

**Janet Filbin**

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**From:** Moir, Douglas <Douglas.Moir@lancashire.gov.uk>  
**Sent:** 14 February 2020 11:12  
**To:** Janet Filbin  
**Subject:** Hollins Cross Farm, New Road, Burnley

Janet,

### **Proposed 224 houses**

It would have been more helpful if Salford Archaeology's Archaeological Desk-Based Assessment had included some other material, such as Aerial Photographs of the site in the 1940s and 1960s that can be found in the Historic Environment Record, as well as copies of the lidar images (referred to in gazetteer Entry 005, p.29), and which are considered to aid in an interpretation of the cropmarks visible on a number of unsourced (Google?) images included in the report.

The DBA concludes that there are a number of cropmarks within the site that merit further archaeological investigation, due to their potential to relate to medieval agricultural exploitation of the area, and to contribute to an assessment of the Historic landscape at this time. They are however not considered to be an indicator of early settlement of the area.

It is however the Historic Environment Team's opinion, based on the additional information mentioned above, that all of the cropmarks recorded within the site are much more likely to simply be associated with former agricultural field boundaries visible on the mid-19<sup>th</sup> century Tithe and 1<sup>st</sup> Edition 1:10560 Ordnance Survey mapping, and/or 20<sup>th</sup> century ploughing of the site. The site has already been recorded in the Lancashire Historic Landscape Characterisation project (readily available but not used in the DBA) as Post-medieval enclosure (either land newly enclosed or anciently enclosed land that had been substantially reorganised between AD1600-1850), and they are therefore not considered likely to have a medieval origin. The nature of their construction remains visible in the surviving hedge/bank/ditch arrangement that can still be seen on site (Plates 11-14), and a topographical survey of those that remain, possibly accompanied by a section through one of them might be considered more useful. It is not standard practice in Lancashire to record such boundaries archaeologically, and elsewhere in the North-west such recording has concentrated on the more historic and larger Parish or Township boundaries.

Submission of a planning application to develop the site might therefore meet with advice from the HET that some limited archaeological investigation and recording of the site is required, and which could be secured by means of a suitably worded planning condition.

Doug

Doug Moir  
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## Jane\* Filbin

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**From:** Emma Marston <Emma.Marston@tameside.gov.uk>  
**Sent:** 13 February 2020 11:04  
**To:** Janet Filbin  
**Cc:** Planning Services  
**Subject:** PRE/2020/0020

Dear Janet,

Thank you for consulting GMEU on the pre-application information submitted for this site for 224 dwellings at Hollins Cross Farm, New Road, Burnley. The ecological report submitted recommends a suite of further ecological surveys that are required for the site. These should be undertaken prior to determination of the application, and the results of the additional survey work should inform the future layout and design of the scheme. The level of required mitigation or compensation measures will also be informed by the results of the additional survey work.

Development proposals should also aim to deliver net gain for biodiversity, so I would also advise that a development of this scheme should aim to achieve this. The DEFRA calculator is a useful tool to guide what would be required from this development to achieve this outcome. Measures to reduce the impact of the proposed development on biodiversity should firstly seek to avoid any impacts, then seek to compensate for any loss within the site. If this cannot be accommodated then off site proposals will be required.

If you require any further information about these comments, please do not hesitate to be in touch.

Kind regards,  
Emma

**Emma Marston – Ecologist**  
**Tel: 0161 342 2012**  
**Mob: 07784360843**



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## Janet Filbin

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**From:** Edward Taylor  
**Sent:** 18 February 2020 16:28  
**To:** Janet Filbin  
**Subject:** RE: Planning Consultation for the Contaminated Land Officer

Hello Janet

I have read through the preliminary desk top study report C8498 as submitted by Sirius on behalf of the developer. I would agree with the recommendations submitted by Sirius and would therefore recommend a full intrusive ground study as described in point 1 planning standard conditions August 2017.

I would also recommend that full gas monitoring investigations be conducted as listed in condition 3 of the aforesaid standard planning conditions.

If you require any further assistance please do not hesitate to contact me directly

Best regards

Burnley EHCO (ET)

Maximum Pupil Yield - based on 4-bed hses. (produced by CCC).

4. PRE/2020/0020 – Proposed development of circa 224 dwellings and associated works at Hollins Cross Farm, Woodplumpton Road, Burnley

Beds	Primary Yield	Primary Yield	Number of houses	Secondary Yield	Secondary yield
1	0.01			0	
2	0.07			0.03	
3	0.16			0.09	
4	0.38	85.12	224	0.15	33.6
5	0.44			0.23	
	<b>Total</b>	<b>85.1</b>	<b>224</b>	<b>Total</b>	<b>33.6</b>
	<b>Rounded</b>	<b>85</b>		<b>Rounded</b>	<b>34</b>

Please let me know if you need anything further.

Kind regards

Janet  
Janet Filbin  
Senior Planner  
Housing & Dev Control

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- Primary School Place - £16,050.54  
- Secondary School Place - £24,185.16  
- Primary - £1364,295.90  
- Secondary - £822,295.44  
Total - £2,186,591.34