

Application Number:	2022/0577	Application Type:	Full
Proposal:	Full: Development of 3 No Detached properties and all associated works	Location:	Alderwood Market Street Edenfield Bury Lancashire BL0 0JH
Report of:	Head of Planning and Building Control	Status:	For Publication
Report to:	Development Control Committee	Date:	23.06.2026
Applicant:	David Warren	Determination Expiry Date:	30/08/2023 (extension of time agreed until Friday 17 th July 2026)
Agent:	David Hancock (DJ Hancock Design)		

Contact Officer:	Storm Grimshaw
Email:	planning@rossendalebc.gov.uk

REASON FOR REPORTING	
Outside Officer Scheme of Delegation	No
Member Call-In Name of Member: Reason for Call-In:	No
3 or more objections received	Yes
Other (please state):	Yes – Agent is an elected Councillor.

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 the Development Control Committee and Vice Chair as follows:

- (1) To complete a suitable Unilateral Undertaking to secure:

- a. A financial contribution of £3,750 towards improving the environmental quality and accessibility of the remaining Green Belt land in the surrounding area.
- (2) To have discretion to refuse planning permission in the circumstance that the Unilateral Undertaking is not completed within three months of the resolution to grant planning permission.
- (3) That upon satisfactory completion of the above Unilateral Undertaking that planning permission be granted subject to the conditions contained within this report.

APPLICATION DETAILS

2. SITE

The application relates to an irregular shaped parcel of land within the grounds of Alderwood, a brick-built bungalow to the west of Market Street in Edenfield. The application site extends from Market Street and encompasses the private drive leading to the bungalow and parts of its extensive garden which includes mowed grass, a significant number of mature trees and a detached garage. The application site excludes Alderwood itself and land immediately surrounding the property, as well as land further north of the bungalow which is also within the ownership of the applicant (who resides at Alderwood).

Most of the application site, other than a small section of the access taken from Market Street, is allocated for housing in the Local Plan and forms part of a wider housing allocation (ref. H66 – Land West of Market Street, Edenfield) covering a substantial area of land positioned between the A56 bypass to the west and Market Street to the east. The majority of the application site, and the wider H66 housing allocation was previously designated as Green Belt until the land was removed as part of the adoption of the Rossendale Local Plan in December 2021.

Along most of the borders of Alderwood are trees, shrubs and other greenery, with a wooded area to the north separating the site from the grounds of Edenfield Parish Church, a grade II* listed building. The application site borders open fields to the west, where planning permission has recently been granted for 238 dwellings under application ref. 2022/0451. To the south is a relatively modern cul-de-sac of detached properties, and to the east are buildings fronting Market Street, mostly terraced dwellings and a public house.

Parts of the site are designated as Green Infrastructure in the Local Plan, acting as Stepping Stone Habitat. Non-designated heritage assets (NDHAs) can be found near to the site including the Former Vicarage along Church Lane and nos. 136-150 Market Street (which is also a heritage asset recognised in the Edenfield Neighbourhood Plan).

The application site falls within the Edenfield Community Neighbourhood Forum Area which is covered by the Edenfield Neighbourhood Plan.

3. RELEVANT PLANNING HISTORY

The site itself has the following planning history:

2018/0091 – Full: Demolition of existing garage and construction of a two-bedroom bungalow. **(Approved)**.

2015/0429 – Demolition of detached garage and construction of dwelling with one storey below ground. **(Refused and Dismissed at Appeal)**.

2015/0122 – Demolition of garage and construction of bungalow. **(Approved)**.

2014/0555 – Demolition of Detached Garage and Construction of House. (**Refused**).

X/2003/647 – Outline application for the erection of one dwelling house (Bungalow). (**Refused**).

The following planning applications are relevant to the wider site allocation (H66) within the Local Plan, which the application site forms part of:

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**).

2022/0451 – 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. (**Approved**).

2022/0015 – Land Adjacent 59 Blackburn Road, Edenfield - Outline application (all matters reserved) for up to 6 dwellings. (**Application Withdrawn**).

4. PROPOSAL

The applicant seeks planning permission to erect three detached dwellings within the garden of Alderwood. Two houses would be positioned northeast of the existing bungalow, where the existing standalone garage building would be demolished, and one would be directly to the south. The proposed dwellings would make use of the existing access to the site, which would be widened and extended as part of the development.

All three houses proposed are detached 2-storey units providing 4 bedrooms. Plots 1 and 2 are northeast of Alderwood and are described as 'House Type Healey'. Plot 3 to the south of Alderwood is described as 'House Type Sherfin'. The latter is a larger house type with an integral garage and a greater amount of internal living space. All houses would be of natural slate and natural stone construction with brown upvc doors and windows, with stone sills below the windows. Each dwelling to the front would include a gabled dormer with dark brown upvc cladding across the gable.

Each plot would be enclosed by boundary treatments and would include a parking area of crushed stone and garden surrounding each dwelling. Boundary treatments would be a mix of fencing and walling, although the submitted plans are inconsistent and show different treatments across the site.

A plot boundary plan has been provided, which shows land to the south of Plot 3 and the land enclosed by the private road and Plot 1 would be retained within the ownership of the applicant residing at Alderwood.

The scheme has been significantly revised from that originally submitted, with the number of houses proposed reduced from 9 to 3.

5. POLICY CONTEXT

National Planning Policy Framework

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 15 Conserving and Enhancing the Natural Environment
- Section 16 Conserving and Enhancing the Historic Environment

Development Plan Policies

Rossendale Local Plan

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

HS4: Housing Density

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

TR2: Footpaths, Cycleways and Bridleways

TR4: Parking

Edenfield Neighbourhood Plan ('Neighbourhood Plan')

Policy UB1. Development and the Urban Boundary

Policy HO1. Identified housing needs

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 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

6. CONSULTATION RESPONSES

Consultee	Comments	Conditions Recommended
Cadent Gas	No objection, informative note required.	No
Ecology (Greater Manchester Ecological Unit)	No objection, subject to conditions.	Yes
Edenfield Community Neighbourhood Forum	Objection.	N/A
Environmental Protection (Contaminated Land)	No objection, subject to conditions.	Yes
Fire Brigade	Advice in relation to any future building regulations application.	No
Growth Lancashire (Heritage)	No objection.	No
Growth Lancashire (Tree Officer)	No objection, subject to conditions	Yes
LCC Highways	No objection, subject to conditions.	Yes
LCC Planning Contributions	No comments received.	N/A
RBC Environmental Health	No objection.	Yes
RBC Forward Planning	No comments received.	N/A
RBC Operations	No comments received.	N/A
United Utilities	No objection, subject to conditions.	Yes

7. REPRESENTATIONS

To advertise the application site notices have been displayed and neighbouring properties notified. 7 objections have been received in total, with the following concerns raised:

- Application has been submitted prior to the Masterplan and Design Code for H66 being approved, and the development needs to take account of the approve Design Code
- There is no evidence the developer/applicant has worked in partnership with other developers
- Development fails to comply with the Local Plan, including the site-specific housing policies
- The application submission includes a number of inaccuracies and discrepancies
- Excessive number of houses being built in Edenfield, and there's no need for any more
- The development represents overdevelopment
- Loss of identity
- Impact on countryside
- House types are not in keeping with local built environment
- Incompatible materials
- Loss of wildlife / impact on biodiversity
- Loss of trees
- Any tree planting will be insufficient to compensate for the loss of trees
- Loss of privacy, light, outlook and quality of life/amenity
- Increased noise pollution

- Inadequate parking
- No affordable housing
- Inadequate access and poor visibility
- Impact on highway safety including pedestrians
- Technical reports lack detail and are inaccurate
- No consideration of impact of development on local schools
- No Traffic Assessment or Travel Plan submitted
- Increase in traffic and congestion
- Amenity of future occupants of the development would be impacted through overlooking from existing properties
- Loss of view
- Impact of construction activities
- Absence of information on sustainable drainage
- Lack of improvements to the remaining Green Belt
- Impact on heritage assets

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

Apart from a section of the access road taken from Market Street, 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 sustainable location 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 relatively small proportion 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*

Criterion 5 has been broadly complied with, although insufficient information has been submitted to demonstrate compliance with parts v. and vi. above. In this case however it is considered that appropriate landscaping and boundary treatments can be secured by a suitably worded planning condition. 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 later sections of the report.

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.*

The application site is suitably removed from the boundaries of the A56, and as such this criterion is not considered to be relevant to this application.

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;*

The application is now proposing 3 dwellings, and the development’s contribution to the borough’s housing stock is minor. The Local Education Authority have been consulted on the application and have not commented. Overall, the Council is satisfied that the proposed development would not result in a need for either of the respective schools to expand. 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.

To conclude, it is considered that Policy H66 of the Local Plan has been broadly complied with.

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

The application site is suitably removed from the boundaries of the A56, and as such this criterion is not considered to be relevant to this application.

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 would not result in any trees being removed from it.

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, and the Council's Heritage Consultants have raised no objection from a heritage perspective.

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

This is not considered to be applicable to this part of H66.

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

This is not considered to be applicable to this part of H66.

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.

Insufficient information has been submitted to demonstrate compliance with the above, however, it is considered that appropriate landscaping can be secured by a suitably worded planning condition. This is discussed in further detail in the later sections of the report.

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

Insufficient information has been submitted to demonstrate compliance with the above, however, it is considered that appropriate boundary treatments can be secured by a suitably worded planning condition. This is discussed in further detail in the later sections of the report.

Green Belt Compensation

As the land within 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 SD2 and SD4 of the Local Plan. Policy SD4 lists the types of improvements that would be considered acceptable.

The Council's Forward Planning team have estimated the Green Belt compensation measures per dwelling at £1,250. Therefore, the total contribution for the development proposed would be £3,750.

Such contributions would be secured via a Unilateral Undertaking if it is resolved to grant planning permission.

Visual Amenity and Landscape Impact

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

“Planning policies and 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.”*

Strategic Policy ENV1 of the Local Plan aims to deliver high quality development in the Borough and sets out the main design considerations which need to be taken into account for all proposals for new development.

Policy SD2 identifies land which has been removed from Green Belt for development on the basis that exceptional circumstances exist. This includes the land allocated under housing allocation ref. H66. 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. 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.

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 matters including landscaping, materials and boundary treatments. Policy HO4 of the Neighbourhood Plan also contains specific requirements relating to visual and landscape impact. 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).

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

As originally submitted, nine houses were proposed in total, and no natural stone or natural slate was proposed for any of the dwellings. The original scheme had a visually unacceptable layout and appearance, and would have resulted in significant tree removals to facilitate the development.

The proposed scheme has been revised significantly from that originally submitted following discussion between the case officer and the applicant's agent. The number of dwellings has been reduced to three, and all dwellings would make use of natural stone and natural slate. The reduction in units has also meant the loss of tree cover on site would be reduced significantly.

The introduction of two dwellings (Plots 1 and 2) in the northeast part of the site results in a somewhat relatively cramped layout in that part of the site, and the reliance on front parking, combined with the proximity of Alderwood, would likely create quite an engineered and hard appearance in this part of the development. That said, it is acknowledged that the land to the south of the access road is to remain undeveloped, with all existing trees retained, and the trees within the boundaries of Plot 1 are also proposed to be retained (although there are concerns in respect of the relationship between the house and the trees). There is also scope to incorporate soft landscaping to the front of the plots to help soften the impact of the development.

It's considered that the layout of the development and the positioning of the houses in relation to Alderwood would result in a somewhat irregular form of development, with the off-set arrangement detracting further from the quality of the street scene. Officers requested Plot 3 to be re-oriented so it fronts the highway square on, however revised plans in line with this request have not been provided. While the layout and arrangement of the dwellings would result in the development having a slightly awkward relationship with Alderwood, the existing dwelling is not within the application site, and the applicant has made clear their wish to retain the dwelling.

The proposed houses are detached 2 storey units of natural stone and natural slate construction with brown upvc windows. It is considered that the use of natural materials would make a strong contribution to their character and appearance. The proposed design of the house types and the palette of materials is considered to be in accordance with the relevant design codes and site-specific criteria for H66.

In terms of boundary treatments, the submitted details provide inconsistent information, with artificial stone walls shown in some prominent locations but then omitted in others. No landscaping or planting plan has been provided, but it is considered that there is scope and space to provide a high-quality landscaping scheme whilst adequately compensating for any tree losses in line with Policy ENV10 of the Local Plan (trees are discussed in further detail below). Subject to a suitably worded planning condition, it is considered that a high-quality landscaping and boundary treatment plan could be secured for approval.

Overall, the proposed house types and the use of natural stone are considered to be acceptable.

The layout and arrangement of the houses, and their relationship with Alderwood, whilst not being ideal, would only cause very limited harm the character and appearance of the immediate area given the specific circumstances of the site.

Heritage Impact

The land is located to the south of the Grade II* listed Edenfield Parish Church. The site is also located relatively close to two non-designated heritage assets: the 'former Vicarage' and 'nos. 136 - 150 (even only), Market Street, Edenfield'.

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. Policy ENV2 of the Local Plan follows the approach of Section 16 of the Framework concerning the historic environment, and states the Council will support proposals which conserve or, where appropriate, enhance the historic environment of Rossendale.

The Council's Heritage Consultants have reviewed the submission and confirmed the development meets the statutory duty to preserve and accords with Section 16 of the Framework and Policy ENV2 of the Local Plan. They have also confirmed the development would have no impact on the setting of the former Vicarage. Whilst the consultants made no comments on nos. 136 - 150 (even only), Market Street, Edenfield, it is not considered that the development would have any impact on their setting given the separation distance involved and the nature and extent of the terrace row, which fronts the main highway in Edenfield.

For the reasons above, it is considered that the proposed development would be in accordance with the Framework, the Local Plan and the Edenfield Neighbourhood Plan from a heritage perspective.

Neighbour Amenity

The concerns raised by neighbouring residents are noted, however it is not considered that the proposed scheme as revised would unduly harm the amenity of any neighbouring residents to any significant degree. It's also worth noting that the revised scheme of three dwellings currently under consideration received no objections when members of the public were re-notified of the application.

The proposed siting, orientation and distance of each dwelling from neighbouring properties would ensure the development would reasonably safeguard the amenity of residents living nearby. Plots 1 and 2 would border a residential garden to the north, but Plot 1 would be angled away from the garden while Plot 2 would be over 12m from the boundary. Given the context of the site, the size and extent of the residential garden to the north, and the fact no objections have been received from nos. 167 and 169 to the north of the site, it is not considered that the development would unacceptably invade the privacy of any residents using the garden to the north.

The only existing neighbouring property near to Plot 3 is the applicant's property Alderwood. The development approved under application 2022/0451 includes a dwelling (plot no.12) over 15m to the west of Plot 3, and its blank elevation would face the application site. As such, it is not considered that the proposed development would unduly harm the amenity of any future occupants of the neighbouring development.

The occupants of Alderwood would experience some potential loss of outlook and light as a result of Plots 1 and 3, however, the layout has been designed to minimise any potential impact, and it is not considered that any impact would be materially harmful.

It's considered that the development would reasonably safeguard the amenity of existing and future neighbouring residents, and as such the development would be in accordance with the Framework, the Local Plan and the Edenfield Neighbourhood Plan in terms of neighbour amenity.

Residential Amenity

Based on the details available, Officers are satisfied that the proposed development would provide future occupants with an acceptable level of amenity, with each dwelling providing sufficient internal amenity space for future occupants. All rooms including bathrooms, office rooms etc. include windows.

Policy HS8 of the Local Plan expects all new residential development to provide adequate outdoor amenity space for future occupants, and in this case the proposed house types would provide sufficient private outdoor amenity space.

Overall, it's considered that the development would provide an acceptable level of amenity for future occupants of the development, and as such the development would be in accordance with the Framework, the Local Plan and the Edenfield Neighbourhood Plan in terms of residential amenity.

Access, Parking, Highway Safety and Refuse Collection

Paragraph 116 of the Framework states:

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.”

The Local Highway Authority (LCC Highways) has concluded that the revised scheme for three houses would raise no highway grounds to support an objection with reference to the requirements of paragraph 116 of the Framework above.

In terms of access, the approved Masterplan and Design Code makes clear that access to the Alderwood land parcel can be taken from either Market Street or the central land parcel, and LCC Highways has confirmed the proposed three dwellings and one existing dwelling can be accessed from the existing access arrangement without making any alterations to the highway. No concerns have been raised in respect of parking and the internal layout of the development.

In accordance with the principles of the Edenfield Masterplan, LCC Highways has requested that each land parcel within site allocation H66 contributes to the upgrade of the infrastructure in Edenfield. In this regard they have requested an upgrade of the southbound bus stop along Market Street, opposite the site access, to quality bus stop standards and that these works are

delivered, prior to first occupation, under a S278 agreement with Lancashire County Council and that all costs are met by the developer.

LCC Highways have recommended conditions on the following matters:

- Construction management Plan/Statement
- Wheel washing facilities
- Scheme for off-site highway works
- Details of the proposed arrangements for future management and maintenance of the estate road within the development
- Construction details of the approved internal estate road
- Driveways to be surfaced in a bound porous material

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

LCC Highways also recommended consulting the Council's Refuse team regarding the servicing of refuse at the site, on account of the internal road remaining private. The Council's Refuse team has been consulted several times on the application but no comments were received. Given that it is very likely that the occupant of the existing dwelling already brings waste bins to the public highway for collection, it's not considered that the same arrangements for future occupants of the development would be unacceptable.

Ecology, Trees and Biodiversity Net Gain

Both the Framework and the Local Plan seek to protect areas of biodiversity and protected species. The application site includes areas of grassland and trees, with a number of trees assessed as having moderate or low bat roosting potential. The original scheme proposed to remove a number of trees with bat roosting potential, and the Council's ecology consultant requested further surveys to determine the extent that the protected species may be affected by the development.

Instead of providing further surveys, the scheme has been significantly revised to ensure the number of trees with potential bat roosting habitat will be retained as part of the development. The Council's ecology consultant has reviewed the revised scheme and is satisfied the development could be implemented without affecting the conservation status of bats, noting the following:

1. The development proposes the installation of a range of bat roosting boxes on retained trees and onto buildings on the site and proposes a sensitive lighting scheme for bats as detailed in the Ecological Mitigation and Enhancement Plan (discussed further below)
2. The foraging habitat available to bats in the area will not be significantly affected by the development
3. Precautionary surveys of trees T2, T3 and T10 for bats must be undertaken by condition immediately prior to tree felling

In reference to item 3. above, ecology have stated that trees T2, T3 and T10 have been identified for removal, however, the revised AIA confirms the trees in question would be retained following amendments to the scheme proposed, with only incursion of each tree's root protection area identified. On this basis, it is not considered that a condition requiring precautionary surveys of trees T2, T3 and T10 is necessary or reasonable.

Subject to the measures detailed in the Ecological Mitigation and Enhancement Plan being secured by condition, it is considered that the development could reasonably safeguard the

conservation status of bats, and the development would be in accordance with the Framework and Policies ENV1 and ENV4 of the Local Plan, and Policy NE4 of the Neighbourhood Plan.

As noted above, the number of tree removals to facilitate the development has been significantly reduced, with the revised Arboricultural Impact Assessment (AIA) identifying the following removals:

- T63 (European Larch)
- T65 (European Larch)
- G4 (Group comprised of Rhododendron)
- G14 (Group comprised of 5 individual trees, species include larch, Norway spruce and Scots pine)

In addition to the above the AIA identifies the RPAs of 30 trees would be incurred by the development, and 1 group would be incurred.

The Council's Tree Officer has been consulted on the application throughout. To address concerns raised in respect of the age of the tree survey carried out back in 2023, the applicant has provided a signed letter confirming no tree felling or storm damage has taken place since. He's also advised that the trees are subject to professional maintenance. On this basis, Officers are satisfied that the AIA can be considered as part of this assessment.

The Tree Officer has confirmed they are satisfied that the latest AIA demonstrates the development has been designed to minimise the harm to existing trees, and that the development can be delivered without resulting in further tree removals than those listed above. To ensure the existing trees on site are protected, and to ensure the tree removals required are adequately compensated for in line with Policy ENV10 of the Local Plan, the following conditions will be necessary:

1. Tree Protection Plan
2. Arboricultural Method Statement and sufficient detail of how the works within the Root Protection Areas of existing trees will be carried out and implemented to ensure existing trees are protected.
3. Landscaping / Tree Planting Plan to compensate for any tree losses and to ensure the visual amenity of the site is protected and enhanced

Subject to the above being secured by condition, it is considered that the development would comply with the Framework, Local Plan and Neighbourhood Plan in regards to minimising the risk of harm to existing trees and adequately compensating for any tree losses.

The application was submitted prior to mandatory Biodiversity Net Gain (BNG) was introduced by the Government, and therefore the development does not need to deliver a BNG of 10%. Nevertheless, both the Framework and the Local Plan expect new development to deliver a net gain in terms of biodiversity.

The development as originally proposed would have resulted in a significant loss of biodiversity on site, as a result of the amount of tree removals required to facilitate the development. The revised scheme has significantly reduced the net loss of biodiversity on the site; however, the latest biodiversity metric confirms the revised scheme would still result in a small loss in biodiversity in terms of habitats.

The Council's ecology consultant has been consulted throughout the application, and their comments on the submitted Ecological Mitigation and Enhancement Plan are repeated below:

“An Ecological Mitigation and Enhancement Plan has been provided giving details of biodiversity enhancements which would be of benefit to species. The NPPF does not specify that biodiversity enhancements should only apply to habitats, and it encourages development to incorporate features which support priority or threatened species. I would conclude that the development could achieve an overall enhancement in biodiversity.”

Similar to the NPPF, Policies ENV1 and ENV4 of the Local Plan, and Policy NE3 of the Neighbourhood Plan, do not specify that biodiversity enhancements should only apply to habitats. In this case the Ecological Mitigation and Enhancement Plan proposes the following ecological compensation and enhancement measures:

- 3 bat boxes will be installed onto retained trees across the site
- 3 bat boxes will be integrated into the façade of new buildings
- A sensitive lighting scheme for bats will be implemented across the site
- 6 bird boxes will be installed onto retained trees across the site
- 3 NHBS hedgehog houses will be installed within retained woodland and hedgerows across the site
- To ensure effective connectivity for hedgehogs within the site, new boundary fencing associated with all residential properties will be fitted with hedgehog connectivity holes.
- Two hibernacula will be created using natural materials such as logs collected from the site, stone, vegetation arisings, and earth to provide additional refugia opportunities for amphibians and reptiles post-development.

Subject to the above ecological enhancement measures being secured by condition, it is considered that the development would deliver an overall net gain in terms of biodiversity. As such, the proposed development would comply with the Framework, the Local Plan and the Edenfield Neighbourhood Plan in terms of providing biodiversity enhancements.

Green Infrastructure

The land to the south of Alderwood and within the application site is identified on the Policies Map accompanying the Local Plan as being part of the Green Infrastructure Network. The land designated as Green Infrastructure washes over Alderwood – which is outside of the application site – and land further north and across the valley.

Considering only a small amount of the site is designated as Green Infrastructure, and the land is mostly managed lawn within a residential garden, it is not considered in this case that the development would unacceptably harm the function and connectivity of the network any more than potential works the applicant could carry out under permitted development (e.g. the erection of solid, 2m high fencing along certain parts of the site). Accordingly, it is considered, on balance, that the development would satisfy the requirements of Policy ENV5 of the Local Plan in regards to Green Infrastructure.

Land Contamination

The Council’s land contamination consultant has raised no objection to the proposals, subject to the inclusion of conditions requiring extensive investigation and potential remediation of the site prior to commencement of development.

Overall, subject to the relevant conditions below, it is considered that the development would comply with the Framework and the Local Plan in terms of environmental protection.

Drainage and Flood Risk

No main river is located nearby, and the application site is located entirely within Flood Zone 1, the lowest flood risk category. The Government's flood risk summary of the site records the yearly chance of flooding from surface water is 'Very Low', with the yearly chance of flooding between 2040 and 2060 from surface water also 'Very Low'.

An Ordinary Watercourse is located within 20m to the north of the application site, and the indicative drainage plan proposes to discharge surface water to this watercourse. The submitted details are indicative, however, it's considered that the proposals to manage surface water as part of the development through an attenuated discharge to a surface water body – in this case an Ordinary Watercourse to the north of the site – would reasonably satisfy the requirements of Policy ENV9 of the Local Plan. It's also noted that other interventions such as permeable paving are also proposed. United Utilities has reviewed the proposals and confirmed they are acceptable in principle. A condition has been recommended to ensure the final surface water drainage scheme, with sufficient information on any required controlled discharge rates, is submitted for approval prior to the development commencing. The Lead Local Flood Authority (LLFA) do not provide any consultation comments on applications for minor development, however any works to the Ordinary Watercourse will require Ordinary Watercourse Consent from the LLFA. This is a separate consent process and an informative has been recommended below.

Foul sewage is proposed to be disposed of by a package treatment plant, and no connections are proposed to be made to the existing drainage system in regards to foul sewage. A daily discharge calculation for four properties (including the existing dwelling) has been submitted and this would suggest 3.15 cubic metres would be discharged a day. This is less than 5 cubic metres, and therefore there is no requirement to connect to the public foul sewer. The proposals to deal with foul sewage are considered to be acceptable in principle, however, it is considered appropriate that the condition to deal with surface water drainage also requires final details of the proposed foul sewage proposals to be submitted for approval.

It should be noted that a proposal to discharge sewage to a surface water will either need to comply with the Environment Agency's (EA) General Binding Rules or apply for an Environmental Permit from the EA. Discharge to the watercourse would also require Ordinary Watercourse Consent from the LLFA.

Subject to a condition requiring a final drainage scheme to be submitted for approval, it is considered that the development would comply with the Framework and the Local Plan in regards to surface water drainage and foul drainage.

Balancing Exercise

S.38(6) of the Planning and Compensation Act 1991 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. That remains the starting point for decision-making.

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 Council not currently being able to demonstrate the required level of housing delivery. As such, the *presumption in*

favour of sustainable development is in place and 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 make a minor contribution to the Borough's housing supply, providing an additional three dwellings on an allocated housing site located in a sustainable location. The contribution to the Borough's housing supply is afforded limited weight in the planning balance given only three dwellings are proposed.

The development is likely 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 very limited in scope given the amount of development proposed, only very limited weight can be attributed to them.

Harm Caused by the Development

The layout and arrangement of the development, and its relationship with Alderwood, would result in a very limited degree of visual harm to the local area. Accordingly, very limited weight is attributed to such harm.

The applicant has also failed to demonstrate full compliance with the relevant site-specific policies relevant to the site, on account of failing to provide detailed landscaping and boundary treatment proposals. Nonetheless, it is acknowledged that the scheme is minor, and high-quality, visually appropriate landscaping and boundary treatments details can be suitably secured by condition. In this context, it is not considered that there is any harm resulting from the failure to fully comply with the site-specific policies for the site.

Whilst the concerns and issues raised by objectors are noted, there are no material planning considerations at this stage which would amount to harm caused by the development.

Conclusion

The proposal is seeking to deliver housing on an allocated housing site in a sustainable location, where the principle of building houses is acceptable. With this in mind, it is not considered that the adverse impacts of the development would significantly and demonstrably outweigh the benefits of the scheme when considered in the context of the presumption in favour of sustainable development. Therefore, it is recommended that planning permission should be approved subject to conditions.

9. RECOMMENDATION / CONCLUSION

See section 1 of this report.

10. SUMMARY REASON FOR APPROVAL

The development is considered acceptable in principle, seeking approval for the residential development of a sustainably located site that is specifically allocated for housing in the Council's Development Plan. 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 can be addressed by planning conditions to the satisfaction of the Local Planning Authority. Subject to conditions, and a suitably worded Unilateral Undertaking to secure compensation to the remaining Green Belt, it is considered that the development would not unacceptably detract from

visual amenity, neighbour amenity or highway safety, and could suitably mitigate any harm in terms of ecology/protected species, existing trees, surface water drainage, and land contamination. It is considered that the development is in accordance with the National Planning Policy Framework, the Council’s adopted Local Plan, the Edenfield Neighbourhood Plan and the approved Masterplan and Design Code for site allocation H66.

11. CONDITIONS

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

Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.

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

Drawing Title / Document	Drawing No./Reference	Dated or Date Received
Application Form	N/A	06.05.2026
Survey	17005/1	19.01.2026
Site Layout	17005.3	10.06.2026
House Type Healey	17005.5	10.06.2026
Sherfin House Types	17005.6	10.06.2026
Location Plan	17005.8 Rev A	19.01.2026
Plot Boundaries	17005.9 Rev A	10.06.2026
Swept Paths Proposed	17005.10 Rev A	10.06.2026
Ecological Mitigation and Enhancement Plan	N/A	04.08.2025
Arboricultural Impact Assessment	N/A	01.10.2025

Reason: To define the permission and in the interests of the proper development of the site.

3. Notwithstanding the details shown on the approved plans, no development shall commence until physical samples of the proposed facing materials and roofing materials have been submitted to and approved in writing by the Local Planning Authority.

Notwithstanding the details shown on the approved plans, the walls of each dwelling shall be constructed entirely of natural course stone and the roof of the dwellings shall be laid with natural slate.

The development shall thereafter be constructed utilising the approved materials and these materials shall thereafter be satisfactorily retained at all times.

Reason: To ensure that the development achieves a high-quality appearance and is appropriate in terms of visual amenity.

4. Notwithstanding the details shown on the approved plans, no development shall commence until a full scheme of all hard (including all external ground surfacing materials) and soft landscaping (including all tree and hedge planting, grass seed/turf mix) proposed within the boundaries of the dwellings hereby approved, and details of all boundary treatments/means of enclosure for the dwellings, have been submitted to, and approved in writing by, the Local Planning Authority.

The approved soft and hard landscaping details and boundary treatments/means of enclosure shall be implemented in full either before the dwellings hereby approved are first occupied or, if it involves new planting, within the first planting season following the substantial completion of the development. They shall thereafter be satisfactorily retained at all times.

Any planting forming part of that scheme which, within a period of 10 years from the completion of those works, dies, is removed or become seriously damaged or diseased shall be replaced in the next planting season with replacement planting of similar size and species.

The development shall proceed in strict accordance with the approved landscaping scheme.

Reason: Insufficient information has been submitted with the application in relation to landscaping and boundary treatments/means of enclosure, and to ensure the landscaping and boundary treatments are high-quality in visual terms and appropriate to safeguard residential amenity.

5. Notwithstanding the details shown on the approved plans, no development shall commence until a detailed Landscaping / Tree Planting Plan, demonstrating how the harm to existing trees on site has been adequately compensated, has been submitted to, and approved in writing by, the Local Planning Authority.

The approved Plan shall include details of the number and species of native trees to be planted, their locations, planting methodologies and aftercare arrangements. All planting forming part of the approved Plan shall be undertaken in accordance with a timetable of implementation which shall be provided with the submitted details.

Any planting forming part of the approved Plan which, within a period of 15 years from the completion of those works, dies, is removed or become seriously damaged or diseased shall be replaced in the next planting season with replacement planting of similar size and species.

The development shall proceed in strict accordance with the approved Plan.

Reason: Insufficient information has been submitted with the application in relation to compensatory tree planting, to ensure the landscaping and planting is high-quality in visual terms, and to ensure tree losses are adequately compensated for.

6. The development shall be carried out in strict accordance with the mitigation, compensation, and enhancement measures set out within the approved Ecological Mitigation and Enhancement Plan (EMEP), including all construction-phase measures detailed within the Construction and Environmental Management Plan (CEMP) contained therein.

All ecological mitigation measures shall be implemented prior to occupation of any dwelling hereby approved and thereafter retained and maintained for the lifetime of the development, unless otherwise agreed in writing with the Local Planning Authority. Any variations to the approved details shall first be submitted to and approved in writing by the Local Planning Authority.

A verification report confirming implementation of the mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development.

Reason: To ensure the protection of biodiversity and ecological interests.

7. No development (including site clearance, demolition, soil moving or any temporary access widening) shall commence until an Arboricultural Method Statement (AMS) has been submitted to and approved in writing by the Local Planning Authority and any protective fencing has been erected as required by the approved AMS. The AMS shall include full details of the following:
- a) Timing and phasing of arboricultural works in relation to the approved development.
 - b) Detailed tree felling and pruning specification
 - c) Details of a tree protection scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, and which are shown to be retained on the approved AIA.
 - d) Details and methodologies of any construction works within the root protection areas of any retained trees including the depth of any excavation works and foundation design.
 - e) Methodologies
 - f) Details of the location of any underground services and methods of installation which make provision for protection and the long-term retention of the trees.
 - g) Details of any changes in ground level, including existing and proposed spot levels required within the root protection areas of any retained trees.
 - h) Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the AMS

The development shall thereafter be carried out in strict accordance with the approved Arboricultural Method Statement, and all works shall be implemented as approved for the duration of the construction period.

Reason: To ensure that construction activities are carried out in a manner that safeguards the health and long-term retention of trees on and adjacent to the site, and in the interests of visual amenity and biodiversity.

8. 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 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 risks associated with land contamination and to ensure the site is suitable for the proposed end use.

9. Pursuant to condition 8; 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 risks associated with land contamination and to ensure the site is suitable for the proposed end use.

10. Prior to the commencement of development, full details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes shall include:

- i) An investigation of the hierarchy of drainage options in the National Standards for Sustainable Drainage Systems (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
- ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- v) Foul and surface water shall drain on separate systems.

The approved schemes shall be in accordance with the National Standards for Sustainable Drainage Systems (2025) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

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

11. Prior to occupation of any of the dwellings hereby approved, a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. The sustainable drainage management and maintenance plan shall include as a minimum:

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

12. 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;
- Wheel washing facilities;
- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction by mechanical means;
- 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.

13. Within 3 months of commencement of the development hereby approved, a scheme for the off-site highway works shall be submitted to and approved in writing by the Local Planning Authority. The works shall include the following and shall be implemented prior to the first occupation of any dwelling.

- i. Upgrade the existing southbound bus stop on Market Street opposite the site access to quality bus standard.

Reason: To mitigate the impact of the development traffic on the highway network.

14. Within 3 months of commencement of the development hereby approved, details of the proposed arrangements for future management and maintenance of the estate road within the development shall be submitted to and approved by the local planning authority. The estate road shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.

Reason: To ensure that the infrastructure is maintained in the future.

15. The internal estate road shall be constructed in accordance with a scheme which has first been submitted to and approved in writing by the Local Planning Authority, and to at least base course level, prior to first occupation of any dwelling, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the infrastructure is completed in a timely manner.

16. Prior to occupation of any of the dwellings hereby approved, the driveways shall be surfaced in the approved hard surfacing material and made available for use and maintained for that purpose for as long as the development is occupied.

Reason: To ensure adequate parking provision is provided.

17. No external running of equipment or machinery, or construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between 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 Public Holidays.

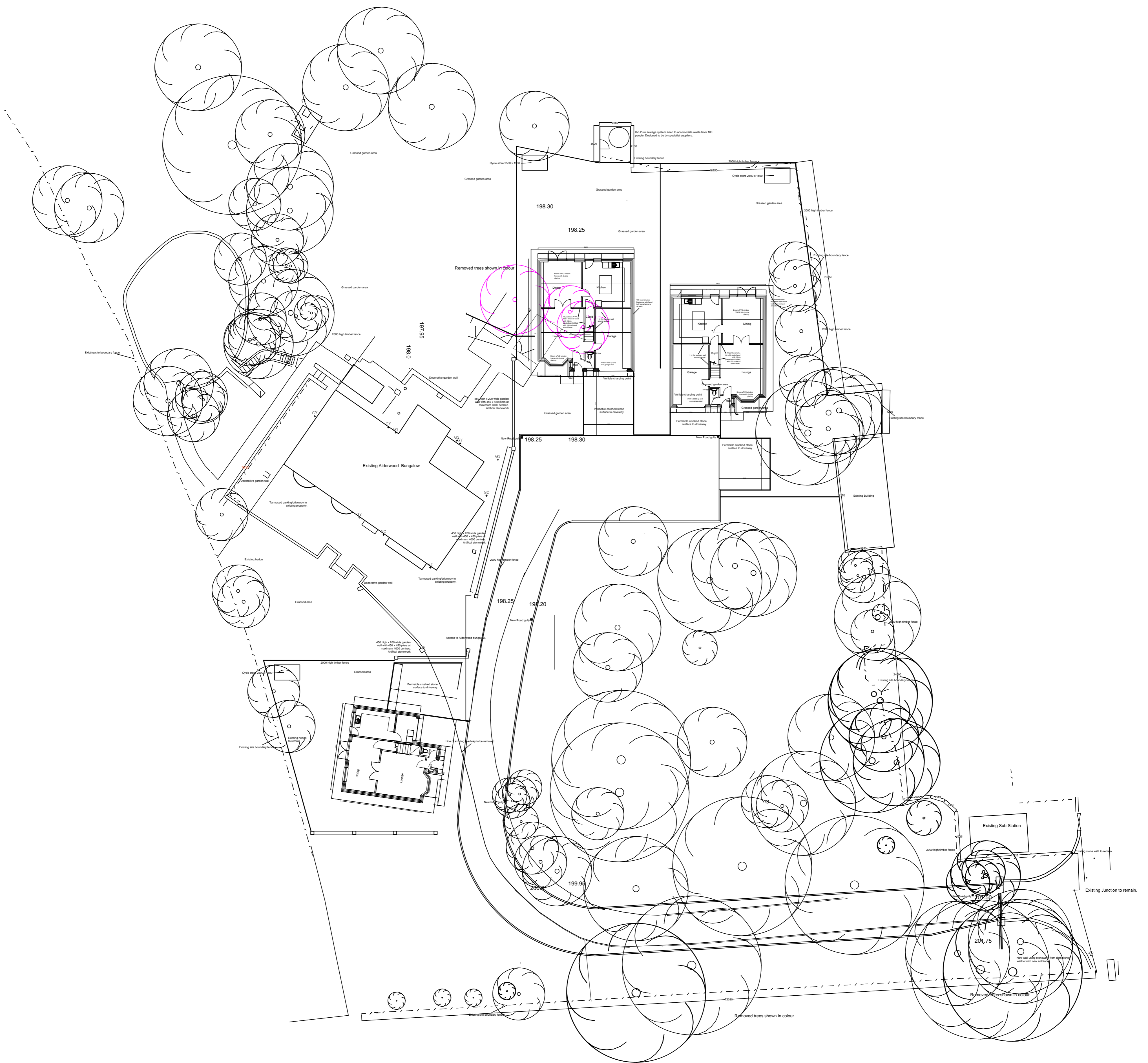
Construction-related deliveries to and from the site shall also be limited to the hours specified above.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours.

12. INFORMATIVES

1. Standard approval informative.
2. 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.
3. 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.
4. The applicant is advised that any discharge of treated effluent to a watercourse may require an Environmental Permit from the Environment Agency, unless it complies with the General Binding Rules.

5. The applicant is advised that works to an ordinary watercourse require separate consent from the Lead Local Flood Authority under the Land Drainage Act 1991.
6. Advice provided by the Local Highway Authority in regard to the required Construction Management Plan / Statement:
 - 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.
 - All references to public highway include footway, carriageway and verge.
7. Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. The applicant should be aware that they must seek ecological advice should they suspect that the proposals will impact on protected species.



Site Layout Alderwood 3 Detached 4 Bedroom Houses

D - Footpath removed. Plot boundaries updated, fences revised plot 3. 08.06.2026
 C - Slight revision to road line 08.08.2025

B - Revised layout and general update 08.04.2025

A - Red line revised and general update

Drawing
 Site Layout

Address
 Alderwood, Edenfield

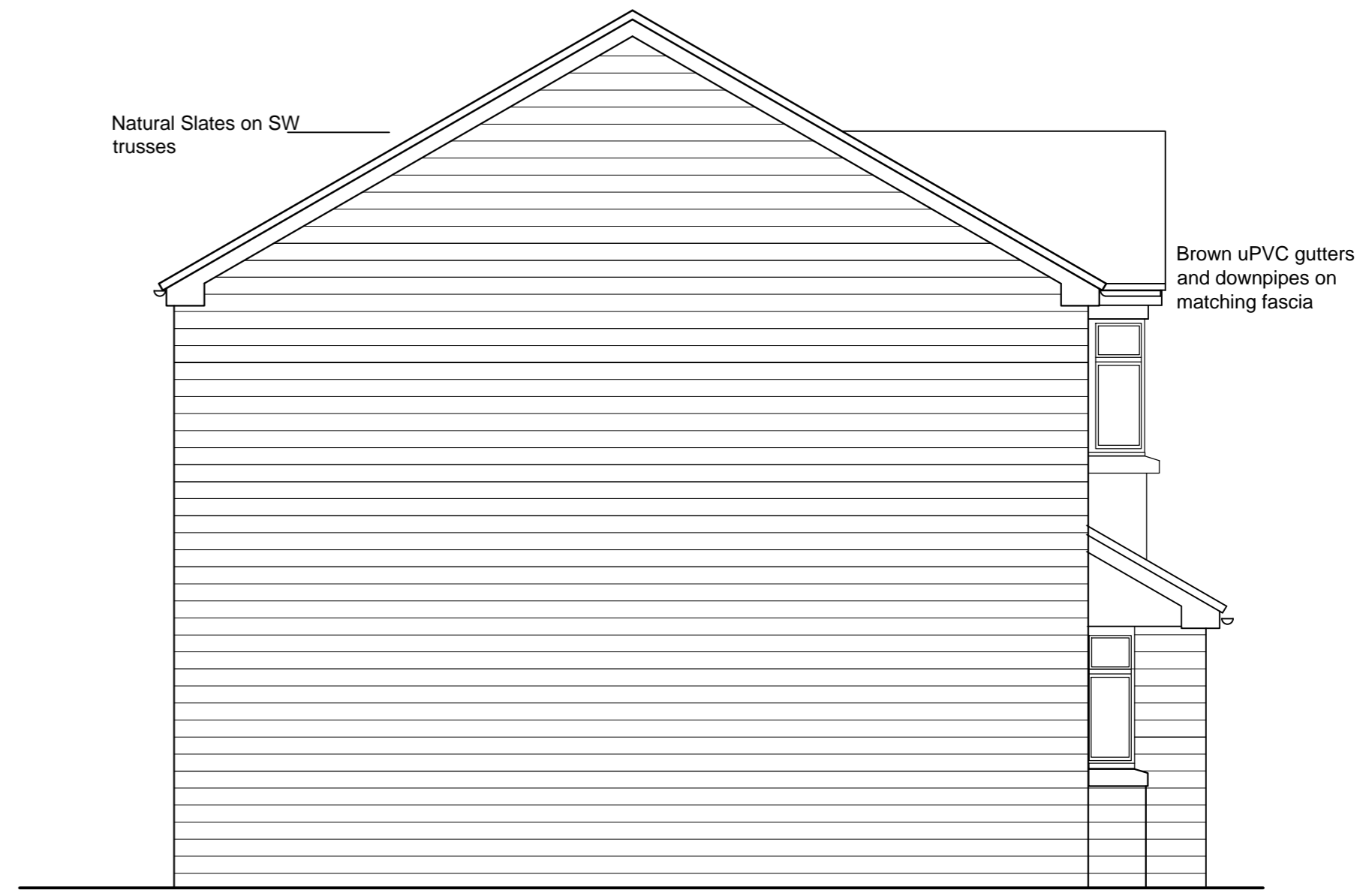
Client
 David Warren

Dwg No 17005.3 D Scale 1:200

DJ Hancock Design
22 Croft Street
Bacup
Lancashire
Tel 01706 563502
Mob 07599 008 791



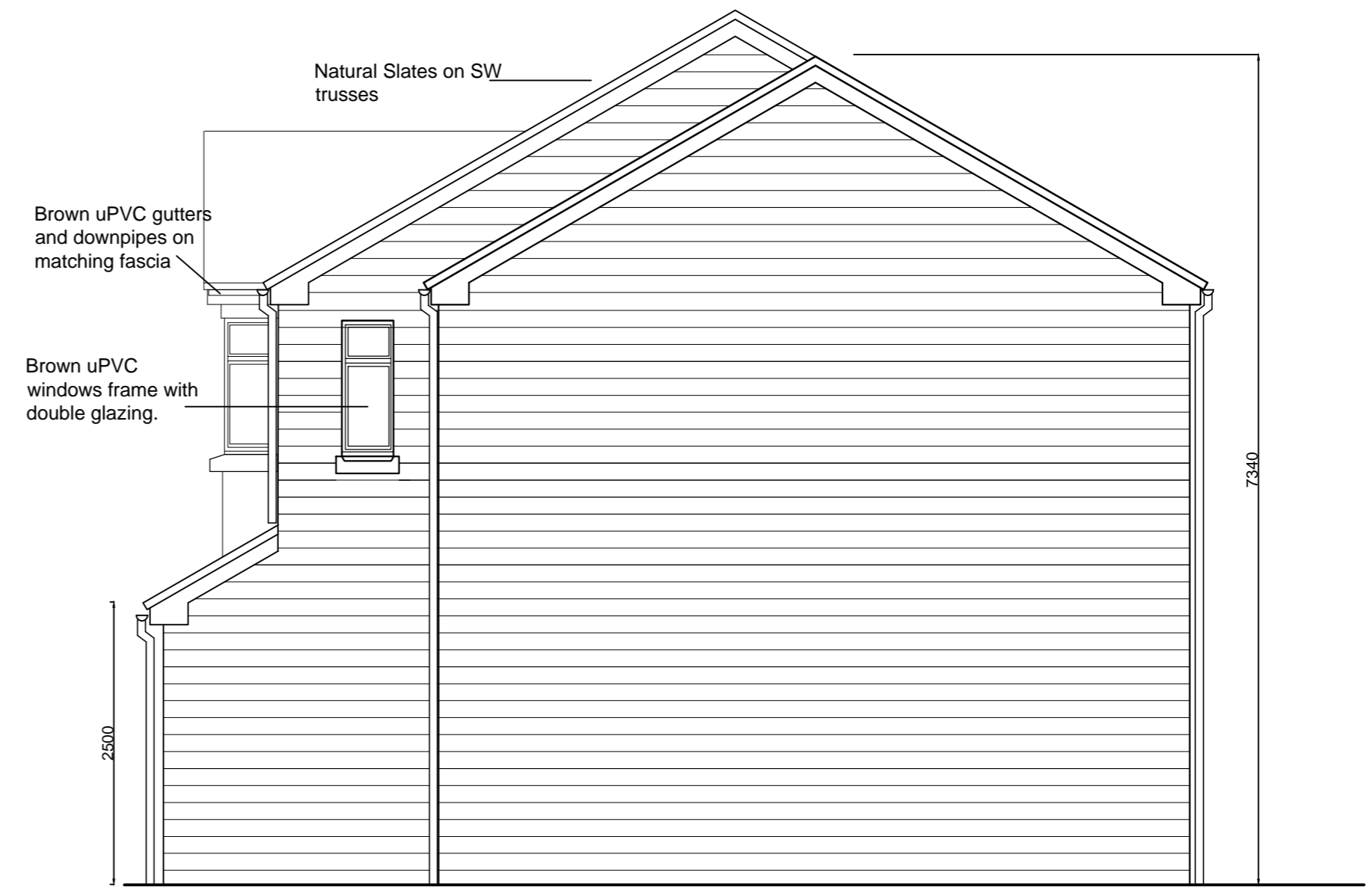
Front Elevation



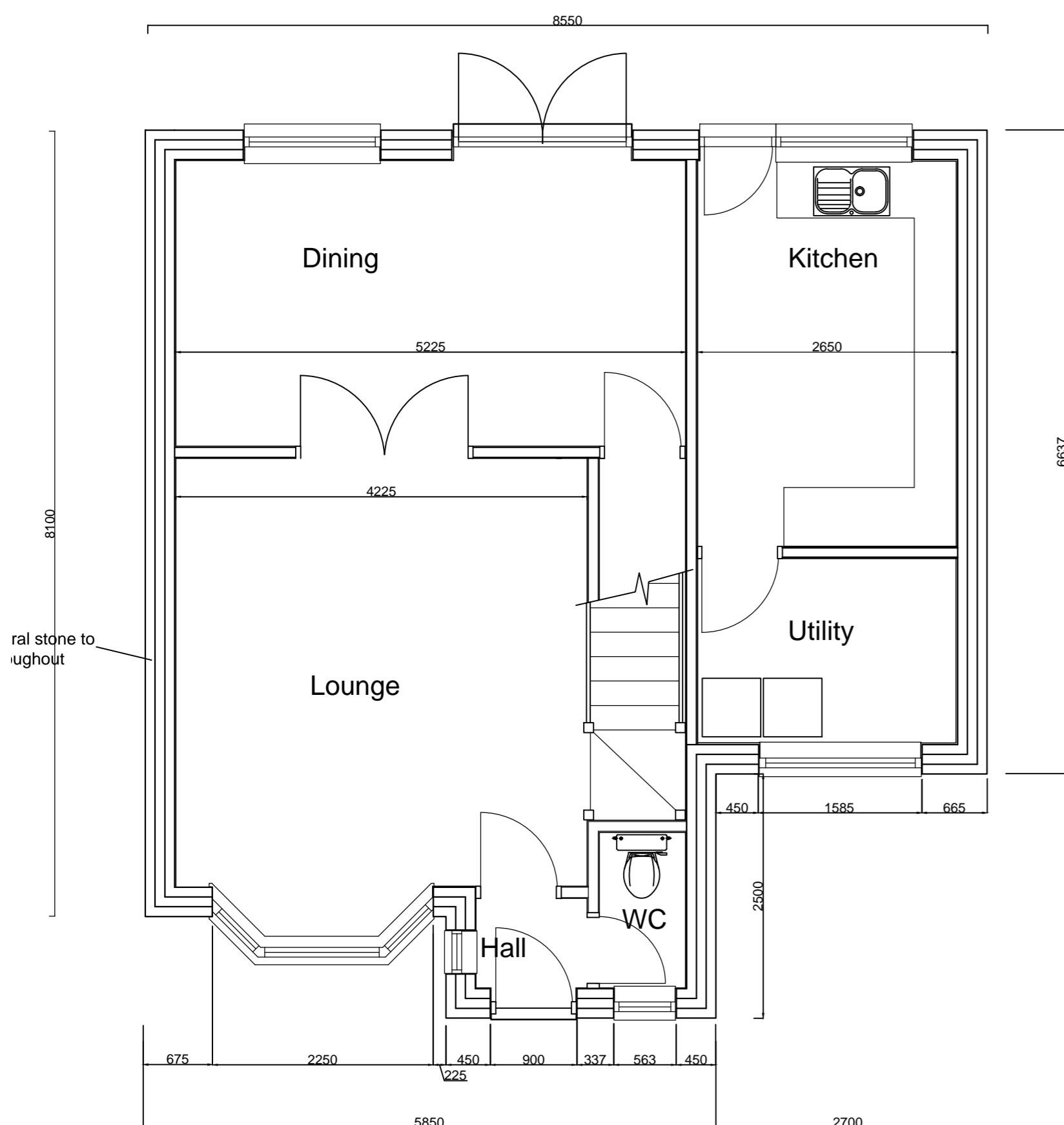
End Elevation



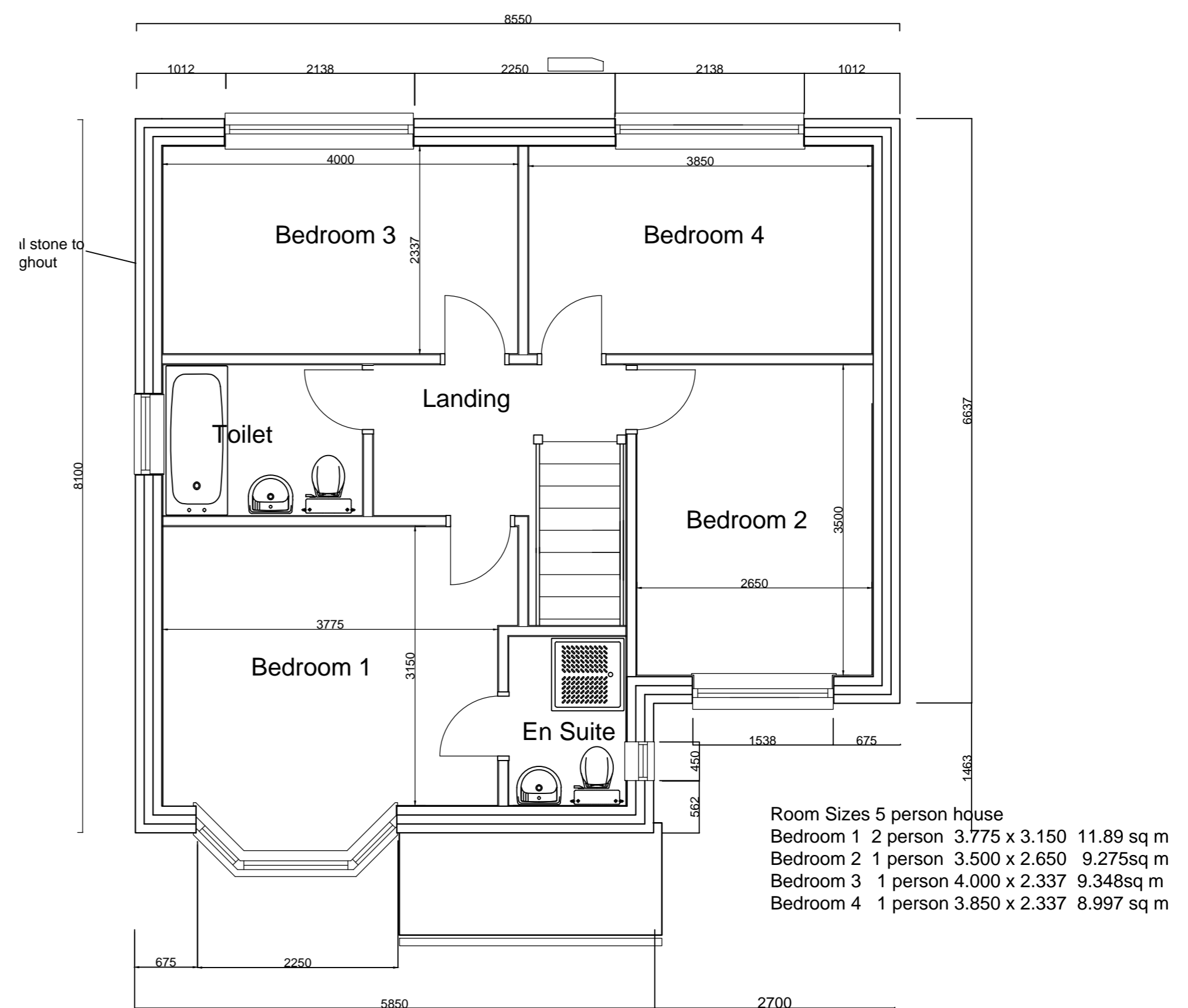
Rear Elevation



End Elevation



Ground Floor Plan



First Floor Plan

Drawing

House Type Healey

Address

Alderwood, Market Street, Edenfield

Client

David Warren

Dwg No

17005.5

Scale

1.50

DJ Hancock Design

22 Croft Street

Bacup

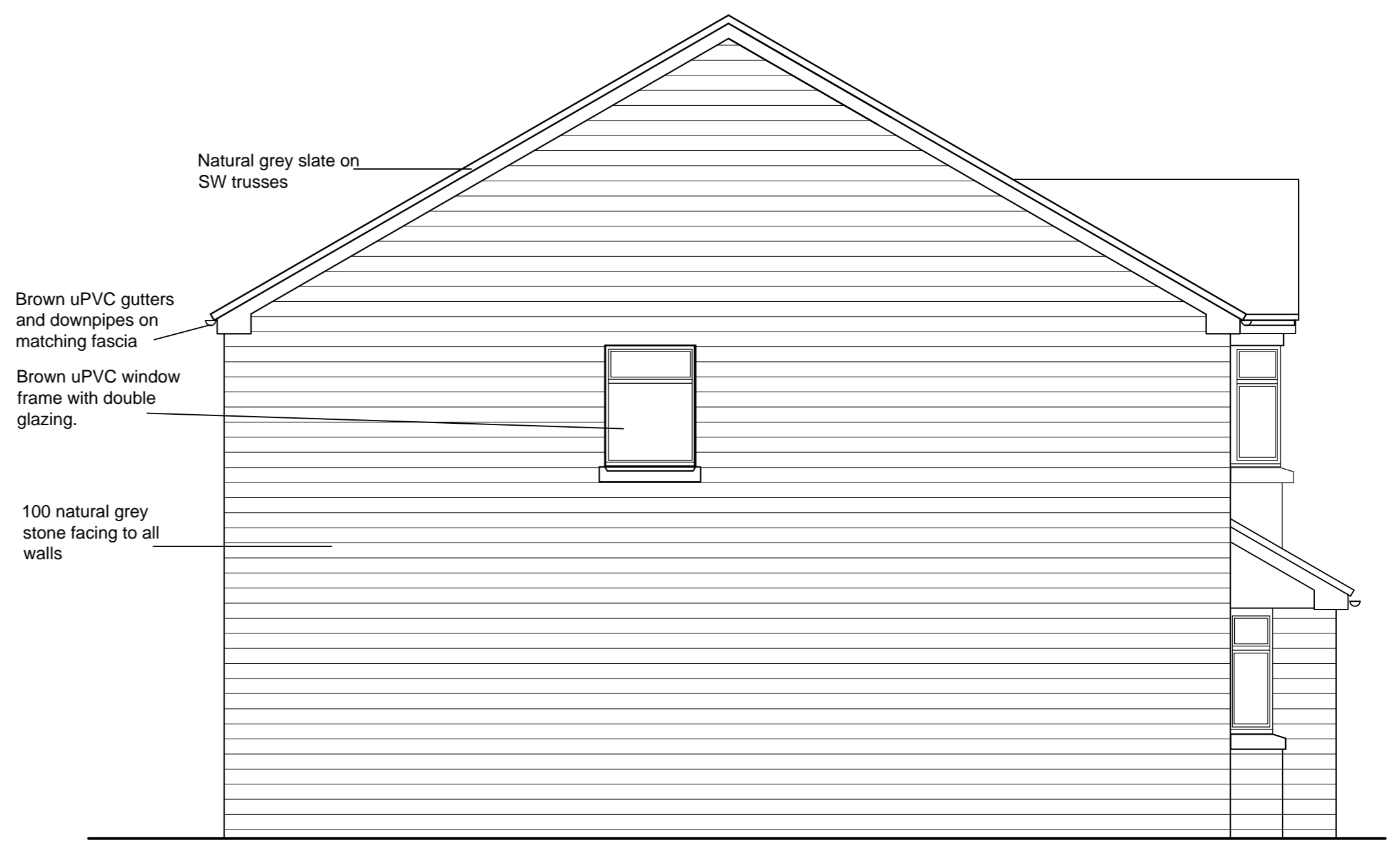
Lancashire

Tel 01706 563502

Mob 07599 008 791



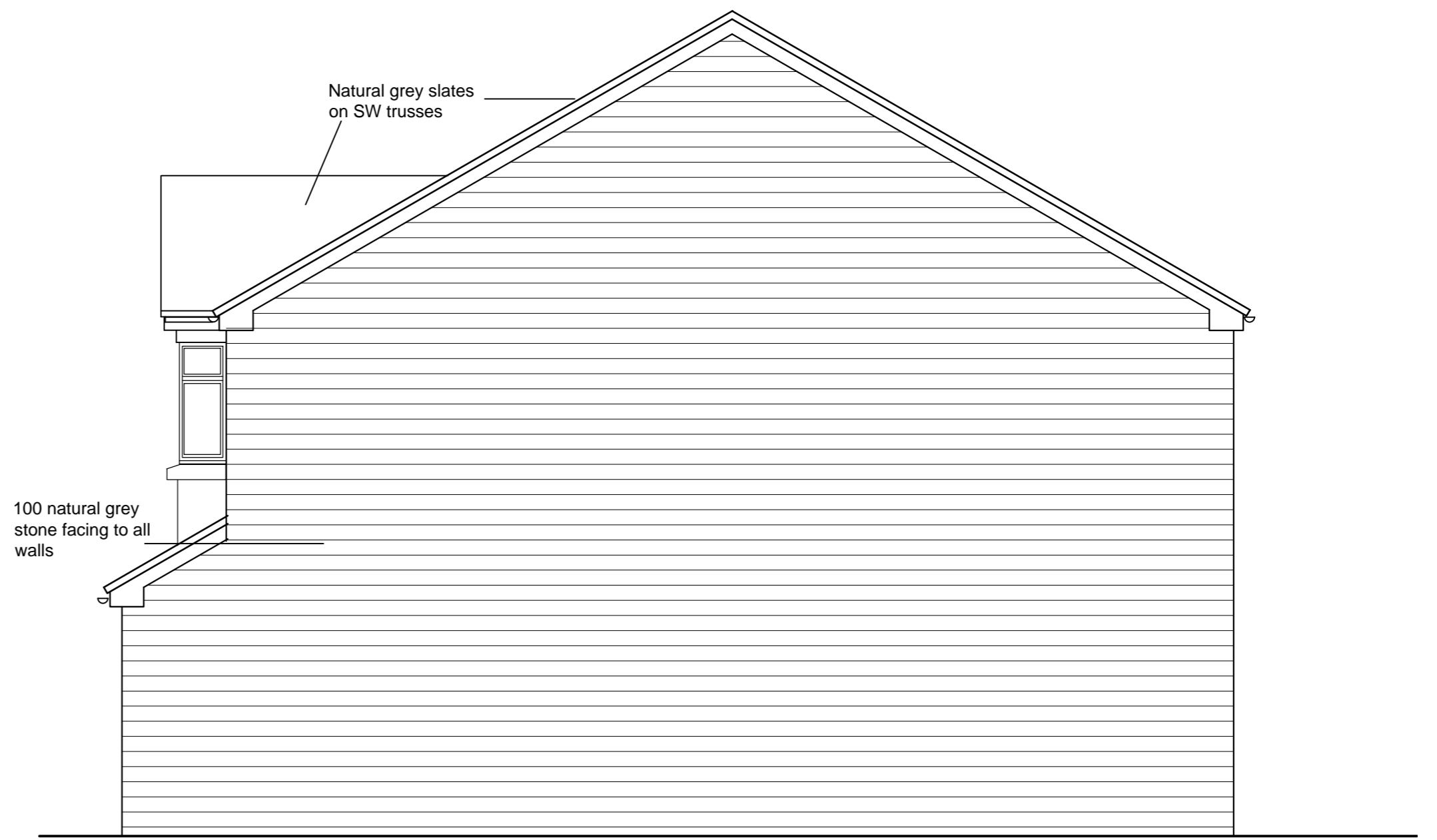
Front Elevation



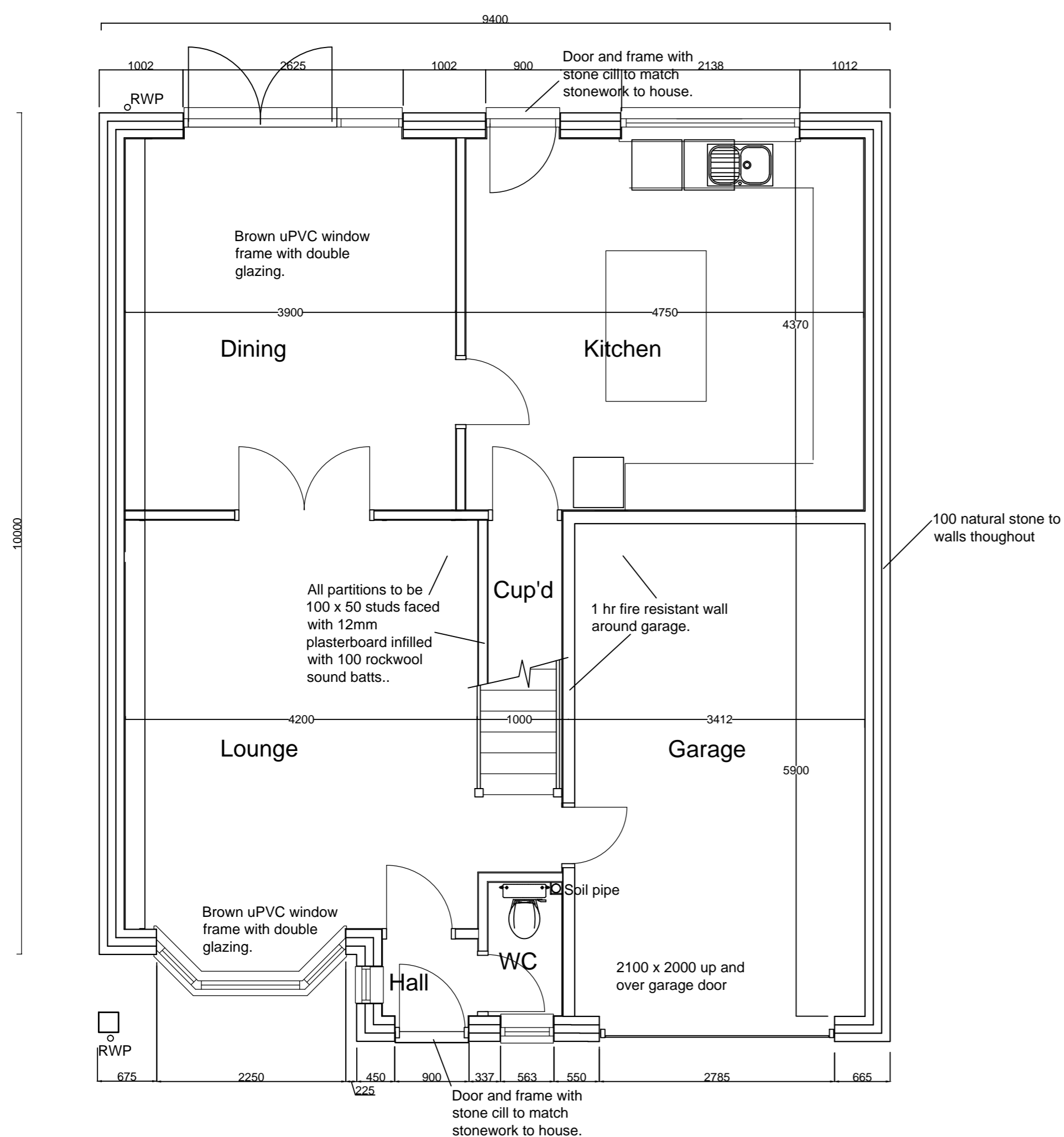
End Elevation



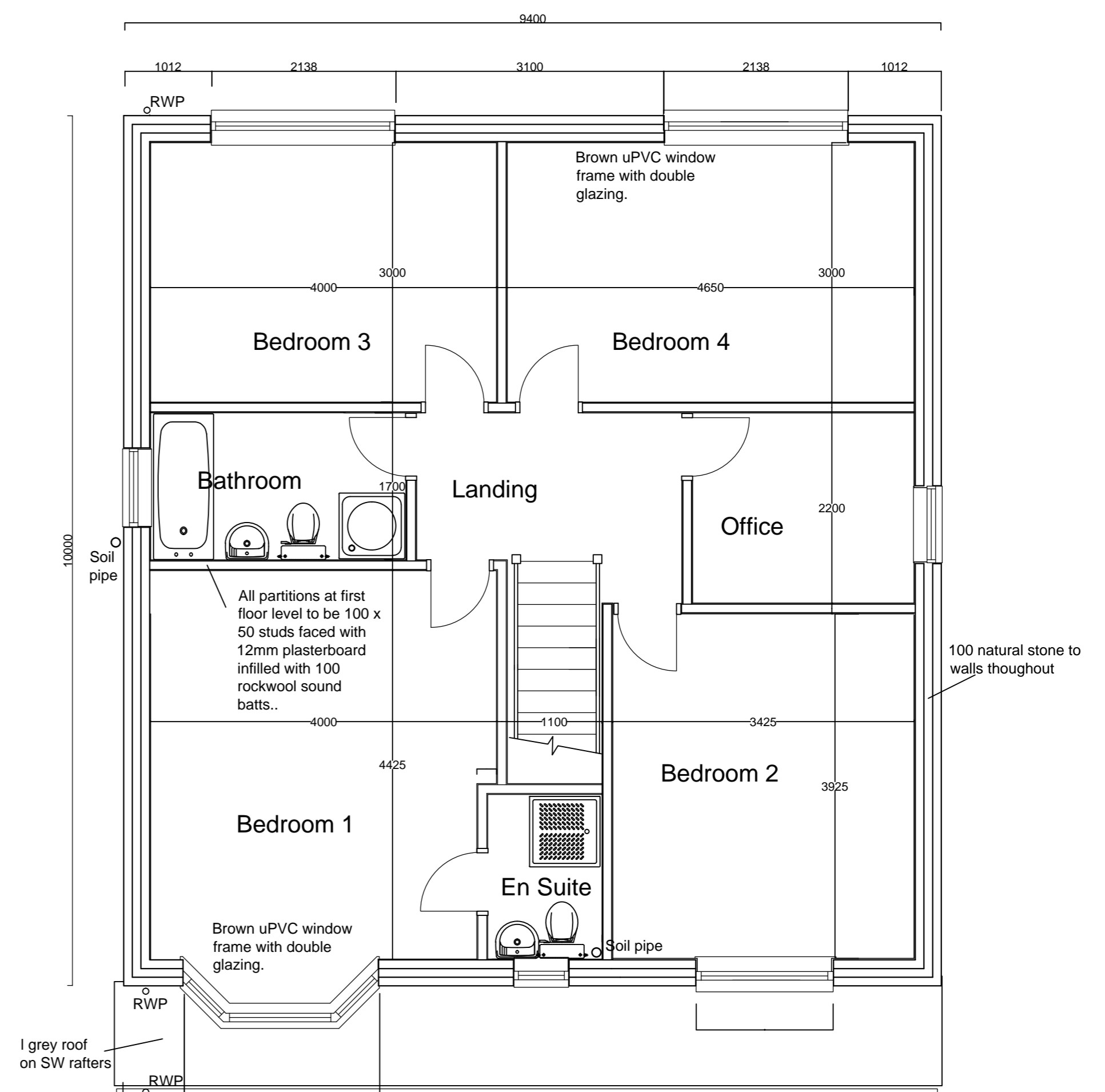
Rear Elevation



End Elevation



Ground Floor Plan



First Floor Plan

Room Sizes 8 person house
 Bedroom 1 2 person 4.425 x 4.000 17.700 sq m
 Bedroom 2 2 person 3.425 x 3.925 13.443sq m
 Bedroom 3 2 person 4.000 x 3.000 12.000sq m
 Bedroom 4 2 person 4.650 x 3.000 13.950sq m

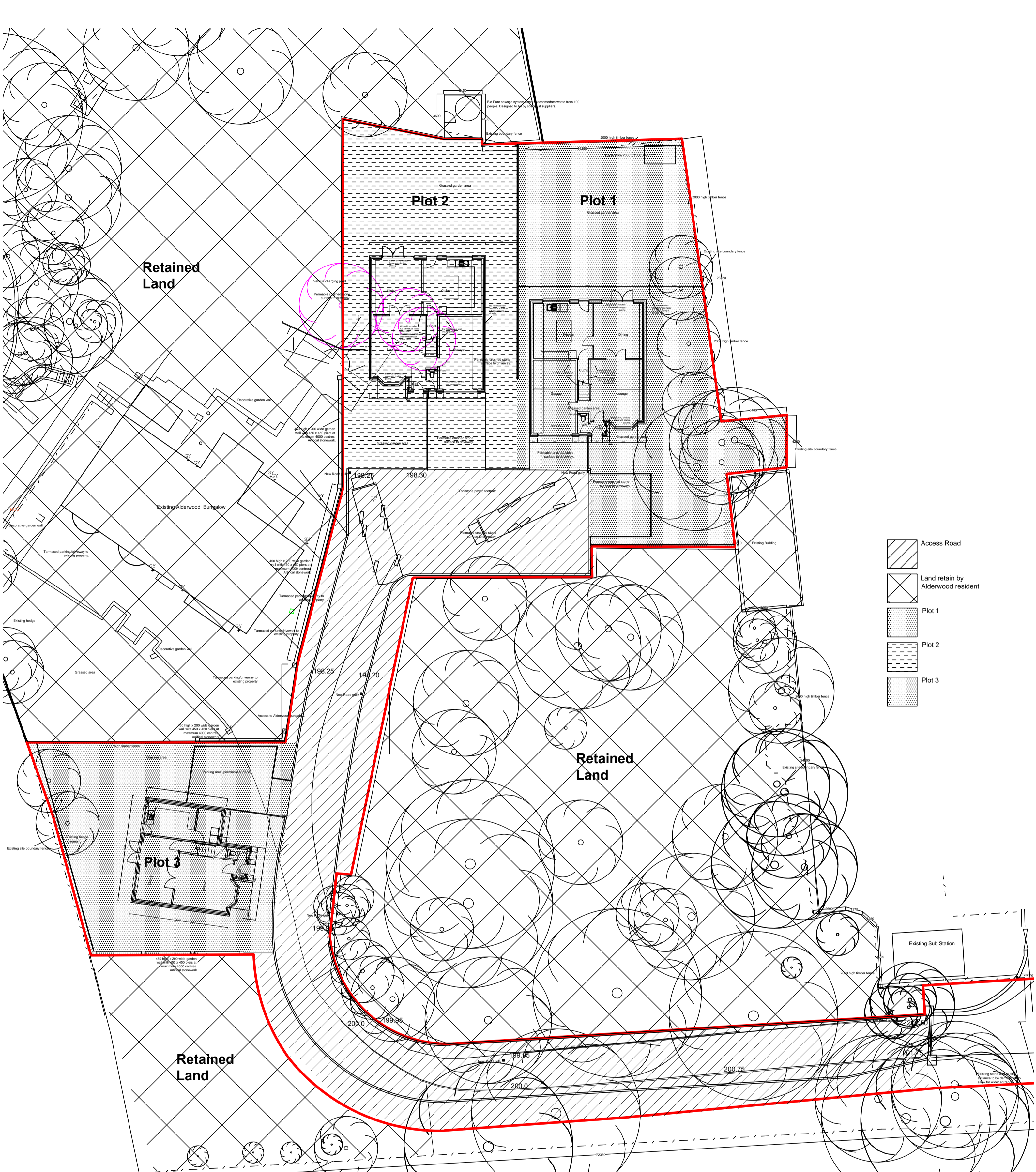
Drawing
 Sherfin House Types


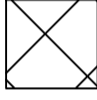

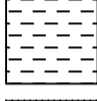

Address
 Alderwood, Market Street,
 Edenfield

Client
 David Warren

Dwg No
 17005.6A Scale
 1:50

DJ Hancock Design
 22 Croft Street
 Bacup
 Lancashire
 Tel 01706 563502
 Mob 07599 008 791



-  Access Road
-  Land retain by Alderwood resident
-  Plot 1
-  Plot 2
-  Plot 3

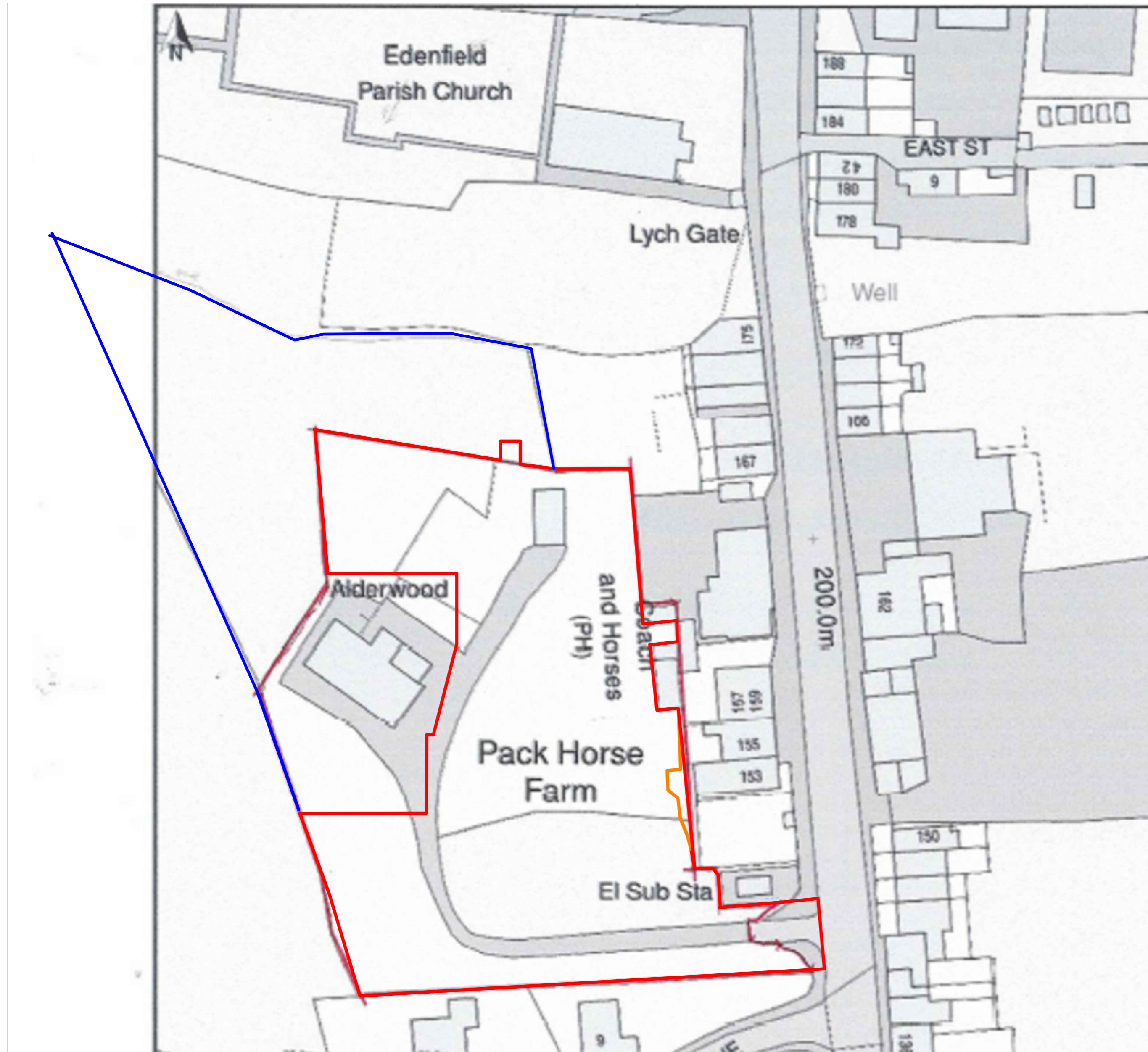
B - Footpath removed
 08.06.2026
 A - Slight revision to road
 line 08.08.2025
 Drawing
 Plot Boundaries

Address
 Alderwood, Edenfield

Client
 David Warren

Dwg No 17005 9 Scale 1:200

DJ Hancock Design
22 Croft Street
Bacup
Lancashire
 Tel 01706 563502
 Mob 07599 008 791



A - Boundary Revised

Title
Location Plan

Job
Alderwood Edenfield

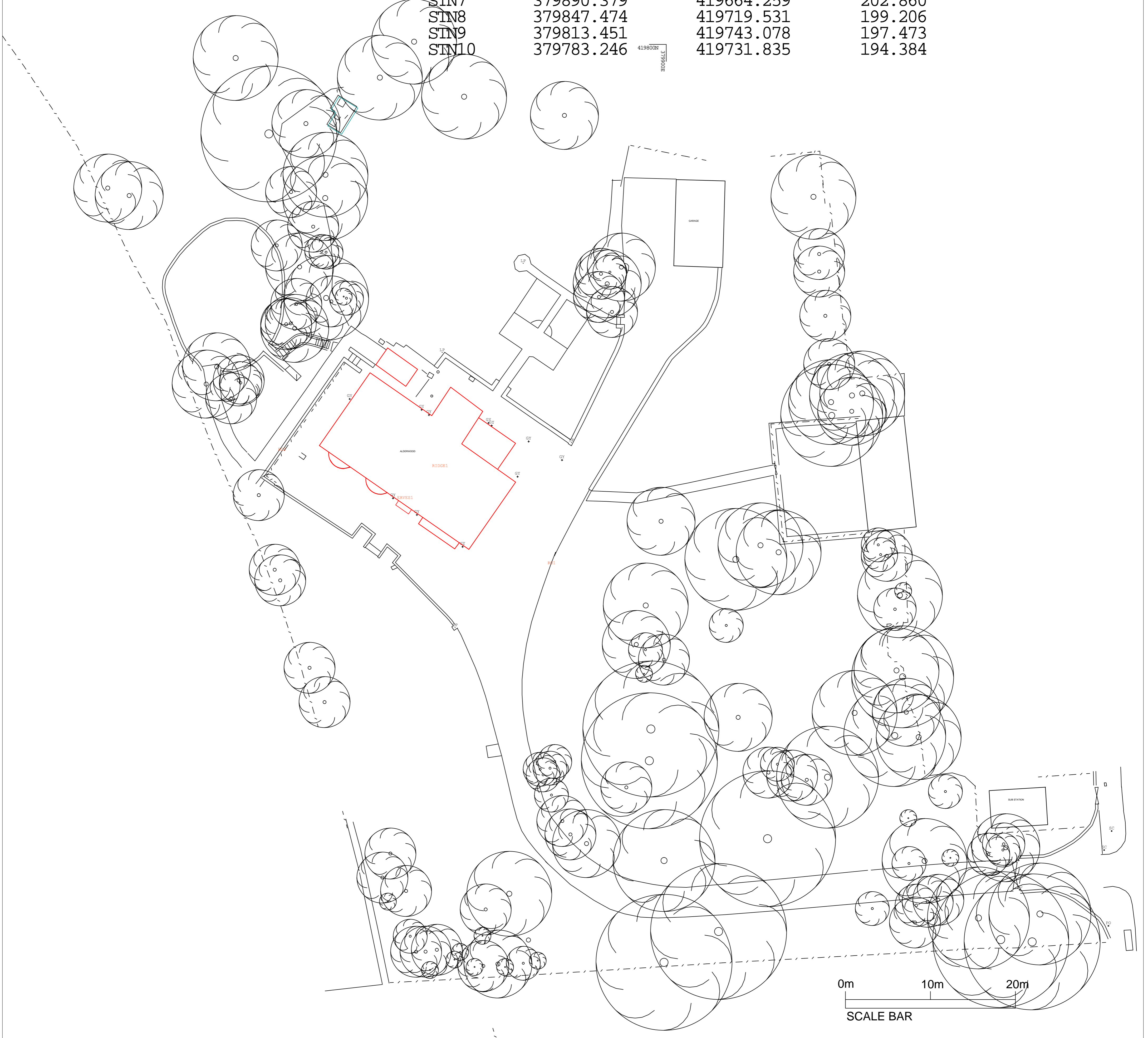
Client
David Warren

Dwg No
17005.8

Scale
1:500@A1

DJ Hancock Design
22 Croft Street
Bacup
Lancashire
OL13 9DB
Tel 01706 563502
Mob 07599 008 791

Station	Easting	Northing	Level
RO1	379825.693	419700.054	198.076
RO2	379793.955	419713.431	197.678
STN1	379809.265	419684.962	197.876
STN2	379821.879	419656.847	198.826
STN3	379835.120	419660.453	199.332
STN4	379870.391	419662.048	201.232
STN5	379853.623	419694.577	199.603
STN6	379869.232	419671.187	201.014
STN7	379890.379	419664.259	202.860
STN8	379847.474	419719.531	199.206
STN9	379813.451	419743.078	197.473
STN10	379783.246	419731.835	194.384



NOTES

THIS SURVEY HAS BEEN ORIENTATED TO THE ORDNANCE SURVEY (O.S) NATIONAL GRID (OSGB36) VIR A GLOBAL POSITION SYSTEM (GPS) AND THE O.S ACTIVE NETWORK (SMARTNET)

A TRUE OSGB36 COORDINATE HAS BEEN ESTABLISHED AROUND STN 1 AND STN 2 THE SURVEY HAS BEEN CORRELATED TO THESE 2 POINTS TO CREATE A TRUE O.S. BEARING FOR ANGLE ORIENTATION

ONLY DRAINAGE VISIBLE AT TIME OF SURVEY HAS BEEN ADDED

ALL DIMENSIONS SHOULD BE CHECKED ON SITE

SURVEY UNITS ARE IN METERS

SURVEY GRID = 50 METERS

Title
Survey
Job
Alderwood Edenfield

Client
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Dwg No 17005/1 **Scale** 1:200@A1

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