

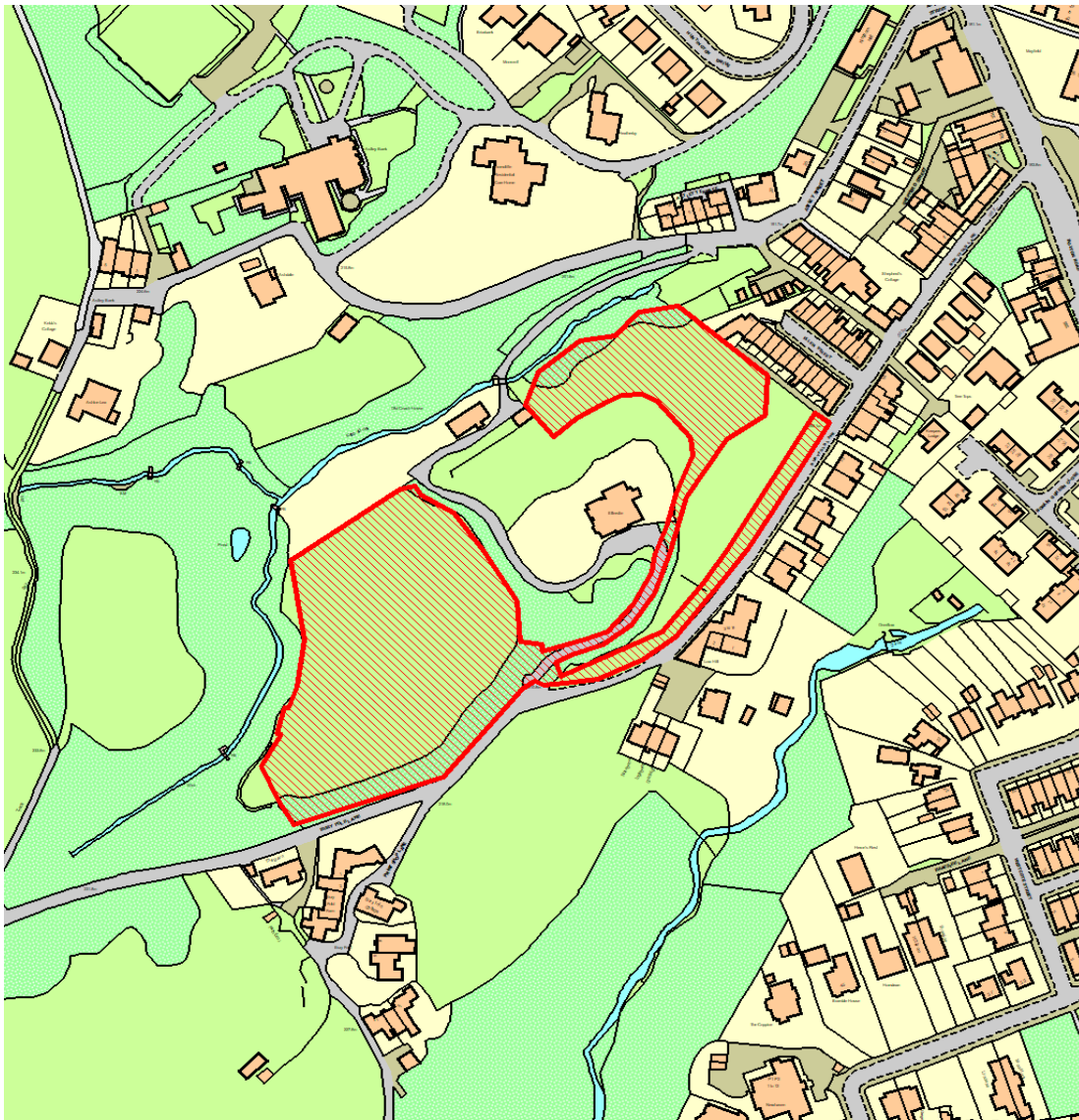
Proposed development: Variation of Condition No.5 pursuant to Reserved Matters application 10/19/0642 for the appearance, landscaping, layout and scale for 18 dwellings; pursuant to Outline Approval 10/15/1081 - to amend the design of the proposed houses and include a private access to plot 5.

**Site address:
Ellerslie
Bury Fold Lane
Darwen
BB3 2QG**

Applicant: Ms Patricia da Silva

Ward: Darwen South

**Councillor Kevin Connor
Councillor Neil Slater
Councillor Lilian Salton**



1.0 SUMMARY OF RECOMMENDATION

1.1 APPROVE – Subject to conditions; as set out in paragraph 4.1.

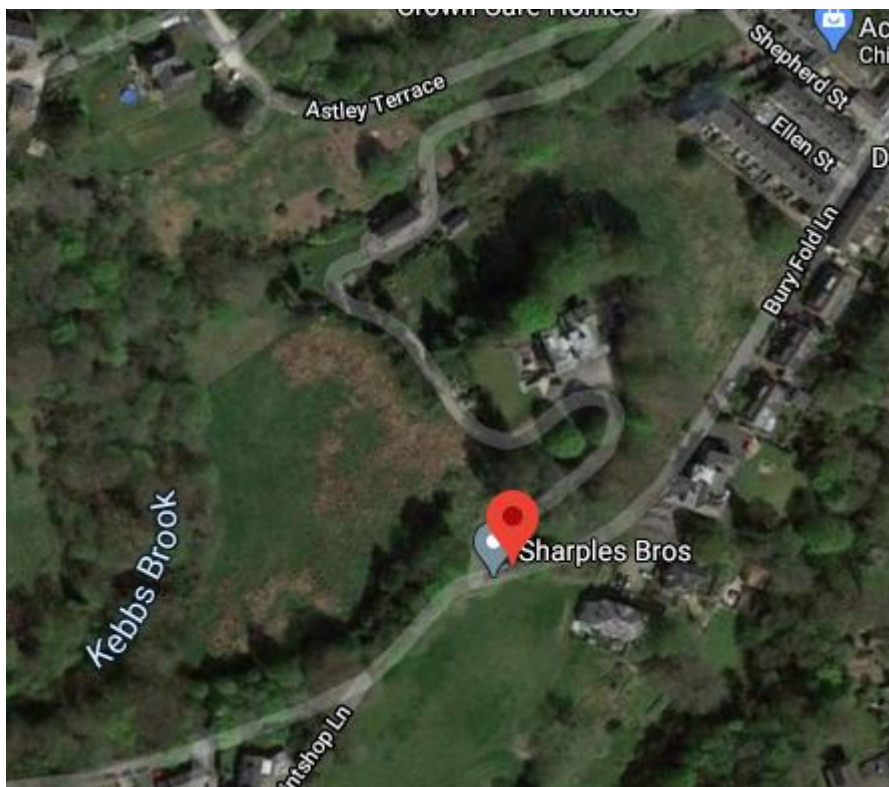
2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

- 2.1 This planning application is submitted under the provision of section 73 of the Town and Country Planning Act 1990, pursuant to approval of Reserved Matters for the appearance, landscaping, layout and scale for 18 dwellings on land allocated for housing under Policy 28/12 of the Local Plan Part 2. This application represents a Minor Material Amendment seeking to vary previously approved drawings (set out in condition no. 5), to amend the layout and design of the houses, and to include a private access to plot 5. The application is reported to the Committee following receipt of a significant number of objections.
- 2.2 Members are advised that the principle of 18 dwellings and associated principle access arrangements into the site from Bury Fold Lane are established under the previous permissions (see Section 5). Assessment of this application is strictly limited to consideration of appearance, landscaping, layout and scale, as well as a private, secondary access arrangement for Plot 5.
- 2.4 The assessment finds the proposed amended positions of the houses, within previously established plots, their appearance and scale as well as the access arrangements to Plot 5, to be acceptable. Moreover, from a technical point of view, all issues have been addressed through the application or are capable of being controlled or mitigated through planning conditions.
- 2.5 The proposal amounts to enabling development. The applicant submits that Plot 5 is subject to a private sell off. Sale of the plot is subject to a significant non-refundable deposit paid to the applicant / developer on exchange of contracts, subject to planning permission. Support of this application would fund commencement of works to widen a section of Bury Fold Lane prior to the undertaking of any house building, as required by condition no. 5 attached to the Outline permission.
- 2.6 Members are further advised that support for this amendment does not influence conditions attached to the Outline permission which require compliance prior to commencement of development. Support for the proposal, as Minor Material Amendment, will have the effect of creating a new planning permission alongside the original Reserved Matters permission. It would, therefore, still be open to the developer to implement either permission.

3.0 RATIONALE

3.1 Site and Surroundings

- 3.1.1 The application site relates to Ellerslie House, surrounding grounds, and access thereto, from the junction of Bury Fold Lane with the A666, Bolton Road. Ellerslie House is a large, impressive detached mid-19th Century dwelling located to the north west of Bury Fold Lane. The application site lies within the south eastern edge of Darwen's urban boundary. The site is bound by housing to the east and open countryside to the north, south and west. A Listed Building is located to the south at Low Hill, being sited at the edge of the footpath to Bury Fold Lane. Large mature trees, some of which are protected by Tree Preservation Order, envelop the site and there is a watercourse known as Kebbs Brook to the north. The site is accessed from the A666 Bolton Road via Bury Fold Lane.



Extract from Google earth image.

- 3.1.2 Topography rises steeply from the rear of terrace properties on Ellen Street toward Ellerslie, where the land continues to rise more gradually toward the west. There is also a drop in land level from south to north toward Kebbs Brook.

3.2 Proposed Development

- 3.2.1 Variation of Condition No.5 - pursuant to Reserved Matters application 10/19/0642 for the appearance, landscaping, layout and scale for 18 dwellings; pursuant to Outline Approval 10/15/1081 - to amend the design of

the proposed houses and include a private access to plot 5, as set out in the submitted drawings.



Extract from submitted proposed amended site plan received 29th March 2021.



3.3 Development Plan

3.3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise.

3.3.2 The Development Plan comprises the Core Strategy and adopted Local Plan Part 2 – Site Allocations and Development Management Policies. In determining the current proposal the following are considered to be the most relevant policies:

3.3.3 Core Strategy

- CS1 – A Targeted Growth Strategy
- CS5 – Locations for New Housing
- CS6 – Housing Targets
- CS7 – Types of Housing
- CS8 – Affordable Housing Requirement
- CS15 – Ecological Assets
- CS16 – Form and Design of New Development
- CS18 – The Borough's Landscapes
- CS19 – Green Infrastructure

3.3.4 Local Plan Part 2 (LPP2)

- Policy 1 – The Urban Boundary
- Policy 7 – Sustainable and Viable Development
- Policy 8 – Development and People
- Policy 9 – Development and the Environment
- Policy 10 – Accessibility and Transport
- Policy 11 – Design
- Policy 12 – Developer Contributions
- Policy 18 – Housing Mix
- Policy 28 – Development Opportunities
- Policy 38 – Green Infrastructure on the Adopted Policies Map
- Policy 39 – Heritage
- Policy 40 – Integrating Green Infrastructure and Ecological Networks with New Development
- Policy 41 – Landscape

3.4 Other Material Planning Considerations

3.4.1 Residential Design Guide Supplementary Planning Document

3.4.2 Green Infrastructure Supplementary Planning Document

3.4.3 National Planning Policy Framework (The Framework)

Overall, The Framework aims to raise economic performance by ensuring the quantity, quality and mix of housing reflect that required, with an expectation

to maintain a 5-year housing land supply. Quality design should be secured and environmental impacts minimised. Effective use of under-used or vacant land is also emphasised. Areas of The Framework especially relevant to the proposal are as follows:

- Delivering a sufficient supply of homes
- Building a strong, competitive economy
- Making effective use of land
- Achieving well-designed places
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment.

3.5 Assessment

3.5.1 Assessment of the original Reserved Matters application was limited the following matters:

- **Appearance:** Aspects of a building or place which affect the way it looks, including the exterior of the development.
- **Landscaping:** The improvement or protection of the amenities of the site and the surrounding area; this could include planting trees or hedges as a screen.
- **Layout:** Includes buildings, routes and open spaces within the development and the way they are laid out in relation to buildings, routes and open space outside the development.
- **Scale:** Includes information on the size of the development, including the height, width and length of each proposed building.

3.5.2 This Minor Material Amendment application is limited to these matters, in the context of assessing the amended house types, their positions within their approved plots and the private, secondary access to Plot 5.

3.5.2 The site policy (LPP2 – Policy 28, site 28/12) has no specific requirements for any of the reserved matters, beyond a direction of the potential use of the site for 'small scale residential'. Policy 11 (Design) of LPP2 is the primary policy that guides the assessment.

Appearance

3.5.3 With the exception of the house type proposed at Plot 5, the amended house types generally remain of similar contemporary appearance and of a broadly consistent scale, with regard to their two storey nature, roof profiling, fenestration and floor area, to those previously approved. The amendment does, however remove the split-level element, meaning that the houses will sit on a plateaued surface cut into the sloping land form.

3.5.4 The pallet of external materials proposed consists of off-white render, Teak-effect and split-faced stone cladding to the walls and tiled roofs. The main amendment being the omission of black facing brick and introduction of the split-faced stone cladding.





- 3.5.5 The appearance of the house types remain acceptable, as an appropriate contrast to the traditional grandeur and elegance of Ellerslie House, serving to emphasise the building as a stand-alone property central to a wider modern intervention.
- 3.5.6 Turning to Plot 5; the amended house type will be a bespoke design, larger than those previously approved. Although it represent something of a departure from the contemporary design of the other house types, featuring more traditional gable roof profiling, fenestration and external walling and roofing pallet of materials will appear broadly consistent with the remainder of the development.
- 3.5.7 It should be recognised that Plot 5 sits as an end plot of a row, positioned at the south western extremity of the site. Consequently, the amendment will be read less in conjunction with the other house types. This would not be the case if the plot sat within the row. In this context, its appearance is considered to be acceptable.
- 3.5.8 Appearance of the secondary access from the perspective of Bury Fold Lane is acceptable. The work effectively involves repositioning an existing access a short distance to the east, utilising the stone gate columns to frame the access. The existing break in the wall will be blocked up in matching reclaimed stone.
- 3.5.9 Weight is also attached to the applicants assertion that purchase of Plot 5 will be in advance of development, if this application is supported. As noted

earlier, this secures initial funding to allow commencement of works to widen Bury Fold Lane.

3.5.10 As specified on the site layout, permeable paving is proposed for the driveways, precise details of which will be secured by condition.

3.5.11 Landscaping

Notwithstanding the current application, submission of a landscaping scheme is required by condition attached to the Outline permission. This will inform a further detailed assessment of landscape provision.

No change is proposed to that previously approved. Retention of key boundary tree groupings and vegetation, in response to the developed area, as set out in a previously submitted Arboricultural Constraints Appraisal and supporting drawings is still assured.

As aforementioned the amended layout includes reference to proposed hard landscaping to driveways, in the form of permeable paving.

Submission of a Woodland Management Plan will be secured by condition, to ensure protection and effective management of existing woodland.

3.5.12 Layout

The layout remains as previously approved, in respect of highway arrangement, plot positions and their sizes. The position of the dwellings within the plots are, however, modified to a very minor extent. No harm to residential amenity or the surrounding woodland arises from this amendment. Separation between proposed dwellings and between proposed and existing dwellings remains in accordance with the Council's adopted separation standards, as set out in the Residential Design guide SPD, as follows:

- 21m between facing habitable room windows;
- 13.5m between habitable room windows and non-habitable room windows / blank elevations; and
- An additional 3m for every additional floor above two storey or where the land level increase is the equivalent.

3.5.13 The interface between habitable windows to the rear of Plot no. 18 and the rear of 19 Ellen Street is reduced by a metres to circa 24.5m. Taking into account the elevated position of the applicant site relative to no. 19, the minimum standard to be achieved is 24.5m. Separation in this regard is, therefore, acceptable.

3.5.14 Surrounding woodland is unaffected by the amendment, with the exception of the proposed secondary access for Plot 5, onto Bury Fold Lane, which may have a relatively minor impact. An Arboricultural Impact Assessment will inform the position, submission of which is currently outstanding, Review of Assessment will be reported in the Update Report.

3.5.15 The layout remains otherwise unchanged, including off-street parking, broadly in accordance with the Council's adopted standards, for all dwellings, in the form of driveways and garages.

3.5.16 The secondary access to Plot 5 is splayed and demonstrates adequate sightlines. No objection to its inclusion is offered by the Council's highway consultee.

3.5.17 The applicant has reiterated that the development will be gated and that maintenance of the highway and communal areas will be the responsibility of a private management company, upon completion. Highway will not, therefore, be adopted by the Council. Submission of a Management / Maintenance Plan and full details of the proposed gates will be secured by condition.

3.5.18 Scale

The overall scale of the development is fundamentally as previously approved. House types remain 2 storey's high, ranging between circa 8 and 9.5m, with a broadly corresponding floor area.

3.5.19 Bespoke house type F, at Plot 5, is considered a 2.5 storey building, slightly higher than the others, at circa 9.9m and occupying a slightly greater floor area. Whilst this increase in scale is acknowledged as resulting in a slightly more visually prominent dwelling, retention of perimeter woodland softens its impact significantly. No harm arises from this amendment.

3.5.20 Accordingly, when assessed against the character criteria of Policy 11, the amended proposal remains compliant, by virtue of it demonstrably:

- Establishing a strong character, by taking applying positive local character traits in a modern context, through plot sizes, build style (including colour and materials), resulting in a complimentary development which accentuates the proposed house types and contrasts them with Ellerslie House;
- appropriately responding to the sites topography and general landscape features;
- making best use of existing connections, landmarks / views and the relationship of buildings to the street, and:
- presenting a scale of development proportionate to the surroundings.

3.5.21 Section 106 obligations

Members are advised that this amendment does not affect the section 106 Agreement attached to the outline permission. For the avoidance of doubt, the requiring following financial contribution is required towards:

- a. Affordable Housing - Formula "A x (0.425 x Average House Price) x 0.20". Average house price is set at £150,000.
- b. Public Open Space –. The formal provision is to be provided via a lump sum of £25,308 (£1406 per dwelling) which would be used to enhance existing open space/ play areas at Watery Lane and Ashton Park, as well as land drainage improvements to Blacksnape football pitches; in accordance with the Council's Playing Pitch Strategy.

3.5.22 Summary

This report assesses the Minor Material Amendment pursuant to the Reserved Matters permission for land at Ellerslie House, Bury Fold Lane, Darwen. Assessment of the relevant material considerations finds the proposal to be in accordance with Development Plan and The Framework.

4.0 **RECOMMENDATION**

4.1 **Approve, subject to the following conditions (including those attached to the Reserved Matters permission):**

1. Prior to first occupation of the development hereby approved, a Management and Maintenance Plan for the approved internal highway and communal open space shall be submitted to and approved in writing by the Local Planning Authority. The development shall be maintained and managed in accordance with the approved details.

REASON: To ensure an appropriately maintained communal open area in the interests of visual amenity and biodiversity, in accordance with Policies 11, 9 & 40 of the adopted Blackburn with Darwen Borough Local Plan Part 2.

2. Notwithstanding the submitted details, prior to commencement of the development hereby approved, samples of all external walling and roofing materials, including their colour, to be used in construction of the building work 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 ensure that the external appearance of the development is satisfactory, in accordance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2 and the adopted Blackburn with Darwen Design Guide Supplementary Planning Document.

3. Prior to first occupation of the development hereby approved, details of the gated access into the site shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the precise location of the gates, their elevational appearance and opening radii. The gates shall be installed in accordance with the approved detail upon completion of the approved development.

REASON: In the interests of highway safety and to ensure that the external appearance of the development is acceptable, in accordance with Policies 10 and 11 of the adopted Blackburn with Darwen Local Plan Part 2.

4. No development shall take place until a long-term Woodland Management Plan has been submitted to and approved in writing by the local planning authority. The approved Plan shall be adhered to throughout the lifetime of the development.

REASON: In order to safeguard retained woodland, in the interests of visual amenity and biodiversity, in accordance with Policy 9 and 40 of the adopted Local Plan Part 2.

5. Prior to occupation of the development hereby approved, details of the elevation / appearance and opening radii of the gates at the secondary access to Plot 5 shall be submitted to and approved in writing by the Local Planning Authority. The gates shall be installed in accordance with the approved detail upon completion of the approved development.

REASON: In the interests of highway safety and to ensure that the external appearance of the development is acceptable, in accordance with Policies 10 and 11 of the adopted Blackburn with Darwen Local Plan Part 2.

6. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposal received 27th June 2019; as detailed on drawings numbered: 16097 - LP, 16097 - 110 - Rev E, 16097 - CFP, 16097 - 113 - Rev C, House Type A - 16097 - 201, House Type B - 16097 - 202, House Type C - 16097 - 203 and House Type E - 16097 - 204; and the amended proposal received 4th February 2021, as detailed on drawings numbered: 20-071 P-001 Rev 03, 20-071 P-002 Rev 02, House Type A 20-071 P-106, House Type B 20-071 P-105, House Type C 20-071 P-101, House Type E 20-071 P-103 and House Type F 20-071 P-102 Rev 01, 20-071 P-104 and 20-071 P-108

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

5.0 PLANNING HISTORY

- 5.1 10/15/1081: Outline planning permission, granted by Planning & Highways Committee on 1st August 2016, for the erection of 22 three and four bedroom dwellings and access.
- 5.2 10/19/0642: Approval of Reserved Matters, granted by Planning & Highways Committee on 17th January 2020, for the appearance, landscaping, layout and scale for 18 dwellings; pursuant to Outline Approval 10/15/1081.

6.0 CONSULTATIONS

- 6.1 Highways Authority
No objection.

6.2 Arboriculture Officer
Response to be reported in update report.

6.10 Neighbours
Neighbour notification letters were sent to 119 properties within the locality on the 3rd February 2020. In addition site notices were displayed and a press notice was published on 17th February 2020. As a result of this consultation process, 6 letters of objection have been received. The objections expressed concern as to the principle of houses and access arrangements along Bury Fold Lane, from the A666 and the impact of increased vehicular traffic. Such matters have, however, been previously accepted and fall outside the scope of this assessment. It is, however, worth re-iterating that detailed specification of the proposed widening works to Bury Fold Lane will be considered under the condition discharge procedure, in accordance with the requirements of conditions attached to the Outline permission, and that these works must be undertaken prior to the commencement of house building. The full details of the representations are contained in Section 9.

7.0 CONTACT OFFICER: Nick Blackledge – Senior Planner, Development Management.

8.0 DATE PREPARED: 26th March 2021.

9.0 SUMMARY OF REPRESENTATIONS

Objection Mike Hargreaves. Rec – 08/02/2021

fao nick blackledge

hello nick i'm writing to you to object strongly to the planning of building 18 houses at ellerslie fold off bury fold lane.

i am responding to your letter i received ...i live on ellen street

the idea of what essentially is a housing estate in this area is ludicrous.

the only access is bury fold lane ...a single track with no passing places as such would mean a nightmare for traffic....the area exudes history with victorian and pre victorian buildings that are part of darwens rich heritage would be ruined.

i cannot believe it's even being considered.

the building on green spaces is abhorrent to me and many others....may i respectfully suggest the place to build new affordable houses is a quarter mile further down bolton road at the old 'crown paints' site which is frankly an eyesore.

Objection – Stewart Penswick. Rec – 08/02/2021

Please refuse this whole planning application as no-one in the surrounding residences wants this.

Bury Fold Lane is a busy little lane no matter what your traffic survey said, and it's a nice quiet area. Extra dwellings will create extra traffic and extra noise which we don't want on our doorstep.

Please see your records as to complaints against the owner of Ellerslie regarding smoke pollution which should also be taken into consideration when reviewing this case.

This application will just be another blot on the landscape of Darwen if it's allowed to happen.

At the moment the bottom of Bury Fold Lane is closed due to water main and road being washed away problems so we have to cut through the little back street to get home. There are farms further up that can't get their tractors and wagons up because of this, so losing revenue in already tight times. Allowing this planning will require the road widening, I'm informed, which will again severely restrict traffic flow whilst this work is undertaken.

Objection - Janice Cowell, New House, Bury Fold Lane, Darwen. Rec – 13/02/2021

Dear Mr Blackledge,

Re :- Planning Application Ref:- 10/21/0090 to amend the design of the proposed houses and to include a private access to plot 5.

Thank you for your letter dated 4th February regarding the above planning application.

I am concerned that this application, which includes an additional access to the site, is a strategy to avoid compliance with the conditions relating to the original consent.

The condition states that before granting permission the works stipulated in paragraphs 5 and 6 of the Council's decision letter dated 28th July 2016 regarding the various Highway works are to be completed before building can commence. Bearing in mind the lane is only able to support one footpath for most of its length together with the narrowness of the lane. These works are essential for the safety of all highway users

Prior to commencement of the development hereby approved, a detailed scheme for the provision of the following highway works shall be submitted to and approved in writing by the Local Planning Authority:

2. Bury Fold Lane road widening works.

3. Footpath provision on Bury Fold Lane

The approved scheme(s) shall be implemented prior to commencement of the development and retained thereafter. REASON: To provide for the safe, efficient and convenient movement of all highway users, in accordance with Policy 10 of the adopted Blackburn with Darwen Borough Council Local Plan Part 2 (December 2015).

I trust that no work will be allowed to commence before the road widening and footpath provisions are complete.

Objection – Hilary Midgley, 16 Bury Fold Cottages, Bury Fold, Darwen. Rec – 24/02/2021

Dear Mr Prescott,

I wish to raise an objection to the proposed planning permission 10/15/1081 at Ellerslie, Darwen on the grounds of safety. Bury Fold Lane is already too busy. Many residents have to park partly on the pavement. This reduces the road to single car width for all its length from the main road up until just before the driveway for Ellerslie. The proposed development includes two parking spaces for most of the new dwellings and three spaces for one house. This will have a direct and detrimental effect, increasing the traffic on the road significantly, not only by the new residents but also by the inevitable delivery vans.

Bear in mind that families, often with small children, use Bury Fold Lane, to access the moors and other footpaths as walkers. Lots of cyclists and people riding horses also use Bury Fold Lane. As residents we have to drive very carefully and mindfully to avoid others in the road. How long before there is a serious accident? Add to this the dangers posed during construction of the new dwellings for access by emergency vehicles. It is bad enough already, with wider vehicles such as lorries going to the farm finding it very difficult to drive up the lane.

Why build these houses here when there are much more suitable sites such as the old Crown Paints site which is an eyesore at the present time? Surely more houses could be built here with less risk to anyone driving to and from them.

Objection – H Cowell, 14 Bury Fold Lane, Darwen. Rec – 25/02/2021

I would like to object most strongly to the revised plans for Ellerslie.

The new entrance to Plot 5, however sympathetically done, would cause an ever-increasing amount of damage to the historic fabric of Bury Fold Lane.

The notation on the plan “Relocate existing entrance and form new access. Re-use gate pillars for aesthetic purposes. Gate pillars to be set back 5.5m from edge of road” gives the impression that this access is in use and is just being altered, when, in fact, this is not an active entrance.

I am extremely concerned that creating this entrance will cause the people buying the other houses proposed along that part of the site to decide that they want their own direct entrance or garden gate, so creating an increasingly untidy and urban appearance. The level of development which has been approved at Ellerslie is already totally out of keeping with the environment as it is, without further accesses being granted along the lane.

If this access is approved, the plot should not be allowed to be developed separately, prior to all the works being completed as set out in the existing permissions. An approval for this access should not be seen as a short-cut to being able to commence developing the site.

The work to widen Bury Fold Lane and set the wall back remains a matter of great concern - especially as regards enforcing a high standard of rebuilding and responsibility for its future maintenance.

As a final point, in the Reserved Matters application, mention was made of a Woodland Management Plan. Soon there will not be any woodland to manage as it is disappearing at an alarming rate.

Objection – N J, 29 Higher Bold Venture, Duckshaw Road, Darwen. Rec – 04/03/2021

Reference: Planning Application 10/21/0090 – Land at Ellerslie.

Further to the above application we have the following objections we wish to lodge with the Planning and Growth Department..

The Bury Fold Lane area has witnessed increased motor usage and multiple vehicle ownership over the last 10 years. The planning application for 18 houses would probably bring an additional thirty to forty vehicles on to the lane which is at present difficult to navigate on occasions. The junction with Ellen Street and the junction with the A666 Bolton Road are two difficult places on the lane which lead to difficulties for road users even at present occupancy levels. I have previously raised concerns to the council in respect of the sight lines from Bury Fold Lane when exiting on to the A666. The poor sight lines, narrow entrance on to the lane can cause problems when there are multiple vehicles wishing to enter and exit the lane at the same time. Your response has been that there has not been sufficient accidents to warrant any improvement works.

The town of Darwen has suffered from localised surface water run off during heavy periods of rain that has caused property damage from flooding. Eroding green areas that feed in to the River Darwen with additional hard surfaces will have an impact on properties further downstream. I do not accept the comments made by local planners that these cumulative developments will have “little” impact on people at Hollins Grove, Darwen. Planners should be mindful of preserving green areas allowing surface water to permeate naturally as opposed to creating hard surfaces and accelerating surface run off. This development will in a small contributory way lead to someone else’s property being flooded. We are all aware of an existing problem 2 miles downstream and yet your developments continue with little care for those who live in the flood risk areas of the borough.

We have concerns and have expressed our concerns in the past regarding the safety and maintenance of the stone boundary wall that encloses the Ellerslie property. It has not been maintained unless instructed to do so and the wall is collapsing on

some sections. We seek assurances that the wall will be properly maintained with the proceeds from this development and its upkeep will be in keeping with this rural location.

The recently proposed local plan for the borough made no reference to this parcel of land being designated for development with other areas of Darwen and Blackburn being selected for housing. The application is contrary to the departments own development plan which is difficult to comprehend.

Comment – Christine & Brian Chappell, 34 Bury Fold Lane, Darwen. Rec – 25/02/2021

To Whom it May Concern: in relation to Outline approval 10/15/1081 - to amend the design of the proposed houses and include a private access to plot 5:

We wish to raise the following concerns in relation to the amendments:

1. Will highway safety be compromised by additional bespoke access to plot number five? The gated access was noted in relation to location, elevational appearance and opening radii as Condition number 3 in the planning permitted documents 10/19/0642. Why is this not sufficient for the whole of the planned development? What arrangements are being put in place for pedestrians along that stretch of

highway taking into account the huge volume of pedestrian traffic observed using Bury Fold Lane as an access route to the West Pennine Moors. Pedestrian traffic has increased ten-fold during the pandemic and now that there is an awareness of this route to the moors it is unlikely to ever reduce to its original flow.

2. Will the woodland management plan be revisited? Will more woodland be sacrificed and biodiversity compromised by allowing a separate access point?

We would like the above points to be considered before any further decisions are made.