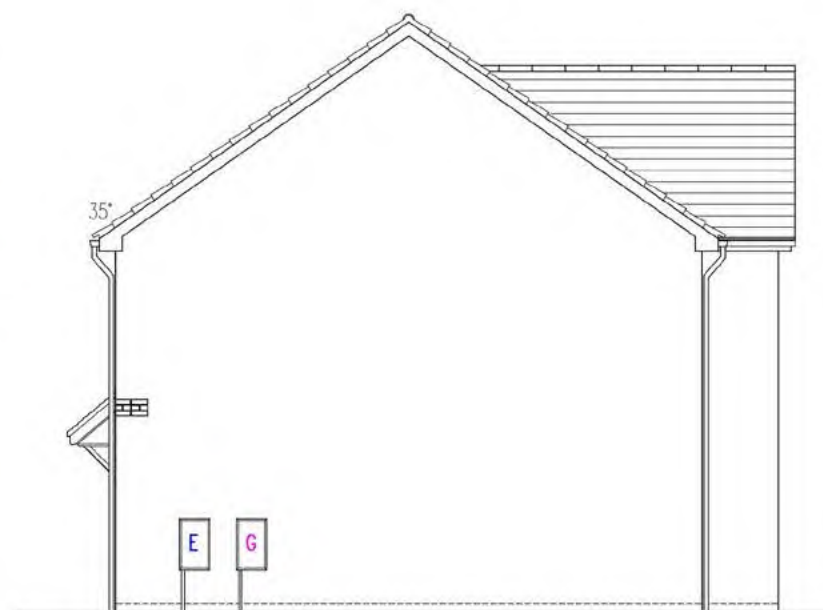
PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMT45/2021/PL3 A





FRONT ELEVATION  
DETACHED

EMT45 (4B7P)



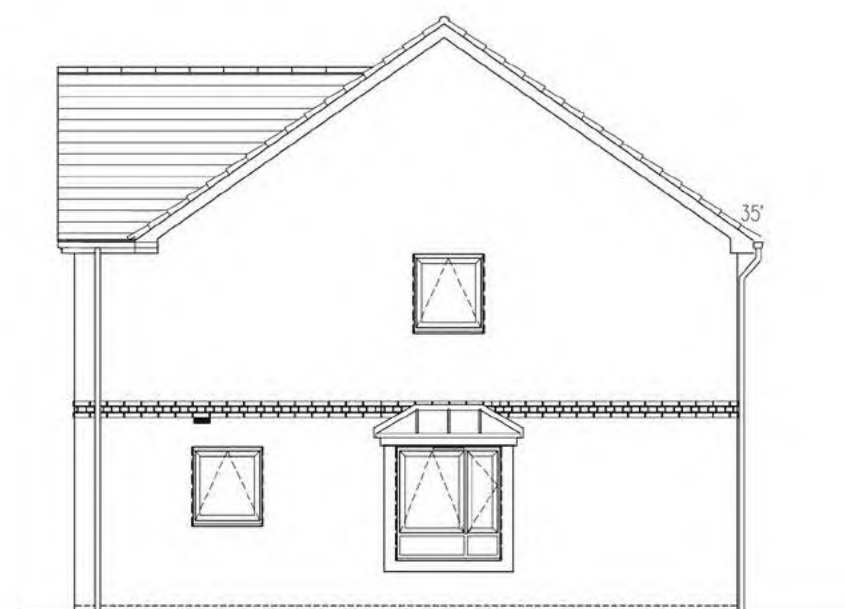
SIDE (RIGHT) ELEVATION  
DETACHED

EMT45 (4B7P)



REAR ELEVATION  
DETACHED

EMT45 (4B7P)

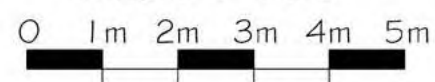


SIDE (LEFT) ELEVATION  
DETACHED

EMT45 (4B7P)

PLOT NO.5 (AS HAND) #  
PLOT NO.5 (OPP HAND) #

Scale 1:100



WANSDALE  
EMT45  
4 Bed (6 Person)  
House

PLANNING ELEVATIONS

STANDARD HOUSE RANGE

EMT45/2021/PL3 A

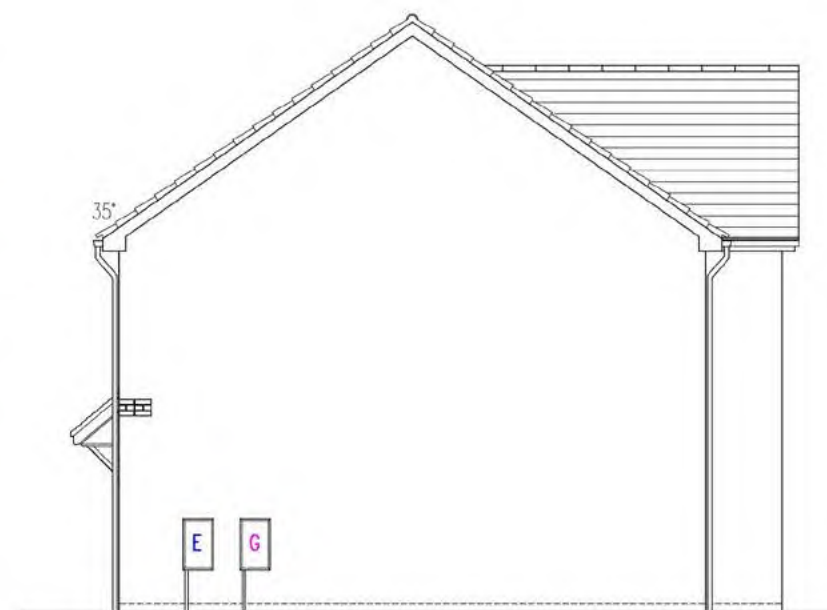
PEGASUS  
GROUP

Taylor  
Wimpey



FRONT ELEVATION  
DETACHED

EMT45 (4B7P)



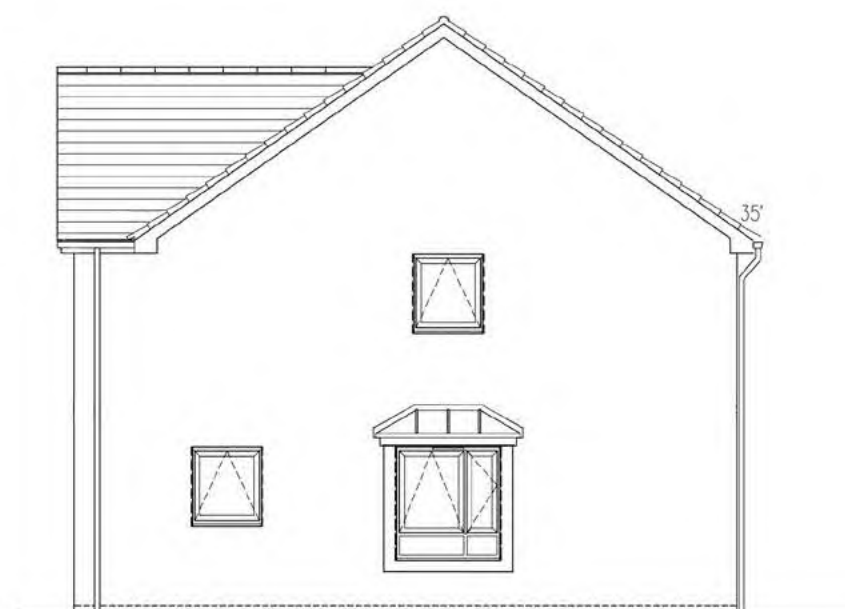
SIDE (RIGHT) ELEVATION  
DETACHED

EMT45 (4B7P)



REAR ELEVATION  
DETACHED

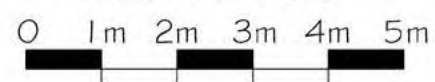
EMT45 (4B7P)



SIDE (LEFT) ELEVATION  
DETACHED

EMT45 (4B7P)

PLOT NO.5 (AS HAND) #  
PLOT NO.5 (OPP HAND) #  
Scale 1:100



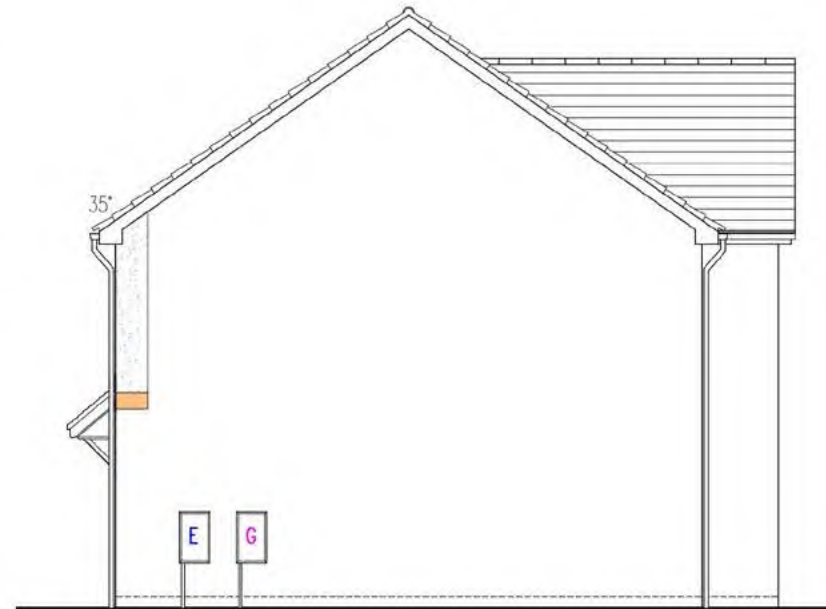
WANSDALE  
EMT45  
4 Bed (6 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMT45/2021/PL3 A





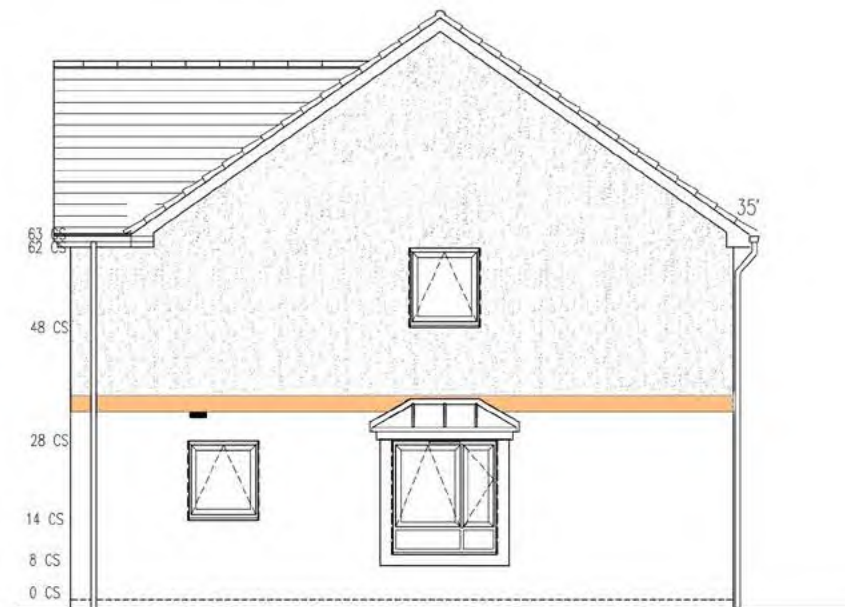
FRONT ELEVATION  
DETACHED  
EMT45 (4B7P)



SIDE (RIGHT) ELEVATION  
DETACHED  
EMT45 (4B7P)

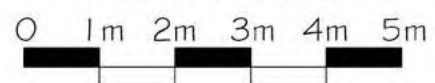


REAR ELEVATION  
DETACHED  
EMT45 (4B7P)



SIDE (LEFT) ELEVATION  
DETACHED  
EMT45 (4B7P)

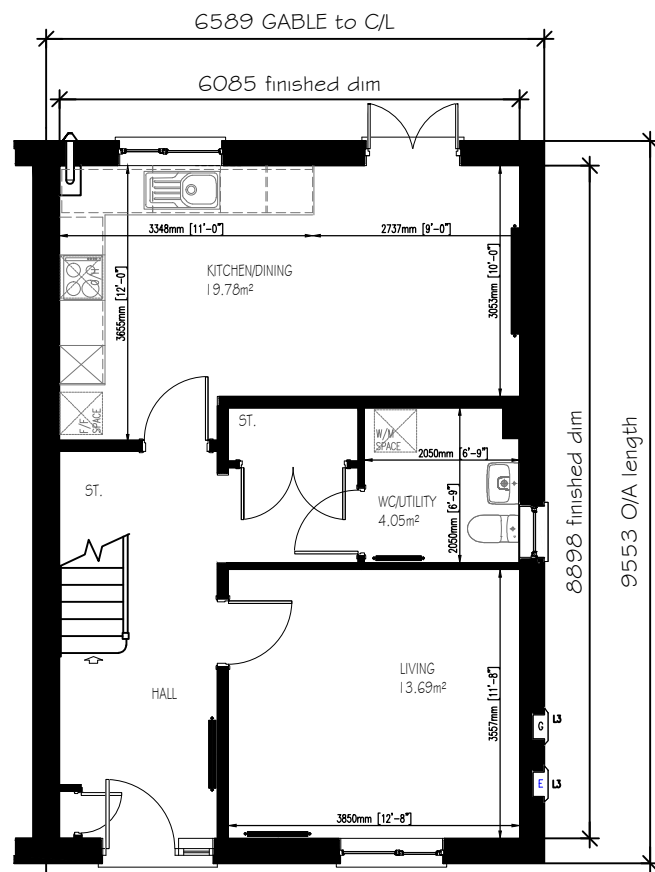
PLOT NO.5 (AS HAND) #  
PLOT NO.5 (OPP HAND) #  
Scale 1:100



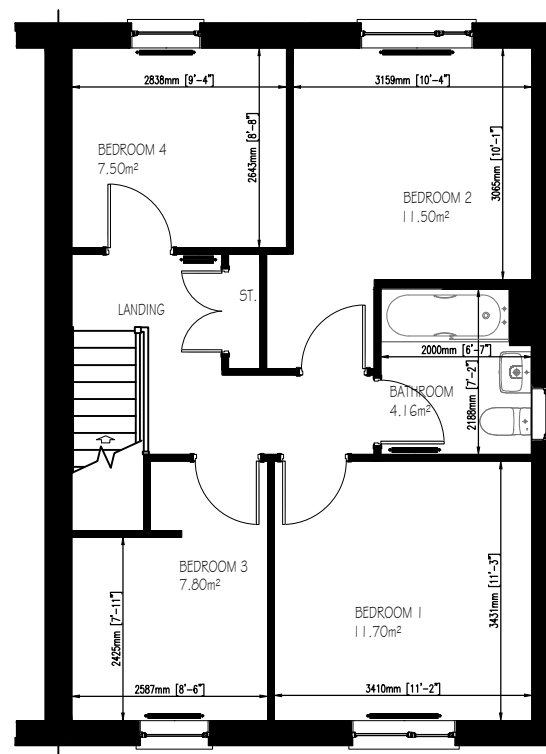
WANSDALE  
EMT45  
4 Bed (6 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMT45/2021/PL3 A





GROUND FLOOR PLAN  
EMAP41 (4B6P)

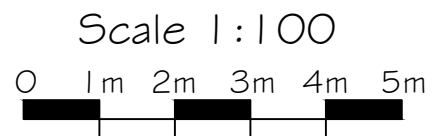


FIRST FLOOR PLAN  
EMAP41 (4B6P)

NDSS COMPLIANT  
M4(2) COMPLIANT

EM AP41 NDSS STORAGE AREA	
U.STAIRS	1.18M <sup>2</sup>
GF STORE	1.20M <sup>2</sup>
LANDING STORE	0.63M <sup>2</sup>
TOTAL	=3.01M <sup>2</sup>
REQ'D	=3.00M <sup>2</sup>

NET SALES AREA (NSA)  
108.28m<sup>2</sup>  
1166ft<sup>2</sup>

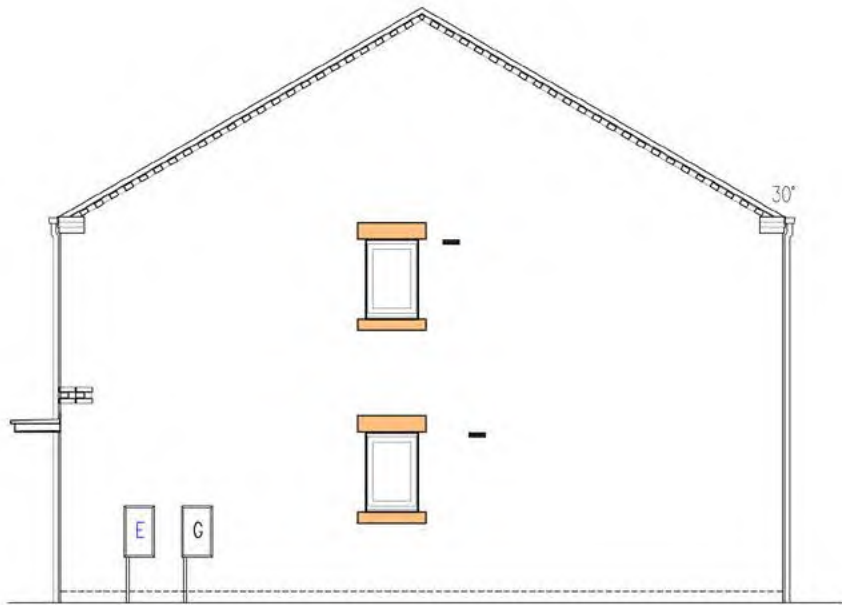


WITHERSTEAD  
EMAP41  
4 Bed (6 Person)  
House

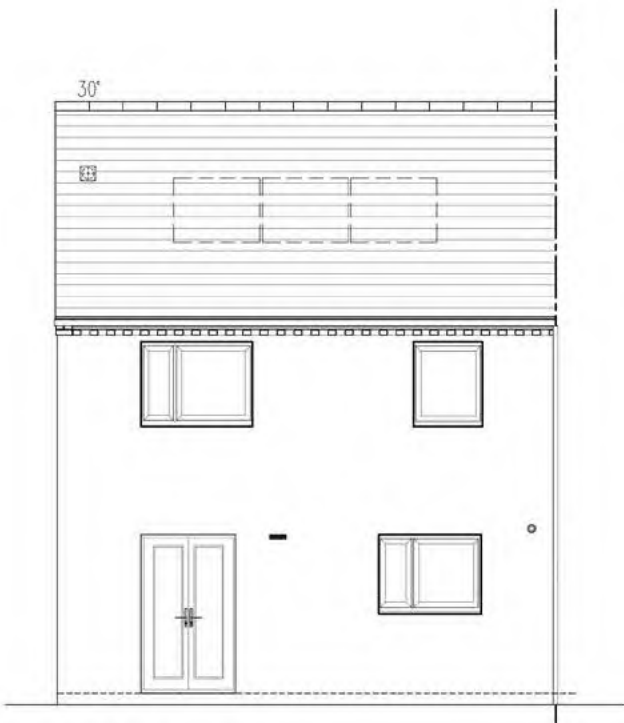
PLANNING PLANS  
STANDARD HOUSE RANGE  
EMAP41/2021/PL2 C



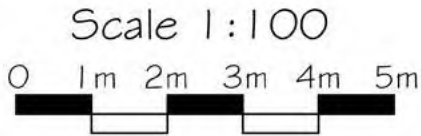
FRONT ELEVATION  
END/SEMI DETACHED  
EMAP41 (4B6P)



SIDE ELEVATION  
END/SEMI DETACHED  
EMAP41 (4B6P)



REAR ELEVATION  
END/SEMI DETACHED  
EMAP41 (4B6P)



WITHERSTEAD  
EM AP41  
4 Bed (6 Person)  
House

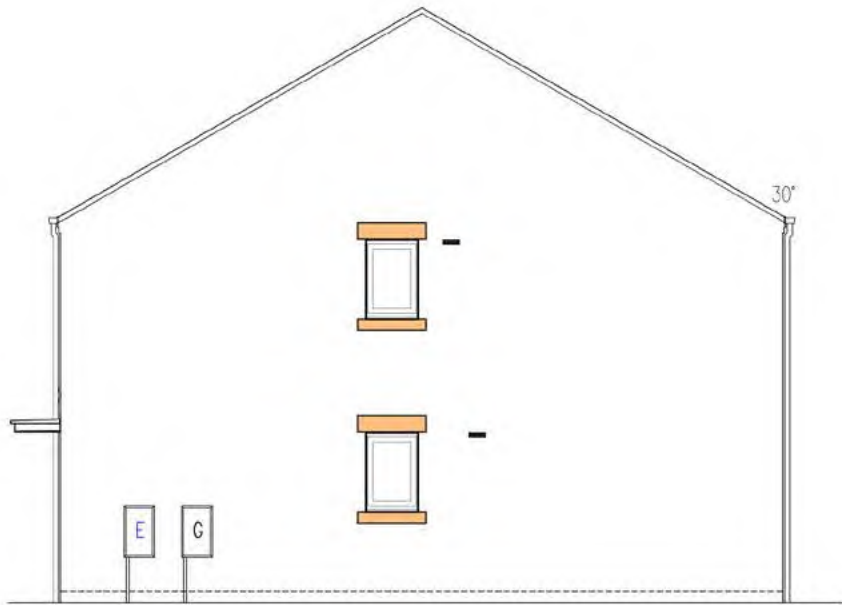
PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMAP41/2021/PL3 F



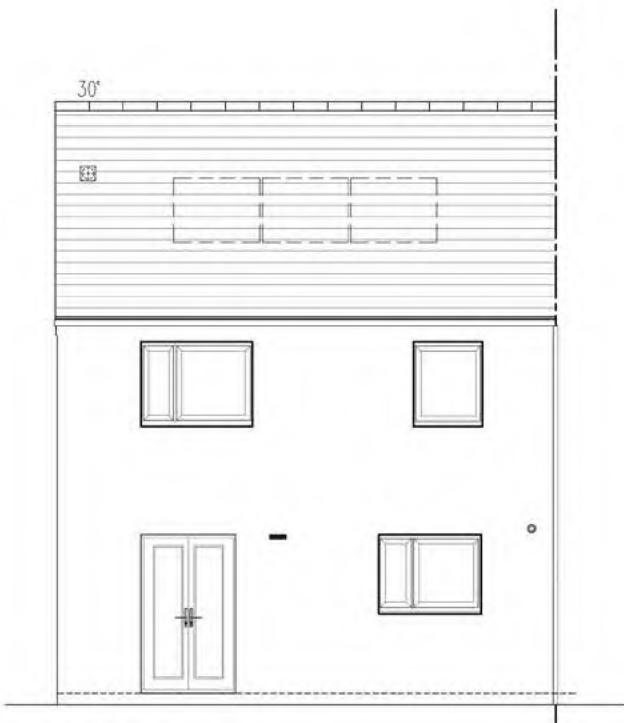
Subject to national type approval



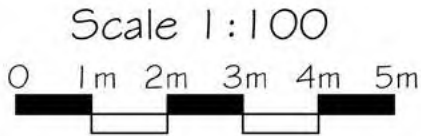
FRONT ELEVATION  
END/SEMI DETACHED  
EMAP41 (4B6P)



SIDE ELEVATION  
END/SEMI DETACHED  
EMAP41 (4B6P)



REAR ELEVATION  
END/SEMI DETACHED  
EMAP41 (4B6P)



WITHERSTEAD  
EM AP41  
4 Bed (6 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMAP41/2021/PL3 F



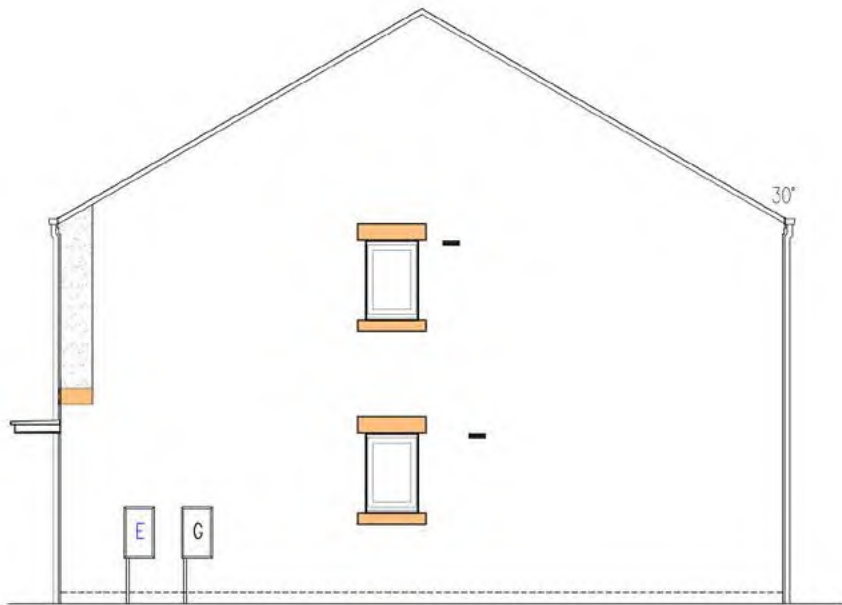




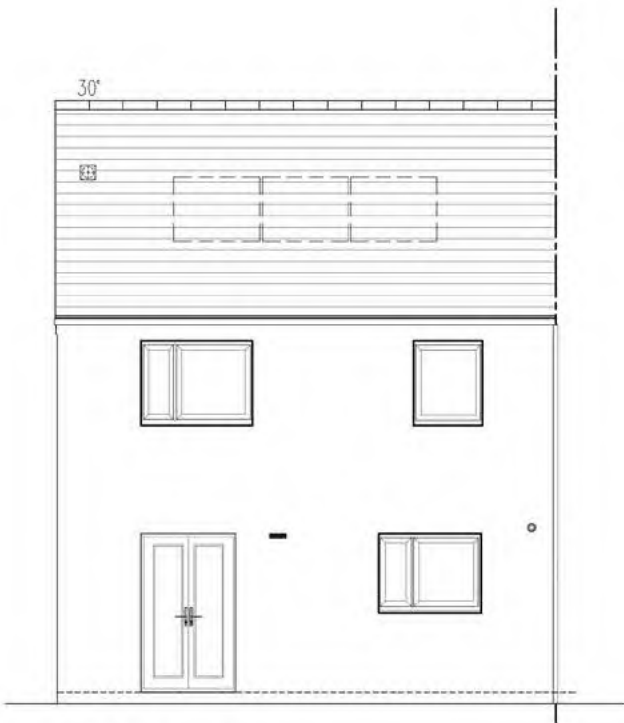
Subject to national type approval



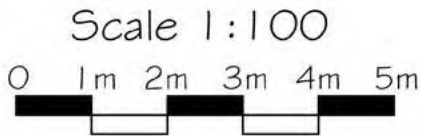
FRONT ELEVATION  
END/SEMI DETACHED  
EMAP41 (4B6P)



SIDE ELEVATION  
END/SEMI DETACHED  
EMAP41 (4B6P)



REAR ELEVATION  
END/SEMI DETACHED  
EMAP41 (4B6P)



WITHERSTEAD  
EM AP41  
4 Bed (6 Person)  
House

PLANNING ELEVATIONS  
STANDARD HOUSE RANGE  
EMAP41/2021/PL3 F















