

<b>Application Number:</b>	2025/0379	<b>Application Type:</b>	Outline
<b>Proposal:</b>	Outline application for the erection of up to 40 dwellings, with all matters reserved except access	<b>Location:</b>	Land At Lower Carr Farm Yarraville Street Rawtenstall Rossendale Lancashire BB4 6BU
<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>	03.03.2026
<b>Applicant:</b>	Mr Kirwin – RDK Construction Ltd	<b>Determination Expiry Date:</b>	06.03.2026 (Time extension agreed)
<b>Agent:</b>	Mr Jim Eccles - JPE Consultancy Limited		

<b>Contact Officer:</b>	Chris Dobson
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<b>REASON FOR REPORTING</b>	
<b>Outside Officer Scheme of Delegation</b>	
<b>Member Call-In</b> Name of Member: Reason for Call-In:	
<b>3 or more objections received</b>	Yes
<b>Other (please state):</b>	Major Application Council Owned Land

### **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 as follows:

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

- A minimum 30% of the development to comprise affordable housing of shared ownership and affordable rent tenure.
- A financial contribution of £21,647 towards an indoor built sports facility
- A financial contribution of £5,760 towards the provision of natural and semi-natural greenspace
- A financial contribution of £640 towards the provision of allotments
- A financial contribution of £1,049.47 per dwelling towards off site playing pitch provision and/or improvement.
- The provision of an onsite children and youth play area.
- Management and maintenance of on-site landscaping and communal areas.
- Payment of the Council's S.106 monitoring and recording fees (in accordance with the Council's most up to date list of fees).

(2) To carry out drafting amendments to any planning conditions, delete any planning conditions and to insert any other required planning conditions.

(3) To carry out amendments to the S.106 Agreement, including any future variations as may be appropriate.

(4) To have to 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.

(5) That upon satisfactory completion of the above legal agreement that planning permission be granted subject to the conditions contained within this report and a S.106 Agreement, or as amended by (2) above.

## 2. APPLICATION SITE

The application site comprises of an irregular shaped parcel of land measures approximately 1.46ha positioned to the rear of No. 2 – 54 Hardman Avenue and including a parcel of land to the north of No. 70 Hardman Avenue. A number of farms are located beyond the south-east and south boundaries of the site. The closest of which are Lower Carr Farm and Hall Carr Farm whose boundaries sit directly adjacent to the application site. The Grade II listed farmhouse of Middle Carr Farm is located approximately 100m from the site boundary with Higher Carr Farm located approximately 90m away.

The access to the site is proposed to be from Hall Carr Road via Hardman Avenue. This differs from previous applications for the site which proposed access via Yarraville Street.

The application site mainly sits within the H12 Housing Allocation Site as designated within the Rossendale Local Plan 2019-2036. A section of the site does extend beyond the south-west boundary of the allocation. This includes the parcel of land sitting directly adjacent to No.70 Hardman Avenue and a strip of land to the north-east of Hall Carr Road. The land

which sits outside the housing allocation site is located within the Urban Boundary with no encroachment into the countryside.

A number of Public Rights of Way surround the site including along the FP354 which runs from the end of the adopted highway of Hall Carr Road to the east and FP242 which runs along the existing access route to Lower Carr Farm. Footpath FP255 also runs through the application site.

### 3. RELEVANT PLANNING HISTORY

2014/0310 - Erection of 26 detached dwellings with access from Yarraville Street (Outline) - **Refused**

2015/0489 - Erection of 26 detached dwellings with access from Yarraville Street (Outline) – **Refused** (*Minded to approve by Committee but refused owing to a section 106 agreement not being signed within agreed timeframe*)

### 4. PROPOSAL

The applicant seeks outline planning permission including access, for the construction of 40 dwellings. Permission for layout, scale, appearance and landscaping has not been sought, and these would be reserved matters.

A planning statement has been submitted which states the dwelling will be a mix of 2, 3 and 4 bedroom semi-detached and detached dwellings set across two and three storeys. An indicative site layout plan has been submitted which shows the dwelling positioned in a linear form across the site. As detailed above the layout, scale and appearance of the dwellings is a reserved matter and not for consideration at this stage.

The access for the site is proposed to be from Hall Carr Road via Hardman Avenue.

In respect of planning contributions, the applicant has indicated they would provide the following:

- 30% on-site affordable housing provision. This equates to 12 dwellings for this development.

The applicant has also confirmed they are aware that further contributions will be required for matters relating to open space provision and children's play facilities, playing pitches and "*any other planning contributions/obligations that the Council considers to be reasonable and proportionate.*" Should the Council be minded to approve the application, these matters will be agreed under a Section 106 legal agreement prior to a decision being issued for the application.

### 5. POLICY CONTEXT

#### Policy Considerations

#### National Planning Policy Framework

- Section 2 Achieving sustainable development
- Section 4 Decision-making

- Section 5 Delivering a sufficient supply of homes
- 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 14 Meeting the challenge of climate change, flooding and coastal change
- Section 16 Conserving and enhancing the historic environment

### **Development Plan Policies**

- Policy SS: Spatial Strategy
- Policy SD1: Presumption in Favour of Sustainable Development
- Policy SD2: Urban Boundary and Green Belt
- Policy HS1: Meeting Rossendale’s Housing Requirement
- Policy HS2: Housing Allocation Sites
- Policy HS3: Affordable Housing
- Policy HS4: Housing Density
- Policy HS5: Housing Standards
- Policy HS6: Open Space Requirements in New Housing Development
- Policy HS7: Playing Pitch Requirements in New Housing Developments
- Policy HS8: Private Outdoor amenity space
- Policy ENV1: High Quality Development in the Borough
- Policy ENV2: Historic Environment
- Policy ENV4: Biodiversity, Geodiversity and Ecological Networks
- Policy ENV6: Environmental Protection
- Policy ENV9: Surface Water Run-off, Flood Risk, Sustainable Drainage and Water Quality
- Policy ENV10: Trees and Hedgerows
- Policy TR2: Footpaths, Cycleways and Bridleways
- Policy TR4: Parking

### **Other Material Planning Considerations**

- Affordable Housing SPD
- Climate Change SPD
- Open Space and Sports Provision SPD
- National Planning Practice Guidance

## **6. CONSULTATION RESPONSES**

LCC Highways	No objection subject to conditions
LCC PROW	No objection subject to conditions
RBC Forward Planning	Comments received
United Utilities	No objection subject to condition
LLFA	No objection subject to condition
Together Housing	No objection
Environmental Protection (Land	No objection subject to condition

Contamination)	
LCC Minerals and Waste	No comments to make
Cadent Gas	No objection
ECUS	No objection
East Lancs NHS Hospital Trust	No response received
LCC Archaeology	No objection subject to condition
LCC Children & Young People Directorate	No comments received
LCC Planning Contributions	No comments received
LCC School Planning Team	Comments advise that <i>“LCC will not be seeking a contribution for primary or secondary school places.”</i>
Penny Bennett Landscaping	Comments received
Police Architectural Liaison	Comments received
RBC Environmental Health	No objection subject to condition
RBC Strategic Housing	No comments received
RBC Operations	No objection
RBC Property Services	No comments received however it is understood that the applicant has started the process to purchase a section of land from the Council.
LCC Active Travel	No comments received
Growth Lancashire	Comments received conclude that <i>“the proposal will likely result in low level less than substantial harm to the setting (and thereby the significance) of Middle Carr Farm”</i>
Environment Agency	No objection subject to condition
Lancs Fire and Rescue Service	No objection

## 7. REPRESENTATIONS

In order to publicise the application consultation letters were sent to surrounding neighbours on 29.09.2025 with a site notice posted at the site on 17.10.2025.

Twelve objections have been received with these raising the following matters which are considered to be material planning considerations:

- Loss of privacy through overlooking of existing dwellings
- Loss of light/overshadowing of existing dwellings
- Disturbance during the construction phase of the development
- Flood Risk and Drainage Concerns
- No. of dwellings exceed the local plan allocation
- Impact resulting from increased traffic
- Concerns over waste management
- Lack of comprehensive plans to show appearance of the dwelling
- Concerns over the loss of parking on-street parking on Hardman Avenue
- Cumulative impact given approval of nearby application (ref 2023/0462)

- Impact upon local ecology
- Impact upon the landscape
- Impact upon the infrastructure within the area e.g. schools, doctors etc.
- Development will result in harm to the setting of a listed building
- Development will result in a loss of biodiversity

## 8. ASSESSMENT

### Principle

#### Location and Land use

Policy SD2 within the Rossendale Local Plan 2019-2036 states: *“All new development in the Borough will take place within the Urban Boundaries, defined on the Policies Map, except where development specifically needs to be located within a countryside location and the development enhances the rural character of the area.”*

The application site sits largely within land designated as a housing allocation site under reference H12 within the Rossendale Local Plan 2019-2036. As such, the acceptability in principle for this land to be used for residential purposes has already been established.

A parcel of land to the south west which sits outside the housing allocation site is located within the urban boundary and is therefore in accordance with Policy SD2 above. For the avoidance of doubt, the application site does not encroach into an area of land designated as countryside.

#### Housing Land Supply

The latest Housing Delivery Test results (published December 2024) show that the Council delivered 82% of its housing requirement for the 3-year period 2020/21 to 2022/23.

As a result of not meeting the requirement in full the Council must add a buffer of 20% buffer to the local authority’s 5-year land supply and an action plan must be produced to demonstrate how it will increase housing delivery. This is in accordance with paragraph 79 of the National Planning Policy Framework (December 2024).

The Council has published its Five-Year Housing Land Supply report as of October 2025. This shows that Rossendale can only demonstrate a 4.7-year supply against the housing requirement of the Local Plan at 185 dwellings per annum inclusive of the backlog and 20% buffer.

As a result of not meeting the housing requirements in full and not being able to demonstrate a 5-year housing land supply position, the Council must apply the tilted balance in line with paragraph 11(d) of the framework when determining planning applications for new housing.

In accordance within paragraph 11(d) of the framework, a balancing exercise has been undertaken at the end of this report.

## Housing Density

The applicant proposes to erect up to 40 residential dwellings upon the application site which measures approximately 1.46ha in size. Policy HS4 within the local plan relates to Housing Density and states:

*“The density of the development should be in keeping with local areas and have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of an area.”*

In this instance, the addition of 40 residential dwellings upon a parcel of land measuring approximately 1.46ha in size equates to 27.39 dwellings per hectare of land. It is noted that the existing residential development located on Hardman Avenue is built to a density of approximately 46 dwellings per hectare. In this respect, the density proposed for the current application would be considerably less than the surrounding area and is considered in keeping.

It should be noted that the current application is for Outline planning permission for up to 40 residential dwellings and matters relating to the appearance, design and layout of the site are reserved for a future application. The site layout (with the exception of the access arrangements) is therefore purely indicative at this stage.

Also relevant in this regard is Section 11 of the NPPF which is titled ‘Making effective use of land’. Paragraph 130 under the heading ‘Achieving appropriate densities’ states the following:

*“Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.”*

The development as proposed is considered to be in line with the Framework in this respect and will make effective use of the land.

Therefore, the proposal complies with policies SD2, HS1, HS2, HS3 and HS4 within the Adopted Local Plan as it would deliver much needed new housing on an allocated site, within the urban boundary and it would make effective use of the land as required by the NPPF.

## **Heritage Assessment**

A number of heritage assets are located in close proximity to the application site. These are set out below:

- Grade II listed Middle Carr Farm - approximately 100m to the east

- Greenbridge Work – approximately 190m to the north east
- Chimney 50m south of Greenbridge Works – approximately 195m to the north east
- Fallbarn Conservation Area – approximately 350m to the north east
- Rawtenstall Town Centre Conservation Area – approximately 190m to the north
- Cloughfold Conservation Area – approximately 720m to the north east

In addition, the following non-designated heritage assets are located to the north east of the site:

- The Terrace by Greenbridge Mill
- Merry Trees and Albert Terrace along Fallbarn Road
- Cherry Tree House off Fallbarn Road

The Council's heritage consultants Growth Lancashire have been consulted to provide comments on the proposed development; and their final comments are as follows:

*“On reviewing the additional information provided, I do not agree with the agent’s comments that the HIA clearly identifies the significance of the setting in relation to the listed building, as it simply provides a description of the building and does not explore any potential historic relationship or how the rural setting contributes to its overall significance. Nevertheless, whilst Middle Carr Farm may not have a notable historic working relationship with the surrounding agricultural landscape, I still feel that the wider rural setting contributes to the building’s overall significance as it has always been viewed within this open landscape.*

*The building has long maintained a rural setting albeit altered somewhat with the building of the housing development to the north and east in the mid 20th century. The comments state that ‘the setting is relatively unchanged from 1984’, when the building was listed. I acknowledge that the wider setting of the building has already undergone change, however I feel that this only heightens the need to minimise harm wherever possible, as any further development will undoubtedly add to the cumulative impact from the gradual erosion of its significance. The proposed scheme will further encroach upon the open landscape and reduce the physical separation provided by the fields between the listed building and the modern development. This will further impact on how the listed building is experienced and appreciated within its wider setting.*

*The agent has acknowledged in their comments that the scheme will result in low level harm – “The low level of harm taken together with the benefits of the proposed development, lead me to consider the overall harm to neutral/slight positive”. Whilst I do not feel that the impact of the scheme is likely to result in any more than a low level of less than substantial harm, this doesn’t translate to a lesser objection, and I do not think this impact can be dismissed. As such, I do not agree that further encroachment on the building’s rural setting as a result of modern development will*

*be of a neutral/slight positive level as stated in the agent's comments and my original assessment of a low level of less than substantial harm remains.*

*I note that the indicative site layout includes three storey dwellings which is a change in height to the existing development where the dwellings are two storey. I feel that this will only add to the visual harm of the proposed scheme. If in principle a development on the site was to be found acceptable by the LPA, I feel that it would be most appropriate for taller, three storey dwellings to be removed from the scheme, or set at a lower level than the two storey dwellings to reduce their visual prominence.*

*It is important to note that in relation to listed buildings, submission of an outline planning permission is not usually recommended as it is difficult to assess the full impacts, particularly in this case, if layout and appearance of dwellings is reserved.*

*As noted in my previous comments, the proposal will likely result in low level less than substantial harm to the setting (and thereby the significance) of Middle Carr Farm and as such, in my view, fails to meet the duty to preserve required under the Act. P215 of the NPPF allows LPAs to consider the less than substantial harm against the public benefits generated by a proposal, including where appropriate securing an optimum viable use. If the LPA consider an appropriate balance can be achieved, then the proposal would meet the requirements of Chapter 16 of the NPPF."*

The development has therefore been assessed as resulting in a low level of less than significant harm to the setting (and therefore) significance of Middle Carr Farm. A heritage balance assessment has therefore been undertaken below.

### Heritage Balance

In accordance with Framework paragraph 214, the harm identified to the designated heritage asset must be weighed against the public benefits of the proposal. This assessment has been undertaken below:

The development has been assessed as resulting in harm to the setting and significance of the Grade II listed Middle Carr Farm. This harm is assessed as being a low level of less than substantial harm. Nonetheless, the Framework requires that, when considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation. No harm has been identified to the remaining heritage assets identified above.

The provision of up to 40 additional homes in a sustainable location with good access to a range of amenities and facilities would make a positive contribution to the supply of homes within the Borough where a shortfall currently exists. The development is considered to make efficient use of the land and is also proposed to provide 30% affordable housing onsite. Considerable weight is attributed to this benefit.

The development would also result in economic benefits including construction jobs and those within the associated supply chains and spending by future occupants within the local economy. These benefits are attributed moderate weight.

When taken together, the public benefits of the scheme are considered to outweigh the low level of less than substantial harm identified to the setting and significance of the Grade II listed Middle Carr Farm. However, a full balancing exercise considering all of the impacts and benefits of the development will be undertaken later in this report once all aspects have been considered.

### **Impact On The Character & Appearance Of The Area**

In relation to the visual appearance, Officers have a number of concerns in relation to the indicative layout of the site, however, it is important to note, this is not a matter applied for at this stage. The Council have consulted with our Landscape Consultant to assess the scheme with extracts from the comments received detailed below:

*“The landscape proposals look well considered, and I have no objections to anything shown in the plant selection. I would just say that the landscape scheme is more acceptable than the indicative site layout shown on drawing 25/1330/201C, which doesn't include the hedges to the front of the properties breaking up the carparking space, but instead uses railings. That would result in a harsh urban scheme, entirely inappropriate for this edge of countryside location. The simple addition of hedges to break up these expanses of paved frontages is essential.*

*Even with the addition of hedges, this is still a pretty unforgiving scheme in terms of soft landscape. It seems every inch of the frontages has been given up for the car, in such a rural area this does seem unsatisfactory. A better scheme would have more space for landscape at the front of the properties, this would soften the street scene”*

It is acknowledged that the site plan submitted is only indicative at this stage however the layout as shown would not be considered acceptable if the same layout was submitted to support a future Reserved Matters application.

Consideration should be given to the positioning of off-street parking within the site and a significant increase in the amount of soft landscaping to the front elevation of the dwellings should be incorporated to ensure the development fits in more suitably with the edge of countryside location. The inclusion of railings to divide dwelling would also not be acceptable with hedging considered more appropriate. It should be noted that some dividing hedging to the front of the dwelling is shown on the indicative landscape proposal (Drawing 1134-01A) however as detailed above the introduction of further soft landscaping will be required if the scheme proceeds to a Reserved Matters application.

## **Neighbour and Residential Amenity**

Both national and local policies aim to protect the amenity of all existing and future occupants of land and buildings. Policy HS9 of the Local Plan states that new development should protect the amenity of residents, ensuring that each resident has an acceptable level of privacy and satisfactory level of daylight. Important factors such as overlooking, outlook and overshadowing are taken into consideration.

Approval for the layout of the site is not sought at this stage with this being a matter reserved for future consideration. This aside, the Indicative Site Plan submitted demonstrates that it would be possible to position up to 40 dwellings on this site, whilst reasonably safeguarding the level of light and privacy enjoyed by future occupiers of the dwellings and also by the occupants of the surrounding dwellings. It is noted that the topography of the site is such that the land rises slightly to the east of the existing dwellings located along Hardman Avenue. Upon the submission of a definitive Layout Plan as part of a Reserved Matters application, full consideration will be given to the impact of the development upon the surrounding neighbours. However, based on the Indicative Site Plan submitted it appears that sufficient separation distances between dwellings, taking into account the topography of the land, would be achievable. In view of this, it is considered that there would be no reasonable reasons for opposing this development on 'neighbour amenity' grounds.

The separation distances with which any development would need to comply are set out in Section 2.1 of the Alterations and Extensions to Residential Properties Supplementary Planning Document (SPD).

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

The scheme as submitted confirms that matters relating to the access to the site are to be fully considered as part of the current Outline application. The local Highway Authority have been consulted to provide comments on the proposed scheme. They initially raised concerns over a substandard width of the main access road from Hall Carr Road and a resulting conflict which may occur between opposing vehicles. A substandard width of a footway was also raised as a concern. An amended scheme has subsequently been submitted and reviewed by the Highway Authority with the changes made, considered to suitably address the concerns. The proposed access to the site is considered acceptable.

The internal layout of the scheme is a reserved matter, however the Indicative Site Plan shows that off-street parking can be achieved within the curtilage of the dwellings. The position and dimensions of these spaces should be detailed within the Reserved Matters. The applicant is advised to take account of the comments made above within the visual amenity section, in relation to the introduction of soft landscaping and also the advice provided by the Highway Authority within their final comments, to ensure these are fully addressed.

Overall, following the submission of amended plans, the proposed access to the site is considered acceptable.

### **Land Contamination**

The NPPF advises that:

*“Planning policies and decisions should ensure that:*

- a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);*
- b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and*
- c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.”*

It also advises that:

*“Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.”*

The Council’s Environmental Protection consultant has been asked to review the scheme. They have confirmed they have no objection to the proposed development subject to the inclusion of a pre-commencement condition requiring the submission of a Site Investigation and Risk Assessment report.

### **Public Rights of Way**

It is noted that footpath reference 255 currently runs through the site with the Indicative Site Plan submitted showing that this is proposed to be diverted to run along an existing lane. Lancashire County Council’s Public Rights of Way team have been consulted to provide comments on the scheme. They state the following:

*“Footpath FP1404255 crossing the proposed development before joining FP1404242 and the wider public rights of way network east of the development. It’s pleasing to see the footpaths acknowledged, however there’s an anomaly at the eastern end of FP1404255. It passes south not north of the structure as it enters Lower Carr Farm, as per the attached overlay. The Public Rights of Way Team are concerned that the developer is proposing to divert FP1404255 along FP1404242 and the access track to Middle Carr.*

*The preferred option would be to route FP1404255 through the managed landscaped area within the development, preventing potential conflict between vehicles and pedestrian along the private access track to Middle Carr.*

*It the application is progressed and the reserved matters layout continues to obstruct footpath FP1404255, the development would necessitate the requirement for a Public Path Order under the provisions of the Town and Country Planning Act 1990 Section 257 (TCPA90 S257).”*

The comments continue to state:

and

*“The detail of the exact alignment of the new route, the construction specification any association works needs to be agreed with the Public Rights of Way Team before the necessary TCPA90 S257 Order is made. I can advise that the new route must have a dedicated minimum width of 3 metres (surfaced width could be reduced to 2 metres with a half metre grassed strip either side) and have a firmly constructed surface with no gates or stiles across it.”*

It is noted that the site layout is only indicative at this outline stage. The applicant should be aware of the requirements as detailed within the comments received from the PROW team, should the footpath continue to be proposed for diversion upon submission of the reserved matter application. Consideration should be given to the preferred route of the footpath to remove a conflict between vehicles and pedestrians, if this scheme progresses to Reserved Matters stage.

### **Ecology and Biodiversity**

This application is subject to the 10% statutory biodiversity net gain. The Statutory Biodiversity Metric submitted shows a deficit of 9.59 habitat units and 0.81 watercourse units. The submitted Preliminary Assessment of Biodiversity Net Gain report acknowledges the loss of habitat and watercourses and sets out ways in which the development can comply with legislation to provide a 10% gain. These include a redesign of the site to minimise impacts and establish enhancement of retained areas where possible. Also, the enhancement of off-site habitats to compensate for the loss and/or purchasing off-site credits to compensate for the loss. A combination of the above could also be proposed to provide the necessary gains. At this stage the applicant's preferred option has not been provided and it is acknowledged that the required units of habitats required may change upon the submission of the final layout as part of a future Reserved Matters application.

The application will be subject to the statutory BNG condition which will be required to be discharged prior to commencement of development. This will require the applicant to evidence how a 10% gain in biodiversity has been achieved by evidencing any purchases of off-site habitat units or credits.

In relation to ecology, Policy ENV4 relates to Biodiversity, Geodiversity and Ecological Networks and states as follows:

*“Development proposals should protect areas of biodiversity and protected species; areas of geodiversity and ecological networks, and where possible enhance sites and linkages.”*

An Ecological Survey and Assessment has been submitted alongside the application. The recommendations within this report as set out within Section 5 have duly been added as conditions.

In addition to the above, an Invasive Weed Management Plan has been submitted. The Plan sets out the proposed works to be undertaken to address areas of the site affected by Japanese Knotweed. A condition has been included to secure these works.

### **Flooding and Drainage**

Policy ENV9 relates to surface water run-off, flood risk, sustainable drainage and water quality.

The site area is in excess of 1 Ha and is located within Flood Zone 1, and as such, the application is accompanied by a Flood Risk Assessment and Outline Drainage Management Strategy which have been assessed by the Lead Local Flood Authority at Lancashire County Council, and the Environment Agency.

Notwithstanding the site’s location in Flood Zone 1, it is known to have surface water flooding issues.

Both the Environment Agency and LCC, the Lead Local Flood Authority have been consulted and have confirmed that they have no objections, subject to recommended conditions which would address the known surface water flooding issues.

It is considered that subject to the recommended conditions the proposed development is in accordance with Policy ENV9 of the Rossendale Local Plan and the NPPF

### **Developer Contributions**

In order to accord with Policies SD3, HS6 and HS7 of the Local Plan, the development would need to make the following contributions (as requested by various consultees and stakeholders):

- A financial contribution of £21,647 toward an Indoor Built Sports Facility
- A financial contribution of £5,760 towards the provision of natural and semi-natural greenspace
- A financial contribution of £640 towards the provision of allotments
- A financial contribution of £1,049.47 per dwelling towards off site playing pitch provision and/or improvement.

The LCC School Planning team’s position at the time of consultation is that they will not be seeking a contribution for primary or secondary school places as the latest projections for the local primary schools within a 2-mile radius and local secondary schools within a 3-mile

radius show there to be sufficient school places in 5 years time. They have however advised that the latest up-to-date position should be confirmed with them prior to an approval decision being issued.

Written confirmation has been received from the applicant's agent that the applicant agrees to provide the full amount of any contributions required. These will be secured via a Section 106 agreement if required.

### Affordable Housing (Policy HS3)

The applicant proposes to provide 12 affordable units on site which would equate to around 30% of the housing proposed on the site. This would accord with the requirement set out in policy HS3 within the Rossendale Local Plan 2019-2036. Given the location of the site, it is considered that affordable housing would be desirable. The application does not specify which of the dwellings on site are proposed to be designated as affordable units. This would be clarified at reserved matters stage, and it is considered appropriate to impose a condition requiring the submission of such details. Subject to the above condition, and the signing of a Section 106 Agreement to secure the provision of the affordable units, the scheme would satisfy Policy HS3 within the Rossendale Local Plan 2019-2036.

### Overall Planning Balance

As required by paragraph 11(d) of the framework, a balancing exercise has been undertaken below:

The proposed development complies with Policies SD2, HS1, HS2, HS3 and HS4 of the Adopted Local Plan. The site is allocated for housing within the Adopted Local Plan and is within the urban boundary, with the density of the proposed dwellings falling below the density of the existing dwellings within the surrounding built environment. The final appearance, design and layout of the scheme is also subject to a future Reserved Matters application where appropriate visual and landscape mitigation can be incorporated.

The development would provide up to 40 new residential dwellings within the Borough which would assist significantly with meeting the Borough's housing needs. It is also noted that 30% of the houses are proposed to be affordable houses, with this meeting the requirements of Policy HS3. Considerable weight is attributed these benefits.

As set out within the above heritage assessment, it has been established that the public benefits of the scheme would outweigh the harm identified to the setting and significance the Grade II listed Middle Carr Farm.

Overall, it is considered that the adverse impacts of the scheme would not significantly and demonstrably outweigh the benefits of the scheme.

## **9 RECOMMENDATION**

That the application should be approved.

### **CONDITIONS**

- 1) An application for approval of the reserved matters (namely the appearance, landscaping, scale and layout of the development) must be made to the Council before the expiration of three years from the date of this permission, and the development hereby permitted must be begun two years from the date of approval of the last of the reserved matters to be approved.

*Reason: This condition is required to be imposed by the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004*

- 2) The outline planning permission hereby approved shall be carried out in accordance with the following plans and documents unless otherwise required by the conditions below:

Title	Drawing No.	Received Date
Location Plan	25_1330_100	10.09.2025
Proposed Site Access Details and Indicative Site Layout Plan	25_1330_201E	09.02.2026
Site Access Arrangements off Hall Carr Road	SCP_230099_D09_A	09.02.2026

*Reason: To ensure the development complies with the approved plans and submitted details.*

- 3) Details of the appearance of the scheme (a reserved matter), which shall include details of the colour, form and texture of all external facing and roofing materials as well as details of the colour, form and texture of all hard ground surfacing materials, shall be submitted and approved in writing by the Local Planning Authority as part of the reserved matters. The approved materials shall thereafter be used in the construction of the development.

*Reason: In the interests of visual amenity.*

- 4) Details of the landscaping of the scheme (a reserved matter), which shall include full details of soft landscaping, hard landscaping (including the proposed parking area), and the proposed treatment of the property boundaries shall be submitted to and approved in writing by the Local Planning Authority as part of the reserved matters. The approved landscaping scheme shall be implemented in full within the first planting season following the substantial completion of the development. Any trees, bushes, shrubs or plants forming part of that scheme, including the existing mature conifers on-site, which, within a period of 10 years from the completion of those works, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with replacement planting of similar size and species.

*Reason: In the interests of visual amenity and to safeguard the amenity of future occupants of the dwelling and of neighbouring residents in the local area.*

- 5) Details of the scale of the scheme (a reserved matter), shall be submitted to and approved in writing by the Local Planning Authority as part of the reserved matters. The development shall be carried out in conformity with the approved details.

*Reason: In the interest of visual amenity and to ensure the scale of the development is in keeping with the character and appearance of the area.*

- 6) Details of the layout of the scheme (a reserved matter), shall be submitted to and approved in writing by the Local Planning Authority as part of the reserved matters. The development shall be carried out in conformity with the approved details.

*Reason: In the interest of visual amenity and to ensure the scale of the development is in keeping with the character and appearance of the area.*

- 7) Prior to commencement of development, construction specification details for footpath FP1402394 shall be submitted to and approved in writing by the Local Planning Authority. The developer shall thereafter undertake the improvements in full, in accordance with the approved specifications prior to occupation of the facility. The details shall include:

- width and surface of the public rights of way.
- location and details of any proposed infrastructure across the right of way.
- drainage methods to prevent the discharge or of water on the right of way.
- any planting to boarder the right of way.
- methodology to keep the disturbance or closure of the rights of way to a minimum.

*Reason: In order to protect the right of way, ensure the timely diversion of the footpath and enable the consented development to lawfully progress*

- 8) Prior to the commencement of development, a valid application for the diversion or extinguishment of the affected Public Right of Way shall be submitted to the relevant authority.

*Reason: In order to protect the right of way, ensure the timely diversion of the footpath and enable the consented development to lawfully progress*

- 9) Prior to the commencement of any phase of the development requiring the disturbance of the Public Right of Way there shall be a confirmed Order in place for the diversion or extinguishment of the Public Right of Way.

*Reason: In order to protect the right of way, ensure the timely diversion of the footpath and enable the consented development to lawfully progress*

- 10) Prior to the occupation of those parts of the development on the original alignment of the Public Right of Way, the new route of the Public Right of Way shall have been provided to a specification first submitted to and approved in writing by the Local Planning Authority. The details shall include:

- width and surface of the public rights of way.
- location and details of any proposed infrastructure across the right of way.
- drainage methods to prevent the discharge or of water on the right of way.
- any planting to boarder the right of way.

- methodology to keep the disturbance or closure of the rights of way to a minimum.

The approved details shall be implemented in full and the Definitive Map and Statement amended to reflect the new alignment of the Public Right of Way.

*Reason: In order to protect the right of way, ensure the timely diversion of the footpath and enable the consented development to lawfully progress.*

- 11) 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 & Outline Drainage Strategy - PGC1247-RP-C-001-2 - PG Consulting - 03/11/2025') 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
- 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 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 culverted 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.*

- 12) 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 from the site.
- 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.*

- 13) 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.*

- 14) The occupation of the development shall not be permitted 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.*

- 15) Notwithstanding any information submitted with the application, no development shall take place 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 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 ensure the safe development of the site in the interests of the amenity of future occupiers*

16) Pursuant to condition 15; 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 ensure the safe development of the site in the interests of the amenity of future occupiers*

17) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until further investigation and a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

*Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraphs 187 and 196 of the National Planning Policy Framework.*

18) No excavation or ground disturbance works on the application site, including any required for clearance/demolition, site preparation, compounds, services, landscaping, etc. shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological monitoring and recording works, to the standards and guidance set out by the Chartered Institute for Archaeologists as an integral part of the groundworks required for the development.

The works must be carried out by an appropriately qualified and experienced professional contractor and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority and shall include a contingency plan for the unexpected discovery of complex, extensive or particularly significant remains. The work shall result in the compilation of a formal report on the works undertaken and the results obtained and include the deposition of a copy of the report with the Historic Environment Record.

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

*Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.*

19) Construction works shall not take place outside the following hours:

Monday to Friday 08:00 to 18:00  
Saturday 08:00 to 13:00

Construction works shall not take place on Sundays, or Bank / Public Holidays. Access and egress for delivery vehicles shall be restricted to the working hours indicated above.

*Reason- to ensure that site working only takes place during normal working hours in order to restrict the times during which any disturbance and nuisance may arise.*

20) *The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:*

- a) a non-technical summary;*
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;*
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
- e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority*

*has been submitted to, and approved in writing by, the local planning authority.*

*The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.*

*Reason: To ensure the approved Biodiversity Gain Plan is delivered and to ensure the habitat created in line with the approved HMMP is appropriately managed and monitored for 30 years from the completion of the development hereby approved.*

21) *No part of the development hereby approved shall be occupied until: the habitat creation and enhancement works set out in the approved HMMP have been completed; and a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.*

*Reason: To ensure the habitat creation and enhancement works set out in the approved HMMP are completed to the satisfaction of the local planning authority.*

22) *Monitoring reports shall be submitted to and approved in writing by the local planning authority in accordance with the methodology and frequency specified in the approved HMMP.*

*Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy ENV4 of the Local Plan.*

23) During the construction phase, temporary protective demarcation fencing will be used to protect the trees, shrubs and hedgerows to be retained. The fencing must extend outside the canopy of the retained trees and must remain in position until all areas have been developed to ensure protection is provided throughout the construction phase. The fencing will be in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations (BSI, 2012).

*Reason: To ensure the protection of the existing trees, shrubs and hedgerows*

24) Prior to commencement of development, a Pollution Incident Response Plan and an Environmental Management System (to help avoid pollution and act to ensure appropriate actions are taken if an incident occurs) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

*Reason: To protect the site from pollution owing to the loss of ditches*

25) No demolition, or tree / shrub clearance 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 works taking place and provided written confirmation that no active bird nests are present, which has been first agreed in writing by the Local Planning Authority.

*Reason: In the interests of the ecology and biodiversity of the site.*

26) Prior to any above ground works taking place, an external lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- Identify retained features on site that are potentially sensitive to lighting for bats;
- Identify proposed features for bats and;
- Through appropriate isolux plans, demonstrate clearly that any impacts on bats is negligible.

Any external lighting shall thereafter be installed in accordance with the agreed details.

*Reason: In the interest of protection wildlife at the site*

27) The proposed works to eradicate invasive species from the site shall be undertaken in accordance with Section 6 of the Invasive Weed Management Plan dated 30.07.2026.

*Reason: In the interest of protecting the site from invasive species.*

28) 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 approved 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).
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
- 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 surrounding road network during the demolition and construction phases.*

- 29) 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.*

- 30) No part of the development hereby approved shall be commenced until all the highway works have been constructed and completed in accordance with a scheme that shall be first submitted to and approved by the Local Planning Authority in consultation with the Highway Authority and is in line with the approved drawing SCP/230099/D09.

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

- Changes to Hall Carr Road at site access
- Amended radius at junction of Hall Carr Road and Hardman Avenue.
- Footway provision
- Agreed visibility splays.
- Pedestrians drop crossings at junctions including tactile paving.

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

- 31) Prior to commencement of development details of a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

*Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution*

- 1) The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.
- 2) It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.
- 3) Ordinary Watercourse Consent - 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.
- 4) 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 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.
- 5) The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
  - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
  - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Rossendale Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply

- 6) 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.

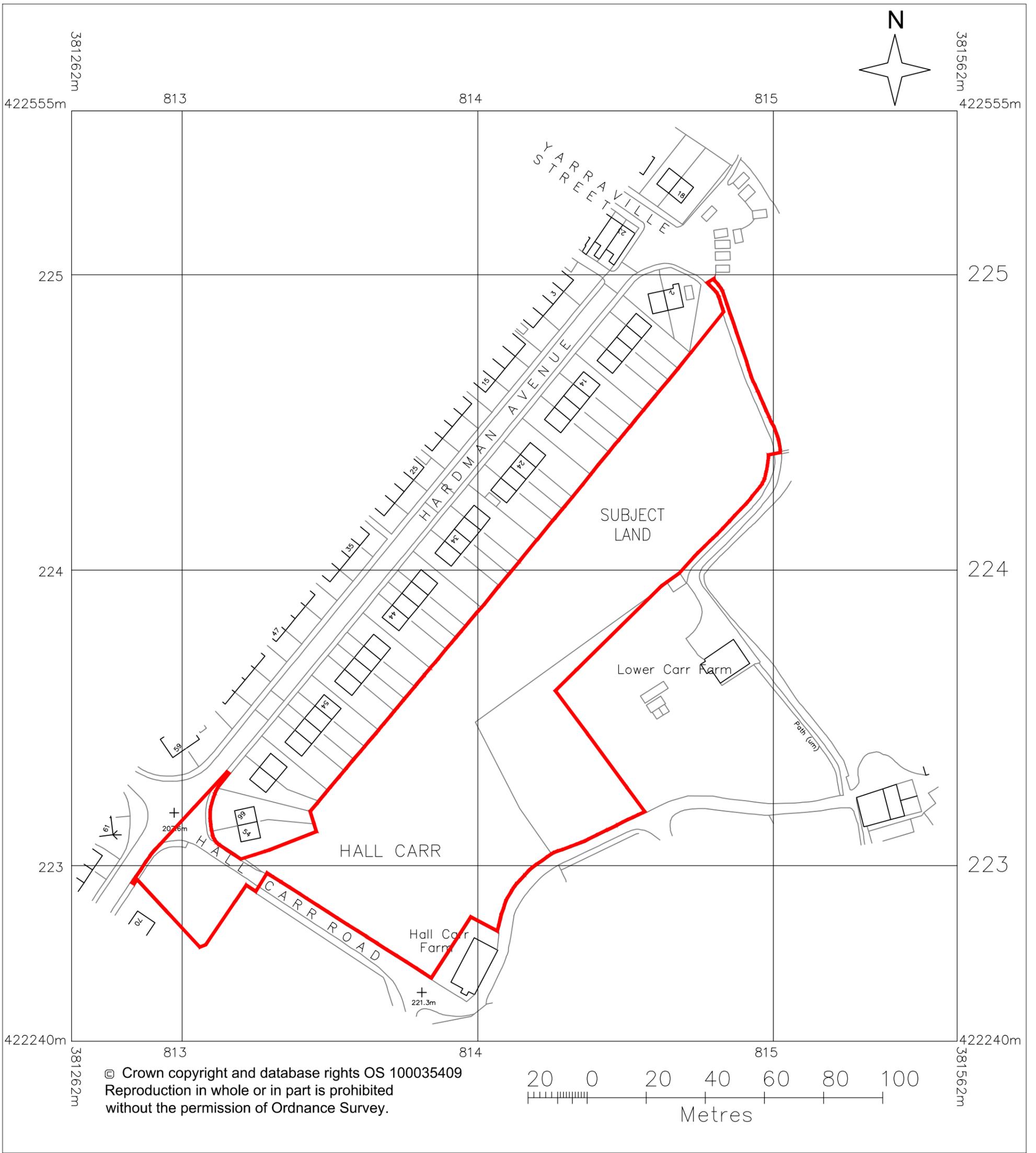
If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting [cadentgas.com/our-services/gas-diversions](http://cadentgas.com/our-services/gas-diversions)

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.

- 7) Relevant archaeological standards and lists of potential contractors can be found on the ClfA web pages: <http://www.archaeologists.net> and the BAJR Directory: <http://www.bajr.org/whoseWho/>.
- 8) LCC Notes for 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.
- 9) The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk), in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.

Please be aware that the demand to enter into section 278 agreements with Lancashire County Council as the Highway Authority is extremely high. Enquiries are being dealt with on a first come first served basis. As such all developers are advised to seek to enter into Section 278 agreements at a very early stage
- 10) This consent does not give approval to a connection being made to Lancashire County Council's highway drainage system.





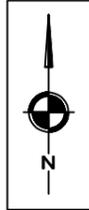
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*Dwg. No.* 25/1330/100 – LOCATION PLAN      *Client:* RDK CONSTRUCTION (BL8) LIMITED

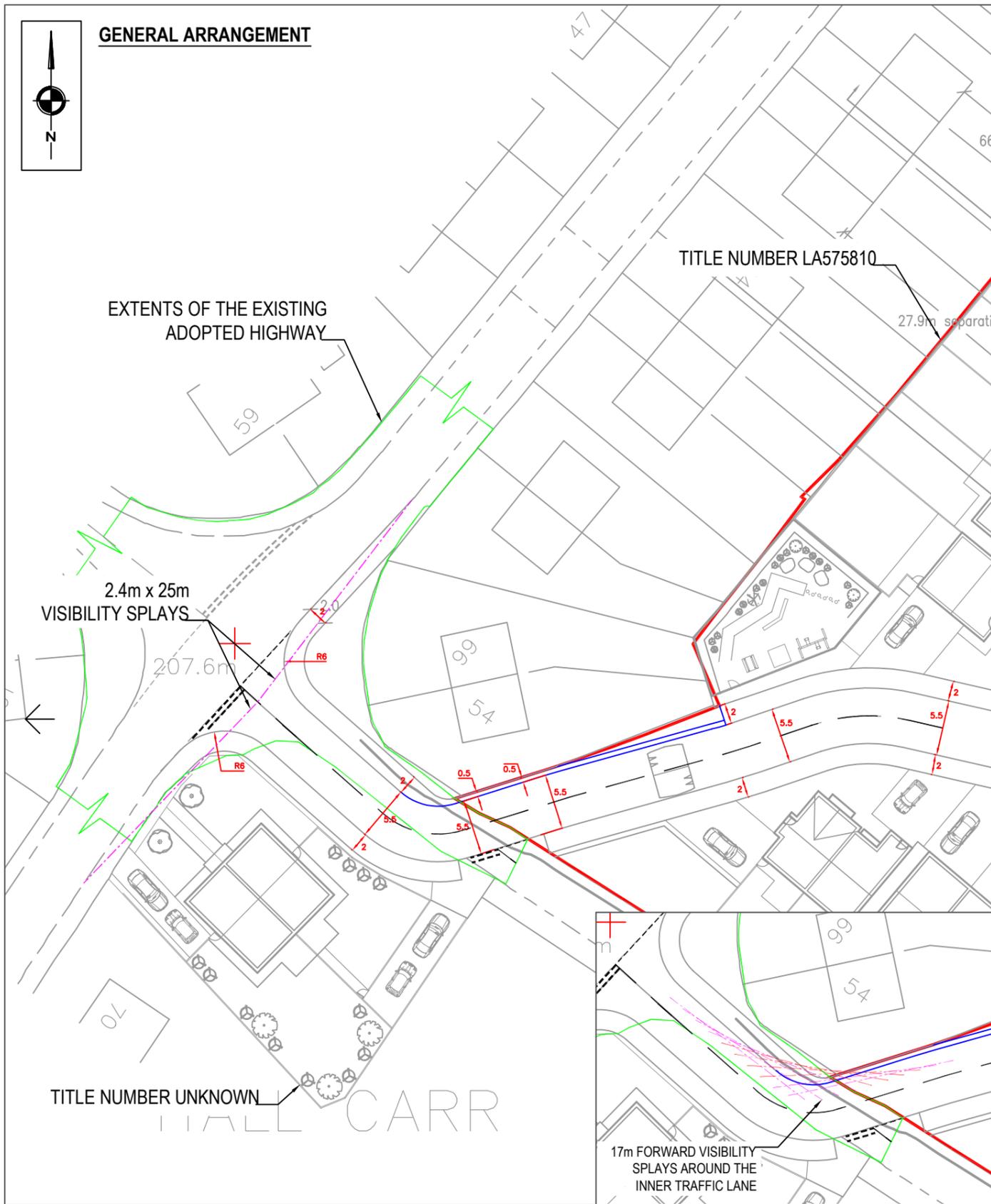
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<p><b>JPE CONSULTANCY LIMITED</b>  <b>ARCHITECTURAL DESIGN &amp; PLANNING</b></p> <p>9 Woodend Drive, Stalybridge, Cheshire, SK15 2SF          Telephone 07875 627 988    jim@jpeconsultancy.co.uk</p>			
	<p><i>Amendments</i></p>		

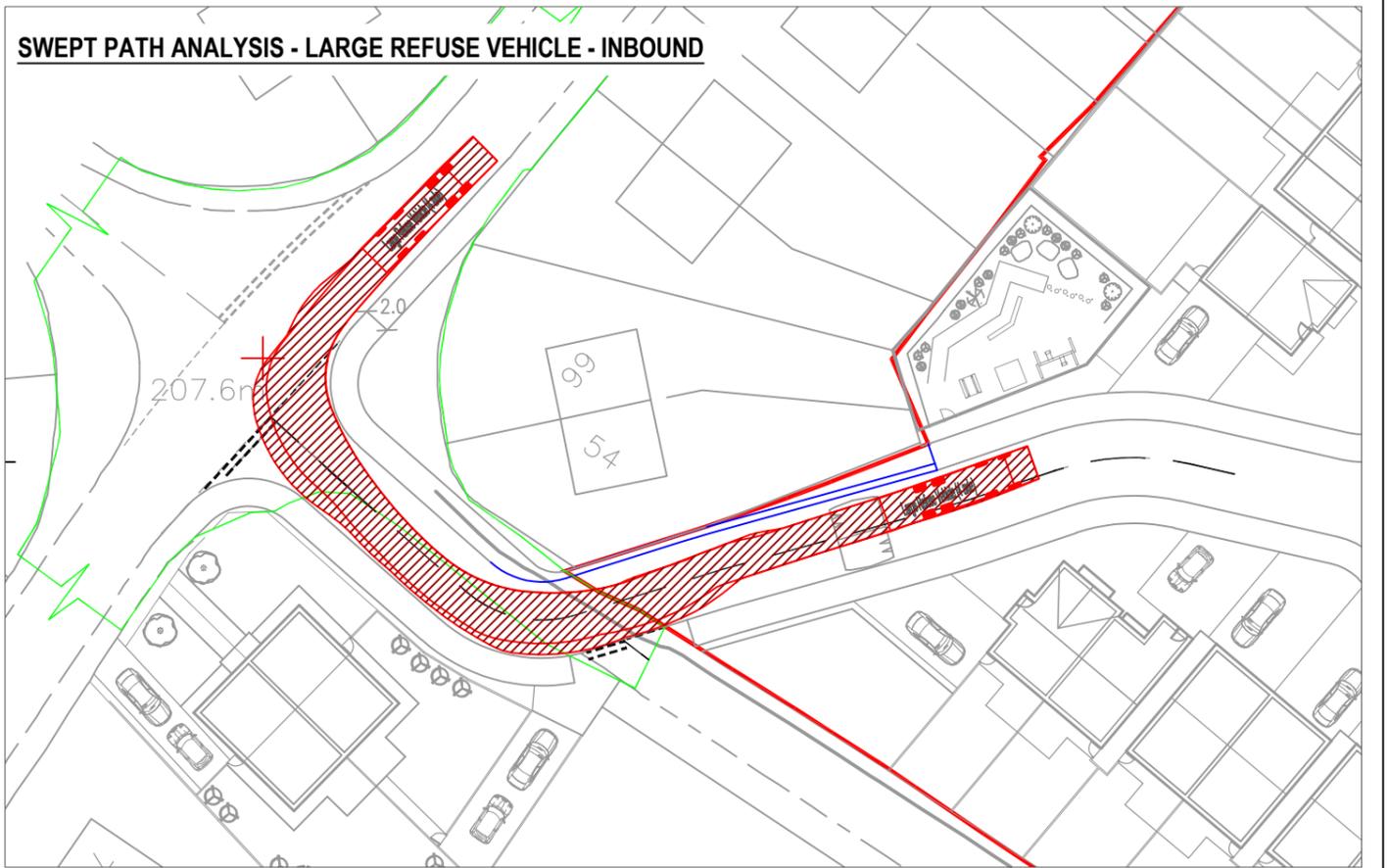




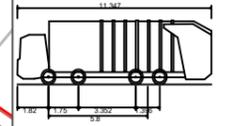
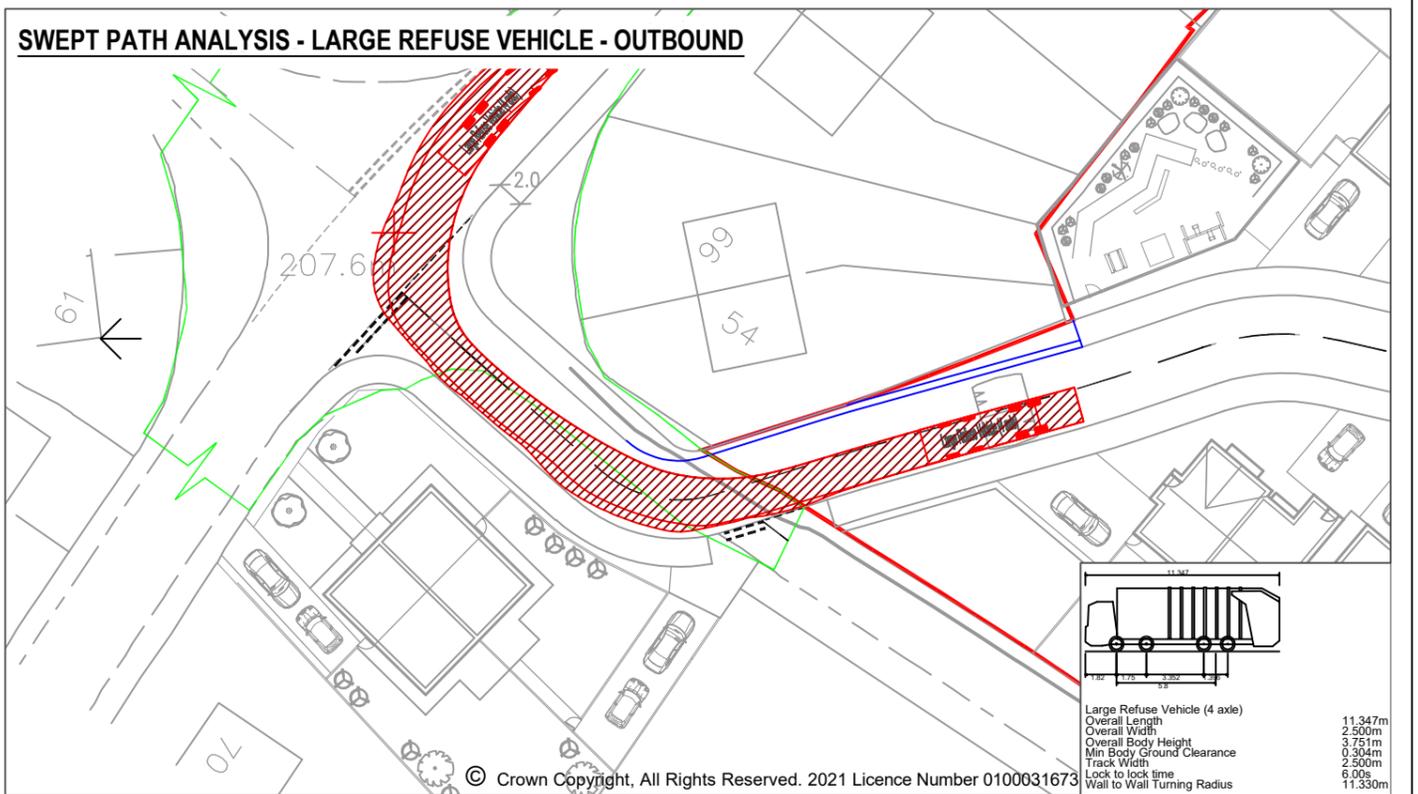
**GENERAL ARRANGEMENT**



**SWEPT PATH ANALYSIS - LARGE REFUSE VEHICLE - INBOUND**



**SWEPT PATH ANALYSIS - LARGE REFUSE VEHICLE - OUTBOUND**



Large Refuse Vehicle (4 axle)  
 Overall Length 11.347m  
 Overall Width 2.500m  
 Overall Body Height 3.751m  
 Min Body Ground Clearance 0.304m  
 Track Width 2.500m  
 Lock to lock time 6.90s  
 Wall to Wall Turning Radius 11.330m

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Client  
**RDK CONSTRUCTION (BL8) LIMITED**  
 Project Title  
**HALL CARR ROAD / YARRAVILLE STREET, RAWTENSTALL**

Drawing Title  
**SITE ACCESS ARRANGEMENT OFF HALL CARR ROAD**

Scale  
**1:500 @ A3**  
 Date  
**04.12.2025**  
 Approved/Unapproved  
 -

By  
**BA**  
 Checked  
**MD**  
 Status  
**PLANNING**

Rev	Description	Date	By
A	DRAWING TITLE CHANGED	02.02.26	OP

Drawing No.  
**SCP/230099/D09**  
 Revision  
**A**





