



REPORT FROM:	PLANNING, ECONOMIC DEVELOPMENT AND REGULATORY SERVICES MANAGER
TO:	NELSON, BRIERFIELD AND REEDLEY COMMITTEE
DATE:	9th MAY 2023

Report Author:	Neil Watson
Tel. No:	01282 661706
E-mail:	neil.watson@pendle.gov.uk

PLANNING APPLICATION: 22/0774/OUT

Application Ref: 22/0774/OUT

Proposal: Outline (Major): Residential development of up to 140 dwellings (access only).

At: Site Of Former Riverside Mill And Land Bordering With Charles Street And Baker Street, Reedyford Road, Nelson

On behalf of: Foxfield Developments Ltd

Date Registered: 11/11/2022

Expiry Date: 25/05/2023

Case Officer: Alex Cameron

This application is for a housing development of more than 60 houses and as such must be determined by Development Management Committee. The application is brought before Nelson, Brierfield and Reedley Committee for comments only.

[Site Description and Proposal](#)

The application site is in the former site of Riverside Mill, located to the south of Reedyford Road. The only remaining element of the mill is a chimney in the centre of the site.

This is an outline application for up to 140 dwellings, the application is for access only with appearance, scale, layout and landscaping reserved for later consideration. It is proposed that the site would have three separate vehicular accesses from Charles Street, Baker Street and Crawford Street and a pedestrian access to Reedyford Road.

Relevant Planning History

None.

Consultee Response

LCC Education – Request a contribution for 21 secondary school places.

PBC Environmental Health - Request that contaminated land and construction management conditions be attached.

Environment Agency – No objection. Request conditions for contaminated land, further information on river corridor scheme at reserved matters.

Lead Local Flood Authority – No objection following the submission of a 2D surface water model report (17th February 2023 / 23747-HYD-XX-XX-RP-FR-0002 / Hydrock), that provides evidence of the onsite surface water flood risk. The application is considered to be acceptable subject to the inclusion of conditions for: compliance with Flood Risk Assessment, surface water drainage strategy, construction surface water management, drainage operation and maintenance, verification report.

United Utilities – Request that foul and surface water drainage and management and maintenance conditions are attached.

Cadent Gas – No objection, request that an informative note is attached.

East Lancashire NHS Trust – Request a contribution to meet the needs of the population which arises from the development, for the first three years of the occupation of the development.

Lancashire Fire and Rescue – Comments relating to Building Regulations.

Nelson Town Council

Public Response

Site and press notices posted and nearest neighbours notified by letter. Responses received objecting on the following grounds:

- Concerns relating to impacts of the proposed Crawford Street access on access to an adjacent business premises exacerbating existing traffic congestion and safety issues.

- Impacts from noise dust and disturbance on adjacent residents.
- Highway safety impacts of construction traffic.
- Concerns about capacity of culverts and flooding.
- Highway safety concerns on Reedyford Road relating to flooding, parking obstructing visibility and speeding.
- Risks from contamination on the site.

Officer Comments

The application is brought before the Area Committee for comment. Those comments will be included in the final report which will make a recommendation to the Policy and Resources Committee. Members are asked therefore to make a resolution incorporating the Committee's comments on the application.

Application Ref: 22/0774/OUT

Proposal: Outline (Major): Residential development of up to 140 dwellings (access only).

At: Site of Former Riverside Mill And Land Bordering With Charles Street And Baker Street, Reedyford Road, Nelson

On behalf of: Foxfield Developments Ltd