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# Planning Statement Incorporating Open Space Assessment

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Land south of the A646, Hollins Cross Farm,  
Burnley

Full planning application for the erection of 200  
dwellings and associated works

# Planning Statement

Land south of the A646, Hollins Cross Farm, Burnley

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## 1. Introduction

- 1.1. This Statement has been prepared by Savills Planning on behalf of Prospect Homes (hereafter 'The Applicant'), in support of a full application for the erection of 200 homes on Land south of the A646, Hollins Cross Farm, Burnley.
- 1.2. The homes comprise of 180 open market homes (80%) and 20 affordable homes (10%), including detached, semi-detached, and mews properties.
- 1.3. In addition to this Planning Statement, the application is accompanied by the following supporting documents:
- Full Architectural drawing pack including Site Layout Plan (produced by Woodcroft Design)
  - Design and Access Statement (produced by Woodcroft Design)
  - Housetypes Brochure (produced by Woodcroft Design)
  - Transport Statement incorporating Framework Travel Plan (produced by Croft)
  - Energy Efficiency Statement (produced by Element Sustainability)
  - Noise Impact Assessment (produced by Miller Goodall)
  - Statement of Community Involvement (produced by Savills)
  - Affordable Housing Statement (produced by Savills)
  - Topographical Survey (three drawings produced by SurveyEng)
  - Air Quality Impact Assessment (produced by Miller Goodall)
  - Geo-environmental Investigation Report / Coal Mining Risk Assessment (produced by REFA)
  - Landscape Design (four drawings produced by idVerde)
  - Landscape Management Plan (produced by idVerde)
  - Preliminary Ecological Appraisal (produced by BWB)
  - Ecological Surveys (produced by BWB)
  - Biodiversity Net Gain Assessment / Botanical and Invasive Species Check (produced by Biora)
  - Biodiversity Net Gain Calculation (produced by Biora)
  - Water Vole Survey Report (produced by Biora)
  - Arboricultural Assessment / Tree Survey (produced by The Environment Partnership)
  - Drainage Layout and Strategy (three drawings produced by REFA)
  - Sustainable Drainage Strategy (produced by REFA)
  - Flood Risk Assessment (produced by RSK)
  - Archaeological Assessment (produced by Salford Archaeology)
  - Crime Impact Statement (produced by A.P. Martin)
- 1.4. The application is accompanied by a full suite of plans and drawings prepared by Woodcroft Design which provide full details of the proposed house types, elevations and public open space.

### Background

- 1.5. The site is under the control of Prospect Homes and is allocated in its entirety for residential development within the adopted Burnley Local Plan (Allocation HS1/2).

- 1.6. Prospect Homes is a wholly owned subsidiary of The Riverside Group Limited. Prospect Homes' profits are gift aided back to The Riverside Group to fund a wide range of social purposes, including affordable homes and care and community support services.

## Structure of this Statement

- 1.7. This Statement sets out the planning case for the proposal and is structured as follows:

Section 2: The Site and Surroundings and Planning History

Section 3: Pre-Application Consultation

Section 4: The Proposal

Section 5: Planning Policy Context

Section 6: Planning Assessment

Section 7: Open Space Assessment

Section 8: Planning Obligations

- 1.8. Our overall **Conclusions** set out in full at **Section 9**, and are as follows:

The key benefits of the development are considered to be:

- Delivery of 200 new homes on an allocated housing site, contributing significantly to Burnley's housing delivery requirements;
- Provision of 20 new affordable homes on-site, equating to 10% and significantly in excess of the policy requirements;
- Inclusion of a wide range of house-types that reflect the local character, promoting the site as an inclusive and sensitive development;
- Inclusion of a significant number of semi-detached and four-bedroom detached dwellings in line with the Council's intentions to re-balance the housing market which is currently dominated by smaller terraced properties;
- Implementation of managed Sustainable Drainage Systems to reduce existing surface water runoff which detrimentally affects existing properties in the area;
- Provision of significant areas of on-site Public Open Space, extending to two hectares;
- Significant economic benefits, including in terms of investment and jobs throughout the construction phase, alongside New Homes Bonus<sup>1</sup> payments to Burnley Borough Council;
- Gift-aiding profits from the Prospect Homes development to the Riverside Housing Association to fund a wide range of social benefits including affordable homes and care and community support services.

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<sup>1</sup> The future of which has recently been subject to Government Consultation

## 2. The Site and Surroundings and Planning History

- 2.1. The site as shown on the enclosed Site Location Plan (**Appendix A**) is situated to the south of the town of Burnley and is bound by Burnley Golf Club to the west, Woodplumpton Road to the east, New Road / Glen View Road (the A646) to the north, and Hollins Cross Farm to the south.
- 2.2. The site extends to approximately 8.65ha, is roughly rectangular in shape, and is currently in use as arable and pastoral agricultural land.
- 2.3. The site is immediately adjacent to existing dwellings which are situated south of the A646 and off Wilkie Avenue, with these houses and the wider area being characterised by two storey semi-detached residential buildings, with some detached dwellings and terraces.
- 2.4. Aside from the golf course, the closest non-residential or agricultural land uses are a convenience food store and vehicle testing centre, both approximately 120m north-west of the site off Reynolds Street. Additionally, large format retail units are situated 400m to the east of the site boundaries, off Manchester Road.
- 2.5. The only current vehicular access routes to the site are agricultural, along a track off Wilkie Avenue to the north-west of the site, and via a field gate off Woodplumpton Road to the east. The gate off Woodplumpton Road also provides access to the only public right of way crossing the site; footpath reference '12-6-FP 13' which continues westwards, passing south of the Hollins Cross Farm buildings.
- 2.6. The application site lies on the edge of the built up area of Rose Hill, within the ward of 'Coal Clough with Deer Play'.
- 2.7. The site is well served by public transport, with two bus stops located Glen View Road / New Road with services to Burnley and Accrington. The adjacent A682 Manchester Road also provides connection to Burnley Town Centre.

### Planning History

- 2.8. There is no planning history available on the Council's public access portal relating to the land outlined on the Site Location Plan besides from a request for an EIA screening opinion, submitted by Savills on behalf of the application in July 2021; this concluded the proposed development of 200 homes on the site did not constitute EIA development.
- 2.9. The only immediately adjacent applications relate to householder developments to properties on Glen View Road but are not considered to be of relevance to this proposal.

- 2.10. There are however two planning application situated 0.7 km to the west of the site which were submitted in May and November 2021 and seek consent for 101 homes and 122 homes, respectively. The applications are both being determined by the Local Planning Authority currently, and both predominantly fall within allocated housing site (HS1/4 within the Local Plan).
- 2.11. A further consent was issued in August 2021 for a scheme comprising a 66 bed care home, 0.5 km west of this application site, on Local Plan Allocation HS1/23.

### Topography

- 2.12. A topographical survey was undertaken by SurveyEng. Ltd in April 2021 and demonstrates that the site slopes down at a consistent gradient with a total drop of 25m over the 420m from the south-western corner of the site to the north-eastern corner adjacent to the A646.
- 2.13. The only area within the site where existing site levels change significantly lies immediately west of Woodplumpton Road where the site drops down to meet road level. The proposed masterplan however demonstrates that the topographical changes across the site do not prevent residential development at an appropriate density.

### Ecology and Biodiversity

- 2.14. The application is supported by a suite of surveys and reports as set out within the application covering letter.
- 2.15. The Arboricultural Assessment (produced by TEP) identifies no Tree Preservation Orders, trees within a Conservation Area, ancient woodland, veteran trees, trees within a Community Forest, or arboreal Habitats of Principal Importance.
- 2.16. 18 individual trees, 17 groups of trees, and 4 hedges were recorded within influencing distance of the application site, ranging from Category C1 to U.
- 2.17. The Water Vole Survey (produced by Biora) identified that *“despite the site supporting good potential habitat and exhibiting good connectivity with a wide network of drainage ditches, no evidence of Water Vole was found at this location. The proposed development of this site would not, therefore, result in any significant adverse impact on Water Vole ... The 2019 PEA by BWB found no records of Water Vole in the desktop study within 2km of the site. The dedicated Water Vole survey by BWB found no evidence of this species.”*
- 2.18. The Botanical Walkover and Invasive Species report (also produced by Biora) builds on the results of surveys undertaken by BWB across 2019 and 2020, and which are also included with this application. The reports combined identified:
- No invasive species on the site;
  - Low levels of bat activity throughout the Site with common pipistrelle and soprano pipistrelle accounting for almost all recorded bat observations;
  - eDNA survey data that could be recorded for Great Crested Newts was found to be negative;

- 29 bird species were recorded including eight species of Principal Importance including two species that probably bred within the Site; and,
  - A further five Species of Principal Importance possibly bred within 100m of the Site boundary.
- 2.19. Biora's report has also reviewed the Biodiversity Units supported by the site when assessed against the DEFRA 3.0 metric, identifying the site as supporting around 49 biodiversity units.
- 2.20. The resultant Biodiversity Net Gain position is discussed in detail later in this report, however there are no arboricultural or ecological natural assets on the site that preclude residential development.
- 2.21. It should be noted that some of the documentation identifies a historic lowland fen classified area. Due to the time that has passed and detailed surveys conducted by BWB and Biora, Biora are confident that the habitat type has changed since this recording was made in 2004.

### Heritage and Archaeology

- 2.22. Salford Archaeology (University of Salford) have undertaken an Archaeological Assessment of the site to identify any archaeological potential. The assessment identifies the possibility of post-medieval or medieval activity to the north of the site, and numerous crop marks most likely associated with historic field boundaries.
- 2.23. Pre-nineteenth century remains are relatively rare within the local areas, and as such would be of local significance if present. Further surveying, including trenching may be required, with remains encountered being subject to evaluation and mitigation measures, as ground-breaking associated with building foundations would impact on any remains present.
- 2.24. Overall the likelihood of archaeological remains being present is considered to be low, and appropriately worded conditions attached to any future consent could sufficiently mitigate this risk. We therefore do not consider that the archaeological potential would prevent residential development at the site.
- 2.25. Based on Historic England's publicly available mapping, the closest heritage listed buildings to the site are the Grade II 'front garden wall to no. 254', situated 0.4km north-west of the site, and the Grade II listed 'Castle' which comprises a dwelling at the same location. Both are a significant distance from the site with visibility of the application site from these heritage assets. As such no archaeological or heritage assets have been identified that would restrict the development of the site for residential uses.

### Flood Risk Classification

- 2.26. The entirety of the application site is located within Flood Zone 1 according to Environment Agency's 'Flood Map for Planning', meaning that it is at a less than 1 in 1,000 annual probability of river or sea flooding.
- 2.27. In accordance with the National Planning Policy Framework (2021), as the site is larger than 1 hectare in area the application is supported by a Flood Risk Assessment prepared by RSK. The site is identified as being predominantly at a '**very low**' risk of pluvial flooding (overland flows following rainfall), with the northern part of the site being at a '**medium**' risk.

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- 2.28. The Geo-environmental report supporting this application additionally identifies a large amount of groundwater within the site however the FRA concludes that the risk is **'low to high'** given this groundwater content cannot be fully assessed prior to further intrusive investigations, and this assessment of risk is subject to further monitoring during the construction process.
- 2.29. Whilst the FRA identifies a level of baseline flood risk, this is mitigated by the Drainage Strategy supporting this application which has been produced by REFA and is also discussed in detail at **Section 6**. As such, Flood Risk is not considered to preclude the development of the site for residential uses.

## Ground Conditions

- 2.30. The geo-environmental investigation report produced by REFA has assessed the sites history, likely sources of contamination, current ground conditions, coal mining risks, and further works required.
- 2.31. The assessment has included a walkover survey, desk study, intrusive investigations by window sample boreholes and trial pits, rotary borehole investigations, chemical analyses of soil samples and geotechnical analysis of soil samples. The ground conditions are identified as comprising topsoil to a dept of 0.2 to 0.4m, over glacial till up to 3.7 below ground level, and bedrock of mudstone and sandstone at locations on site up to 1.9m below ground level.
- 2.32. As noted within the FRA, the site contains significant levels of groundwater and a program of groundwater management should be considered. The majority of the topsoil is appropriate for use as private recreational space associated with new homes, however an area (TP14) requires further investigation.
- 2.33. The intrusive investigations have confirmed an absence of shallow mine workings, and ground gas assessment has concluded that there is no need for ground gas precautions to be incorporated within the proposed residential buildings.
- 2.34. There are therefore no existing ground conditions that preclude development of the site for residential purposes.



## 3. Pre-Application Consultation

- 3.1. The Localism Act of 2011 seeks to provide the local community with an opportunity to input throughout the planning process. The Act requires developers to notify the local community about its proposals to *“bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.”*
- 3.2. The legislation goes on to state that the publicity must explain how the developer can be contacted by those *“wishing to comment on, or collaborate...on the design of, the proposed development”* and that the developer must consider the feedback received by having *“regard to any responses to the consultation”*.
- 3.3. National Planning Practice Guidance (relevant aspect updated in 2019) states that pre-application consultation with local communities, local authorities and statutory consultees can bring a number of benefits to the process of determining planning applications including improving the quality of planning applications and their likelihood of success (Paragraph 001 Reference ID: 20-001-20190315).
- 3.4. Paragraph 39 of the National Planning Policy Framework (NPPF) further states,
- ‘Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.’*
- 3.5. Whilst the accompanying Statement of Community Involvement has been prepared to support this submission by setting out the full method of consultation, responses received, and analysis of these responses, a summary of the engagement undertaken is provided below.

### Engagement with Burnley Borough Council:

- 3.6. Prior to Prospects Homes’ involvement with this site, the landowner (supported by Savills) submitted a formal and paid-for pre-application request for advice to Burnley Council in January 2020 for ‘Residential Development of circa. 224 Dwellings’.
- 3.7. A meeting between Savills, Planning Case Officer Janet Filbin, and Principle Policy Planner Pete Milward was held on the 3<sup>rd</sup> March 2020. Written feedback to the applicant was then provided on the 6<sup>th</sup> April 2020.
- 3.8. The meeting and subsequent letter set out a number of important considerations for the Council, with the response summarising that the key issues were considered to be *“mitigating the impacts of a built development on such a large area of greenfield land and creating a scheme of the highest quality in terms of the design of its layout, open spaces, landscaping and integration with its surroundings”*.
- 3.9. Additional comments were raised in relation to the:
- Number of units proposed (224), being in excess of the policy position of ‘around 184’;
  - Support for a single vehicular access point off New Road;

- Suggestion that access to Hollins Cross Farm is via the new general access to the site, not a designated access point to the north-west;
  - Open Space requirements at 0.3 Ha per 50 dwellings and 0.09 Ha of equipped children's play space per 50 dwellings;
  - Expectation that the site will deliver a minimum of 10% affordable housing and,
  - View that three storey development would not be appropriate and only a small number of 2.5 storeys may be suitable.
- 3.10. Importantly, the letter set out that the site is allocated (for residential development under Policy HS1/2 and that "*this particular site is acceptable for around 184 dwellings*").
- 3.11. As set out within this Statement at Section 6, the allocation of the site means that the principle of residential development has been established, with a significant level of consultation and review of the allocation undertaken during the plan preparation, and examination in Public by the Planning Inspectorate. Both the Local Planning Authority and Planning Inspectorate have therefore given their support to the principle of residential development being acceptable in this location.

### Engagement with the Local Community:

- 3.12. In October 2021, Prospect Homes undertook a comprehensive public consultation exercise. This engagement was conducted via a 'virtual exhibition', to enable as many people as possible to take part and share their views with us, which have then fed into the final proposals.
- 3.13. Almost 1,000 letters were sent to local residents to inform them of the proposals. In addition a number of key local groups (including Councillors) were informed in advance of the consultation.
- 3.14. These groups included:
- Ward Councillors;
  - Councillors from the neighbouring Ward of Rosehill & Burnley Wood;
  - County Councillor for Padiham and Burnley West County Council electoral division;
  - Habergham Eaves Parish Council;
  - Burnley Civic Trust;
  - The Burnley Wildlife Conservation Forum;
  - The Combined Residents Group; and,
  - Rossendale Road Urban Plan Residents.
- 3.15. This consultation ran for over two weeks, with the period closing on the 29th October. For those that were not able to, or did not wish to, access the virtual consultation online, contact details were provided within the letter which notified interested parties of the consultation, and responses were welcomed via telephone, email, post and the online form within the virtual consultation. Comments were made through all lines of communication made available, and as such all were effective.
- 3.16. For information, included within appendices of the SCI are: the letter sent to residents; the list of addresses to which the letter was posted, copies of the virtual exhibition and consultation form, and the (anonymised) consultation responses received.

- 3.17. A review of the feedback received has been undertaken in detail within the Statement of Community Involvement, however the main areas of comment were (roughly in descending order of prominence):
- Road traffic, and impacts of the proposal on vehicle congestion;
  - Impacts on availability to healthcare, including dentists, GP surgeries, and hospitals;
  - Loss of views of the open land from existing properties;
  - The existing risk of flooding to properties, and potential for this to be exacerbated;
  - Impacts of the proposal on the availability of places within schools;
  - Environmental impacts including climate change and air pollution;
  - The impact on existing wildlife on the site;
  - Access to general services such as shops, and social infrastructure;
  - Impacts on habitats and biodiversity such as loss of trees, wetlands and open countryside; and,
  - The possible instability of the ground arising from historic coal mine-workings.

### Post Consultation amendments

- 3.18. The pre-application request for advice was submitted by the landowner and supported by an illustrative masterplan produced by Nicol Thomas. As Prospect Homes have progressed with the technical investigations of the site and development of the masterplan, the comments received from both the Local Planning Authority and Public have been taken into account, with the following alterations to the design incorporated or retained:
- Retention of a single vehicular access point to the site off New Road;
  - Reduction in the overall housing quantum proposed from 224 to 200;
  - Removal of 2.5 and 3 storey homes;
  - Provision of 10% homes as affordable, in excess of policy requirements but in line with the pre-application request; and,
  - Relocation of homes at the north of the site to retain existing sewage systems serving homes on New Road.

### Conclusion on Consultation

- 3.19. There has been a considerable level of consultation undertaken in respect of the site, through the Local Plan preparation and examination, and pre-application discussions with the Local Planning Authority, interested parties, and the public.
- 3.20. As such, the proposal set out at **Section 4** below takes on board the consultation comments received, technical constraints, and development viability, to present a deliverable residential scheme which will help to meet local housing need, deliver affordable homes, and provide continued investment into Riverside Housing Association.

## 4. The Proposal

- 4.1. The proposal comprises a full planning application for the erection of 200 dwellings on land at Hollins Cross Farm, Burnley. The application site is allocated for housing development in its entirety within the adopted Local Plan (Allocation HS1/2).
- 4.2. A full complement of plans are submitted with this application, produced by Woodcroft Design, in addition to a Design and Access Statement by the same architect. House types and mix are discussed further in this statement.

### Access

- 4.3. The main site access incorporating both vehicular and pedestrian space is proposed off the A646 New Road via a new priority controlled T-junction on the northern edge of the site, incorporating a formal right-turn lane on New Road.
- 4.4. As part of the vehicular access arrangements it is proposed that the existing 40mph speed limit be replaced with a 30mph speed limit, which will be introduced around 90 metres from the eastern boundary of the application site.
- 4.5. The position of the proposed junction ensures that appropriate visibility splays are achieved to both the east and west, and ensures appropriate separation from existing access points along New Road and Glen View Road.
- 4.6. The site is considered to be in a sustainable location due to its position on the edge of a built up area and in close proximity to a range of facilities including convenience food shops, a post office, multiple primary schools, a college, hospitality venues, major open space, and a medical Group Practice.
- 4.7. The site is well accessed by various modes of transport, including bus routes providing twice-hourly serviced into Burnley Town Centre. The site is also considered within the Transport Statement conclusions to be accessible by bicycle. Full details of the site's accessibility are provided within the supporting Transport Statement.
- 4.8. The application seeks to improve pedestrian and cyclist connectivity with access proposed via the main access on New Road, with a pedestrian link also proposed from the site's eastern boundary to Woodplumpton Road.
- 4.9. A number of footpaths are also proposed to connect the new housing with the proposed public open space on the east of the site and to provide efficient pedestrian access across the level change which dissects the site.
- 4.10. Further details on access are provided within the Transport Statement prepared by Croft.

### Layout

- 4.11. The proposed site layout has been informed by technical considerations and assessment of comments received during the pre-application process, including comments received from local residents. The design process included the production of a Technical Constraints and Opportunities Plan which is included within the Design and Access Statement at page 14, and identifies the key constraints as being:
- Significant changes in level across the site;
  - Appropriate access being retained to Hollins Cross Farm;
  - Site access location(s);
  - Change in levels to Woodplumpton Road; and,
  - Providing active frontages to the site.
- 4.12. The application proposes 200 dwellings across the 8.65 hectare site, equating to a gross density of 23 dwellings per hectare. This density is considered to be appropriate within the site's semi-rural context, on the edge of the built up area of Rose Hill.
- 4.13. The proposed masterplan is considered in detail in the accompanying Design and Access Statement, with the approach intended to adopt an avenue-type approach with linear areas of public open space situated to the north of the site and also bisecting the centre of the site to account for the required change in levels.
- 4.14. The site is broadly split into two halves, with the northern residential area at a lower level to relate to the existing dwellings on New Road / Glenn View Road, with a large area of landscaped Public Open Space covering the change in gradient towards the southern part of the site which is at a higher level. The integration of the central greenspace and division of the residential area into two parts enables efficient use to be made of the land, without the existing topography necessitating drainage and construction methods that would not be viable to deliver on the site.
- 4.15. The layout of the residential areas adopts a well-defined block structure to maximise connectivity across the site to create a permeable and legible site, whilst the streets follow a clear hierarchy of primary, secondary, and tertiary routes.
- 4.16. A mix of housing types is proposed incorporates a large number of larger detached dwellings, with the mix in terms of type and tenure addressed in full at paragraph 4.27.
- 4.17. In addition to the above, all properties will benefit from designated private amenity space in the form of gardens.
- 4.18. Parking is integrated into the layout with properties benefitting from driveways with some integral and detached garages. All properties have designated car parking which seeks to avoid car dominated street fronts and a negative character. A parking plan accompanies this application, setting out the layout and location of this provision.

- 4.19. The proposals are supported by a Landscape Plan which illustrates the location of trees to be retained, as well as replacement tree planting. The proposal seeks to aid the transition from Green Belt to the development through the introduction of small ornamental trees, hedge planting, woodland planting and ornamental planting including shrubs and plants, as shown on the soft landscaping scheme produced by Id Verde.

### Phasing

- 4.20. As shown on the Phasing Plan, Phase 1 is to incorporate the access junction off New Road, public open space to the north of the site, sustainable drainage basin, and the residential area to the northern side of the open space which runs through the centre of the site.
- 4.21. Phase 2 comprises the land to the south-central part of the site, including the residential and open space provision.
- 4.22. Phases 3 and 4 deliver the proposed residential and open space areas at the south-west, and south-east areas of the site, respectively.

### Design

- 4.23. The accompanying Design and Access Statement details the design ethos behind the proposal. In summary, it seeks to provide a sustainable, attractive and high-quality residential development that supports, and is sympathetic to, the existing character of the area.
- 4.24. Several house types are proposed to promote visual interest both within the site. There is no visual differentiation between the external design of Open Market and Affordable homes (i.e. tenure blind design).
- 4.25. The 200 dwellings will consist of 14 different housetypes with each housetype appearing across the development site on between 4 and 25 plots. This will ensure variety across the entire site, with no housetype occupying more than 13% of the total plots.
- 4.26. The houses will be built with four external styles of materiality, as shown on the submitted materials plan and within the Design and Access Statement. The four materiality variations consist of (subject to material availability):
- Ibstock Hardwicke Minster Sandstone Buff Facing Brick / Calderdale Edge Brown roof tiles;
  - Ibstock Hardwicke Welbeck Autumn Antique Red Facing Brick / Calderdale Edge Dark Grey roof tiles;
  - Weinerberger Warm Golden Buff Buff Facing Brick / Calderdale Edge Brown roof tiles; and,
  - Weinerberger Reclaimed Shire Sovereign Stock / Calderdale Edge Dark Grey roof tiles.

### Housing Mix

- 4.27. The 200 homes are to be delivered in a wide range of types and tenures, in addition to the variations in materiality and design. The table below sets out summary of the proportion of each house type to be used:

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House Type	Beds	Number of Homes	Percentage, All Homes	Percentage by House type	Delivered as Affordable	Percentage, Affordable Homes
Detached	4	96	48%	70%	-	-
Detached	3	44	22%		-	-
Semi-detached / Mews	3	38	19%	30%	11%	5.5%
Semi-detached / Mews	2	22	11%		9%	4.5%
<b>Totals</b>	-	<b>200</b>	-	-	<b>20</b>	<b>10%</b>

4.28. The properties include two, three, and four-bedroom homes, with these ranging from 693 sq ft up to 1,563 sq ft. The majority of these are detached homes.

4.29. The development would therefore deliver an appropriate mix of house types, catering for a range of future occupants in terms of size and demographics.

## Affordable Homes Delivery

4.30. The proposal includes 20 affordable dwellings on site, which equates to 10% of the homes to be delivered. Four of these homes are to be delivered as shared ownership properties, and sixteen as affordable rented properties. The freehold of all of the affordable homes will be retained the Registered Provider, however the RP has not been confirmed at this stage and may not necessarily be the Riverside Housing Group.

4.31. The affordable properties are to be provided as a mixture of 2 and 3 bedroom semi-detached / mews dwellings, with these located across the site to the northern, central, and southern areas. The location and tenure of the affordable homes is shown on Affordable Homes plan.

4.32. As shown through the on the materials plan and the house-type plan, the affordable homes are to be indistinguishable for the open market homes.

## Open Space

4.33. The public open space extends to two hectares and is provide as three large areas located:

- At the east of the site adjacent to Woodplumpton Road, incorporating pedestrian links;
- Across the centre of the site, again incorporating pedestrian permeability;
- Around the attenuation basin at the north of the site and at the site entrance adjacent to New Road.

## 5. Planning Policy

- 5.1. This Section of the Statement sets out the planning policy context including a review of the relevant policies within the:
- Burnley Local Plan (adopted 2018);
  - The National Planning Policy Framework (published 2021);
  - National Planning Practice Guidance; and,
  - Wider Material Considerations.

### Policy Context

- 5.2. The statutory development plan is the starting point in the consideration of planning applications for the development or use of land unless material considerations indicate otherwise (Section 38(6) Planning and Compulsory Purchase Act 2004).
- 5.3. The Site lies within the boundaries of Burnley Borough Council and the Development Plan takes primacy in the determination of planning applications.
- 5.4. The key Development Plan Document for Burnley comprises 'Burnley's Local Plan' (**the Burnley Local Plan**). This Plan was adopted in July 2018 and sets out the overall strategy for development in the District, including both strategic policies and site-specific allocations.
- 5.5. The Council also have a number of Supplementary Planning Guidance documents, including a Developer Contributions SPD and Air Quality Management SPD. These which are also material considerations. The Council are currently preparing further SPDs relating to Residential Extensions, Planning for Health, Design and Local Lists.

### Burnley's Local Plan (2018)

- 5.6. The Local Plan it is considered to carry full weight in the planning balance, and we are not aware of any material change in circumstance which renders any element of the Local Plan out of date.
- 5.7. The Local Plan sets out that the key challenges in relation to the housing sector within the borough are a need to *"significantly boost the supply of housing in line with national policy whilst protecting the borough's natural and built environment Improving housing choice"*, and *"improving housing choice, especially detached and semi-detached and larger terraced housing with off-street parking and gardens"*.
- 5.8. The following Policies within the Local Plan are considered relevant in respect of this application:
- 5.9. **Policy SP1** sets out that:



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*“When considering development proposals, Burnley Borough Council will take a positive approach that reflects the presumption in favour of sustainable development set out in the National Planning Policy Framework. It will work proactively with applicants and to find solutions which mean that proposals can be approved wherever possible to secure development that improves the economic, social and environmental conditions of the Borough.”*

And that;

*Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in any neighbourhood development plans) will be approved without delay, unless material considerations indicate otherwise.”*

- 5.10. **Policy SP2** of the Local Plan sets out a need for 3,880 dwellings to be delivered across the Plan period, with site allocations to provide for 1,798 of these. The allocation relating to the application site (which is one of the largest) therefore forms a critical component of this identified housing supply.
- 5.11. **Policy SP4** sets out that Burnley is a Principal Service Centre and can support housing through *“Large scale, major and a variety of smaller sites to deliver a comprehensive range of choice of types and tenures”*.
- 5.12. **Policy SP5** sets out that the LPA expect high standards of design, construction, and sustainability, reducing energy and water usage. In terms of design and layout, proposals are expected to respect existing character, incorporate open space and landscaping, and to avoid any unacceptable impacts on the amenity of existing dwellings.
- 5.13. **Policy SP7** sets out that the revised extend of the Green Belt, following the adoption of the Local Plan in 2018, is shown on the policies map which accompanies the Plan. The site at Hollins Cross Farm does not fall within the Green Belt.
- 5.14. **Policy HS1** is of specific relevance, setting out the housing site allocations for the Local Authority, including an indicative site capacity. An extract of Policy HS1: Housing Allocations is set out below.

Policy HS1: Housing Allocations (extract):

<i>In order to meet the requirement of Policy SP2, the following sites, as identified on Policies Map [sic], are allocated for housing development.</i>				
<i>Site Ref</i>	<i>Name</i>	<i>Greenfield/Brownfield</i>	<i>Site Area (Ha)</i>	<i>Indicative Number of Dwellings</i>
<i>[...]</i>				
<i>HS1/2</i>	<i>Hollins Cross Farm</i>	<i>Greenfield</i>	<i>8.65</i>	<i>184</i>
<i>[...]</i>				
<i>Development on these sites will be acceptable in principle for housing development and will be required to be delivered in accordance with the following specific requirements together with the requirements of other relevant policies set out elsewhere in this Plan:</i>				

- 5.15. **Policy HS1/2** sets out the site-specific requirement for the Hollins Cross Allocation with the Site Specific Policy Requirements and Design Principles being:

- 1) *“A mix of dwelling types, including a minimum of 40% 4+ bedroomed detached and 30% 3+ bedroomed detached or semi-detached houses will be expected;*
  - 2) *Vehicular access should be from a single point onto New Road. Contributions may be sought for off-site highway improvement work in the vicinity;*
  - 3) *No vehicular access will be permitted from Woodplumpton Lane;*
  - 4) *Protected Species have been recorded on the site which also includes Priority Habitat (lowland fen). An ecological survey will be required to accompany any planning application which addresses these issues in accordance with Policy NE1;*
  - 5) *Appropriate landscaping and boundary treatment should include screening to the southern boundary to reduce the impact on the wider landscape. New planting on the site will need to accord with Policy NE3; and*
  - 6) *The presence of known heritage assets (Medieval and earlier) within close proximity of the site would suggest some limited potential for unknown archaeology of local-regional significance and suitable provision will need to be made for archaeological desk based assessment and field evaluation consistent with Policy HE4; and any further investigation or recording works that may be necessary as a consequence of development.”*
- 5.16. It is important to note that Policy HS1 states that the delivery of ‘around’ 184 homes on this site is indicative only. Policy HS1/2 is included at **Appendix B**.
- 5.17. **Policy HS2** sets out the Affordable Housing Policy for Burnley, *“requiring the provision of affordable housing through all housing developments of over 10 units, unless the applicant can demonstrate that a site, which would otherwise be supported by the policies in the Plan and meets the requirements of Policies SP4 and SP5, would not be viable with affordable housing provision”*.
- 5.18. The policy does not set out a quantum or percentage of affordable housing sought on sites delivering over 10 homes, requiring only that *“the exact amount of financial contribution/number and tenure of affordable units will be determined by economic viability having regard to individual site and market conditions”*.
- 5.19. Where affordable housing is to be provided, the Council will seek this as 80% Affordable Rent or Social Rent, and 20% as Intermediate tenures.
- 5.20. **Policy HS3** sets out the housing mix and density sought upon housing developments within the Borough. Whilst not included within the Policy wording, the supportive text to Policy HS3 sets out that:  
  
*“For allocated sites, indicative housing numbers have been set out which reflect the densities the Council considers appropriate. For other ‘windfall’ sites, the density policy set out in Policy HS3 will apply.”*
- 5.21. No specific exception on housing mix upon allocated sites is set out within Policy HS4, however general policy gives way to site-specific policy. Appropriate housing mix and density is therefore led by Policy HS1/2, and as such the proposal is not assessed against Policy HS3.
- 5.22. **Policy HS4** sets out the requirements for new residential developments, including:
- Private and functional outdoor space;
  - Adequate levels of daylight to habitable rooms;
  - 20% of dwellings to be designed to comply with the Part M4(2) of the Building Regulations 2010;

- Recreational public open space to a minimum of 0.3 Ha per 50 dwellings, incorporating (for family led schemes) 0.09 Ha of equipped children’s play space per 50 dwellings;
  - A minimum functional size of 1,200m<sup>2</sup> for POS, overlooked by adjacent properties;
  - Incorporation of Sustainable Drainage Systems; and,
  - Retention of important existing landscape character, features, trees and habitats.
- 5.23. **Policies HE1, HE2, and HE3** set out how heritage assets are to be identified, protected and enhanced where possible, requiring proposals affecting designated (and non-designated) heritage assets and/or their settings to be assessed against the harm caused.
- 5.24. **Policy HE4** sets out that substantial harm to “Scheduled Monuments or other archaeological assets that are of demonstrably equal significance, will only be permitted in wholly exceptional circumstances”. The policy requires that where the significance would likely be affected, proposals should be accompanied by an assessment of significance and impact.
- 5.25. **Policy NE1** requires development to seek to maintain and enhance biodiversity and to provide net gains “*where possible*”. Development will not be permitted which adversely affects sites of European or National importance for biodiversity or geology. For local and regional sites, the benefits must outweigh the harm, and applications must be supported by detailed ecological assessments. Impacts should be minimised, mitigated, and compensated for, in that order.
- 5.26. **Policy NE1** notes that development on Protected Open Spaces will not be permitted where this would undermine the fundamental purpose of the open space.
- 5.27. **Policy NE3** expects development to “*respect and where possible, enhance and restore landscape character*”, requiring that proposals:
- Relate well to local topography and built form;
  - Ensure that the health and future retention of important landscape features is not prejudiced;
  - Avoid detrimental effects on features that make a significant contribution to the landscape;
  - Aim to conserve, enhance or restore important natural and historic landscape features;
  - Maintain and extend tree cover, where practicable; and,
  - Incorporate native screen planting to soften the edge of the building line;
- 5.28. **Policy NE4** provides further protection to arboriculture, with development not normally permitted where this would result in a loss of protected, veteran, mature or ancient trees, or ‘important’ hedgerow. Where trees of lower value are lost to enable development the Local Plan sets out that “*the Council may require developers to replant trees of appropriate species on site where it is practicable to do so*”.
- 5.29. As part of the assessment of development sites, Policy NE4 requires the submission of an Arboricultural Survey for consideration
- 5.30. **Policy NE5** sets out the how environmental risks are to be assessed and controlled, in relation to impacts to air, land and water quality, and in assessing the vibration, heat, energy, light and noise pollution caused by development proposals.

- 5.31. **Policy CC4** requires that development proposals will not result in an increased flood risk elsewhere, with site specific assessments undertaken for sites over 1 hectare in size within Flood Zone 1.
- 5.32. **Policy CC5** expects green infrastructure to be retained and integrated and where possible, with surface water managed on site, rather than discharged from the site. Water should be managed via (in order of preference) infiltration systems, attenuated discharge to a watercourse, attenuated discharge to a surface water sewer, or as a last resort attenuated discharge to a combined sewer.
- 5.33. **Policy IC1** dictates that development schemes should be located in areas well served by walking cycling and public transport. Developments should also maximise opportunities for sustainable modes of transport in the hierarchy: pedestrians, cyclists, public transport, and then private vehicles. Development site layout should enable safe access to, and within, the site.
- 5.34. **Policy IC2** requires development proposals to be supported by a Transport Statement setting out how the hierarchy of users has been taken into account and how the impact on highways and pollution are mitigated.
- 5.35. **Policy IC3** Sets out car parking provisions as a maximum at appendix nine of the Local Plan. The policy also requires “adequate provision” for cycle parking.
- 5.36. Appendix 9 of the Local Plan requires the following minimum and maximum car parking provision for C3 developments:
- 1 space per one-bedroom property;
  - 1.5 to 2 spaces per two-bedroom property;
  - 2 spaces per three-bedroom property;
  - 3 to 4 spaces per four-bedroom property; and,
  - 1 electric vehicle charging point per dwelling
- 5.37. Finally, **Policy IC4** sets out that the Council will seek planning contributions where development create additional or improved services and infrastructure, on or off-site.

### The National Planning Policy Framework (2021)

- 5.38. The National Planning Policy Framework (NPPF) was revised and published on the 20th July 2021. The overarching aim of the Framework is to proactively deliver sustainable development to support the Government’s economic growth objectives.
- 5.39. Paragraph 8 of the NPPF states that there are three overarching objectives to sustainable development: economic, social and environmental, and that the planning system must therefore perform a number of roles in delivering these:
- An economic role - contributing to building a strong, responsive and competitive economy;
  - A social role - supporting strong, vibrant and healthy communities; and,
  - An environmental role - contributing to protecting and enhancing our natural, built and historic environment.

- 5.40. Paragraph 9 sets out that Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
- 5.41. In order to ensure that development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development set out at Paragraph 10. It also follows that development plans, under the current plan-led system, ought to be consistent with the objectives, principles and policies now set out in the NPPF.
- 5.42. Paragraph 11 sets out in detail the presumption in favour of sustainable development. It states that plans should positively seek opportunities to meet the development needs of their area. The Framework details that development proposals which accord with an up-to-date development plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:
- The application of policies in this Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed; or
  - 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.
- 5.43. The Government is clear at Paragraph 29 that communities are expected to plan positively to support sustainable development.
- 5.44. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible (paragraph 38).
- 5.45. Paragraph 60 relates to delivering a sufficient supply of homes and states that:
- “To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific requirements are addressed and the land with permission is developed without necessary delay.”*

### National Planning Policy Guidance

- 5.46. National Planning Practice Guidance (NPPG) provides planning guidance on a variety of planning related matters. NPPG was first published in March 2012, consolidating over two dozen previously issued Planning Policy Statements and Planning Policy Guidance Notes. The information is published online and is regularly updated by Government in response to policy and legislation updates.
- 5.47. The NPPG deemed relevant to this planning application is referred to throughout documentation submitted alongside this application, as well as within the assessment section of this statement.

## Developer Contributions: Supplementary Planning Document

- 5.48. In December 2020 Burnley Council adopted a Supplementary Planning Document (SPD) on Developer Contributions. The SPD does not form part of the Development Plan, but builds on the policies set out within the Local Plan; specifically Policies IC4 (Infrastructure and Planning Contributions) and HS2 (Affordable Housing Provision).
- 5.49. The SPD sets out the requirements relating to infrastructure, education, health, biodiversity, affordable housing, highways, drainage, and open space. The document includes an affordable housing calculator is provided for the purposes of off-site provision in lieu of on-site provision.
- 5.50. Whilst the majority of the SPD relates to financial contributions, the affordable homes requirements are required to be delivered on-site unless not deemed to be preferable. The SPD is clear that whilst the NPPF seeks 10% of homes on sites of over 10 units to be delivered as affordable homes (as per the national definitions of affordable homes) the approach within Burnley differs.
- 5.51. The SPD therefore clarifies the position and sets out that:
- “Local Plan Policy HS2 deliberately seeks to avoid a rigid approach to the provision of affordable housing, in part due to the stage of flux of national policy at its time of drafting, but also as such an approach would not recognise the viability challenges present and could be at odds both with efforts to prioritise the development of brownfield sites and efforts to ensure the delivery of modern adaptable affordable homes to rent.”*
- 5.52. The SPD however sets out at Table 2 (Indicative Contribution Ceilings and Affordable Housing %) that Allocation HS1/2 is expected to deliver 10% of homes as affordable homes on-site, at an assumed density of 25 dwellings per hectare and a house value (as at 2016) of £2,250 per square metre.

## 6. Assessment

6.1. This Section of this Planning Statement will cover the following key matters:

- Principle of Development:
  - Housing Land Supply and Delivery
  - Burnley's Local Plan
  - Sustainable Development
- Layout
- Design
- Drainage
- Ecology
- Highways
- Heritage Considerations
- Climate Change
- Contaminated Land
- Arboriculture

### Principle of Development

#### Housing Land Supply and Delivery

- 6.2. Paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means that for applications involving the provision of housing, that policies which are most important for determining the application are considered to be out-of-date, should the local planning authority be unable to demonstrate a five year supply of deliverable housing sites (with the appropriate buffer).
- 6.3. As at October 2021, Burnley Council could demonstrate a housing land supply position equivalent to 9.2 years need. This figure is based upon a target of 163 homes per annum (net), calculated as the 194 homes per annum set out within the Local Plan, with an allowance for completions and empty properties, and an appropriate 5% buffer.
- 6.4. Notably, the site at Hollins Cross Farm is accurately identified within the housing delivery calculations as an allocated site which is not currently subject to a planning consent. The housing land supply position forecasts the delivery of 25 homes per year on Allocation HS1/1 between 2023 and 2026, with the remainder of homes to be delivered beyond 2026. At this delivery rate the site represents approximately 15% of the Local Authorities annual supply.
- 6.5. National planning practice guidance and the NPPF set out that Housing Delivery and Supply will be assessed nationally via the Housing Delivery Test which assess the three-year rolling average of supply against demand.

- 6.6. The Housing Delivery Test identified that in 2021 (with results published in January 2021), Burnley delivered 434% of its three-year demand, and as such there are no resultant consequences on supply identification and delivery.

### Burnley's Local Plan

- 6.7. The relevant policies within the Burnley Local Plan are set out in detail at Section 5 above, with the key policies being SP1, SP2, SP4, HS1, and HS1/2. These policies collectively set out that:
- Burnley Borough Council will take a positive approach that reflects the presumption in favour of sustainable development set out national policy;
  - Planning applications that accord with the policies in this Local Plan will be approved without delay;
  - Development will be focused around Burnley and Padiham;
  - Provision will be made to deliver an average minimum of 194 dwellings per annum;
  - Of the 3,880 homes required over the 20 year Plan period, 1,798 (46%) will be on sites allocated through the Local Plan; and,
  - 8.65 hectares of land know as 'Hollins Cross Farm' has been removed from the Green Belt and will deliver around 184 homes within the Plan period.
- 6.8. In summary, the Local Plan was adopted in 2018 following numerous rounds of public consultation during its preparation and later examination by the Planning Inspectorate, prior to being found sound. We are not aware of any material considerations which would render any part of the Plan to be out of date, and the housing requirements and allocation at HS1/2 were confirmed as current within the October 2021 Housing Land Supply Assessment produced by Burnley Council.
- 6.9. As such we consider that the Development Plan fully supports the residential development on this site, and the Planning Inspectorate has previously found the plan to be 'Sound'.

### Sustainable Development

- 6.10. Chapter 2 of the NPPF (2021) states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 identifies three objectives to sustainable development – economic, social and environmental.
- 6.11. Paragraph 11 states that decision should apply a presumption in favour of sustainable development and for decision taking this means '*approving development proposals that accord with an up-to-date development plan without delay.*'
- 6.12. Decision-makers at every level should seek to approve applications for sustainable development where possible (paragraph 38).



- 6.13. In terms of the economic benefits of the development, these are significant. Firstly, the development would create investment in the locality and increase spending in the local shops, cafes and public houses upon occupation. Secondly, it would create significant numbers of jobs and local investment during the construction phase. Payments would also be increased to Burnley Council through additional Council Tax receipts.
- 6.14. In respect of social benefits arising from the development, the delivery of housing on an allocated site and is considered to weigh in favour of the proposal, given the role the allocation plans in ensuring Burnley Council are able to deliver on its housing requirement. The development will also provide a mix of housing, including affordable housing, which will contribute to a well-balanced community.
- 6.15. With regard to environmental aspect, the proposal encourages the efficient use of the land, and retains the habitats of highest value at the north of the site. Furthermore, it is noted that each dwelling will have private amenity space and an area of multi-purpose on-site Public Open Space (POS) will be delivered. The site has also been identified through the Local Plan preparation, examination and adoption process as being part of an appropriate strategy for delivering the identified housing need.
- 6.16. On this basis, it is considered that the proposals constitute Sustainable Development.

### Conclusion on the Principle of Development

- 6.17. Based on the policies, guidance and monitoring relating to housing supply and delivery as set out within both national and local policies, it is considered that as a site is allocated for residential development within the Local Plan, with no material considerations which diminish the weight this allocation should be given in the planning balance, the principle of residential development in this location has been established.

### **Layout**

- 6.18. The proposed layout consists of 200 houses, public open space, a network of vehicular and pedestrian routes, soft landscaping and a water attenuation basin.
- 6.19. In accordance with Policy H4 of the Local Plan relating to housing developments, the layout has been designed to deliver an attractive residential-led scheme, whilst addressing the technical constraints of the allocated site including the changes in topography; surface water and ground conditions; retention of access to Hollins Cross Farm buildings to the south of the site; and, existing septic tanks to the north of the site serving the properties at 91 to 97 Glen View Road.
- 6.20. In total the proposal incorporates 6.7 hectares of built development, with the remainder of the site provided as open space, landscaped buffer, and drainage systems. The Public Open Space therefore amounts to over two hectares, as shown on the Areas Plan submitted.

### Phasing

- 6.21. Given the scale of the site, and in accordance with Policy HS4, a Phasing Plan is submitted with the proposal. Phase 1 is to incorporate the access junction, public open space to the north of the site, sustainable drainage basin, and residential area to the north of the open space which runs through the centre of the site. Phases 2 comprises the land to the south-west of the site, with Phases 3 and 4 at the south-central, and south-eastern areas of the site, respectively.
- 6.22. The phasing has therefore been designed to ensure that ‘*an acceptable standard of development and amenity for early residents and existing adjacent residents*’ is maintained, in accordance with Policy HS4.

### Access

- 6.23. In accordance with Policy HS1/2 and the advice provided during the pre-application discussions, a single access point to the site is to be provided via a new junction off New Road. Again in accordance Policy HS1/2, no vehicular access is provided to Woodplumpton Road, however pedestrian links are incorporated to the east of the site.

### Layout Approach

- 6.24. As discussed in detail within the Design and Access Statement produced by Woodcroft, the layout has been developed in such a way that a natural and logical extension to the existing built form is created, respecting the urban grain whilst creating its own sense of place and identity, in line with Strategic Policy SP5 on design quality and sustainability.
- 6.25. The benefits of an active frontage incorporating homes on the northern edge of the site adjacent to New Road are noted, however the existing septic tanks in this location as shown on the topographical plans restrict build development in this location. Instead, an arrival green space is located at the main access route which will create impact upon arrival and provide a sense of place. In accordance with allocation HS1/2 and HS4, the entrance to the site is therefore considered to demonstrate an appropriate layout, and site boundary / interface with the land to the north.
- 6.26. The attenuation basin location is guided by the topography, with the position creating a substantial area of Public Open Space and a significant distance between the existing properties on Glen View Road (approximately odd numbers 69 to 91); ensuring appropriate levels of privacy for existing homes is maintained in this location in accordance with both Policy HS4 and Strategic Policy SP5.
- 6.27. Policy HS4 (part 9) additionally notes that Public Open Space should be multifunctional, providing sustainable drainage and habitats where possible. The proposed attenuation basin will provide a multitude of benefits in terms of open space, design, and biodiversity, in line with Policy HS4.
- 6.28. In terms of distances to existing homes, the layout incorporates ‘inward facing houses’ to place private amenity space between proposed and existing homes, to respect interface distances. Houses are also positioned to overlook the open space and active travel (pedestrian and cycle) links where practicable.

### Design

#### Materials

- 6.29. The site is surrounded by various styles of houses, with examples of these shown within the Design and Access Statement. An assessment of the existing styles have, in accordance with Strategic Policy SP5, influenced the house types, landscaping materials and style across the proposed development.
- 6.30. The 200 homes to be provided consist of 14 different housetypes, with details of each of these shown within the 'House Type Brochure' produced by Woodcroft. This variation in design across the site is also shown on the 'Materials Finishes' plan, which demonstrates the mix of materials used.
- 6.31. The material combinations (set out in full at paragraph 4.26 of this statement), maintain and enhance the quality of the landscape, being in keeping with local vernacular. Homes are to be constructed from brick with a variety of details including heads, jambs, and cills as stone detailing. The proposals will ensure that new housing is of a high standard and respects the local environment. The layout has been designed to echo the built form to the surrounding developments.
- 6.32. The materiality of the homes proposed is therefore considered to deliver a high quality design, in accordance with Policy HS4 and Part6 4 of Strategic Policy SP5, by incorporating contemporary materials in a manner which respects the established character of the locality. As such the materiality is considered to accord with the Development Plan.

#### Scale

- 6.33. Strategic Policy SP5 requires that proposals respect existing local scale and massing of the built environment.
- 6.34. As identified through the local character assessment set out within the Design and Access Statement, the majority of homes within the locality are Semi-detached, Detached, and Terraced properties ranging from one to two storeys in height. The proposed dwellings will all be two storeys in height, with the scale of the proposed buildings considered to be appropriate to the local context and topography of the site.
- 6.35. On this basis the design of the proposal is considered to accord with Policies SP5, HS1/2 (which seeks for the majority of homes to be detached or semi-detached), and HS4.
- 6.36. The scale of the proposal is therefore in accordance with the Development Plan.

#### Density

- 6.37. In accordance with Paragraph 125 of the NPPF, the Local Plan sets out a guide to housing densities, to ensure that appropriate use is made of the available land. Policy HS3 covering Housing Density and Mix sets out the densities considered to be appropriate to Burnley, and site-specific policy HS1/2 provides additional guidance on density, seeking a 'lower density' development.

# Planning Statement

## Land south of the A646, Hollins Cross Farm, Burnley



- 6.38. The site extends to 8.65 hectares in total, with the gross density of 200 homes therefore equating to approximately 23 dwellings per hectare ('dph'). Policy HS3 sets out at point 2 that (Savills emphasis):
- 'As a minimum, developments should seek to achieve 25 dph (dwellings per hectare gross).'*
- 6.39. The density proposed is therefore lower than the density set out within the Borough-wide policy as being an appropriate minimum. On this basis we would, as a starting point, consider that the density proposed is broadly, low.
- 6.40. Policy HS3 notes that new housing should be built at a density appropriate to the location and setting, with Policy HS1/2 setting out that the allocated site is suitable for 'around 184 dwellings'. 184 homes on the 8.65 hectare site would equate to a gross density of 21 dph.
- 6.41. In terms of difference between the number of homes proposed, and the number set out within Policy HS1/2, the development represents a 8% increase.
- 6.42. The layout and design of the site has been influenced by the local character and technical constraints of the site, delivering a scheme which is considered to represent good design and a strong sense of place. The number of homes, at 200, is therefore considered to accord with the Development Plan in terms of design, as set out above.
- 6.43. In the context of Policy HS1/2 noting only that the allocated site is capable of delivering 'around' 184 homes, an 8% increase in the number of homes (which is still considered by Policy HS3 to represent low density) is considered to be entirely acceptable. It is also noted that whilst of less weight in the Planning Balance, the SPD on contributions assumes that the affordable homes will be delivered at a density of 25 dph.
- 6.44. On this basis the number of homes delivered across the site is considered appropriate in terms of gross density and also design, and as such accords with the Development Plan.

### Housing Mix (including Affordable provision)

- 6.45. The housing mix is set out at Section 4 of this Statement, and reproduced below for ease of review:

House Type	Beds	Number of Homes	Percentage, All Homes	Percentage, Housetype	Delivered as Affordable	Percentage, Affordable Homes
Detached	4	96	48%	70%	-	-
Detached	3	44	22%		-	-
Semi-detached / Mews	3	38	19%	30%	11%	5.5%
Semi-detached / Mews	2	22	11%		9%	4.5%
<b>Totals</b>	-	<b>200</b>	-	-	<b>20</b>	<b>10%</b>

- 6.46. As shown in the table above the number of four plus-bed detached properties equates to 48% of the proposal, in excess of the '*minimum of 40%*' required by Policy HS1/2.

6.47. In terms of three plus bedroom detached and semi-detached properties (which we interpret as three bedrooms given the wording of the policy), the four housetypes which meet this criteria are the Overton (detached), Croston (detached), Barton (semi-detached or Mews), and Aughton (semi-detached or Mews). In total these housetypes make up 41% of the development, in excess of the minimum 30% sought by Policy HS1/2.

6.48. The housing mix has been devised based on the market knowledge of the applicant, which Policy HS3 identifies as a key factor affecting housing mix. The market position was also supported within recent appeal (reference APP/Y3615/W/19/3240781) which stated that in allowing an appeal for a housing scheme which deviated from the identified SHMA mix:

*"I also give weight to the evidence of the appellant who would need to be confident of selling these units at the end of the construction period with an overall viable scheme"*

6.49. As such the mix is considered to be appropriate and in accordance with policy HS1/2.

### Adaptable Homes

6.50. Policy HS4 seeks for housing developments to deliver a minimum of 20% of homes as capable of being adaptable to meet the needs of those with disabilities.

6.51. In terms of this adaptable homes provision, i.e. those that comply with Approved Document Part M4(2), the proposal includes 42 homes meeting this adaptability standard, equating to 21% of all homes. The provision of adaptable homes is therefore well in excess of the policy requirement.

6.52. The full schedule of the homes that meet the M4(2) standard are set out on the M4(2) schedule submitted with this report, including the housetypes and plot numbers for compliant homes.

### Affordable Homes

6.53. The affordable homes position is set out in detail within the Affordable Homes Statement submitted with this application, also produced by Savills.

6.54. The NPPF sets out that that Local Plan policies should be set to meet affordable housing need on sites that are being developed for market housing, unless off-site provision or a financial contribution of broadly equivalent value can be justified and the agreed approach contributes to the objective of creating mixed and balanced communities. The NPPF assumes a need for affordable housing has been demonstrated and that sites are generally viable and sufficiently profitable to enable developers to provide affordable housing in addition to market housing. This is not necessarily the case in Burnley.

6.55. Due principally to viability considerations, the approach of requiring developers to contribute monies through a Section 106 agreement for off-site provision by a Registered Provider has rarely been successful in Burnley.

6.56. As such, the Council have not outlined a specific strategy for affordable housing requirement with regards to the delivery of affordable dwellings across the Plan period, with Policy HS2 requiring only that:

*“1c) The provision of affordable housing through all housing developments of over 10 units, unless the applicant can demonstrate that a site, which would otherwise be supported by the policies in the Plan and meets the requirements of Policies SP4 and SP5, would not be viable with affordable housing provision on-site or off-site by way of a contribution.*

*2) The exact amount of financial contribution/number and tenure of affordable units will be determined by economic viability having regard to individual site and market conditions”.*

- 6.57. The Development Plan therefore only makes reference to a need to deliver homes where viable, with no minimum provision set due to the viability constraints of the Borough.
- 6.58. The Supplementary Planning Guidance document on Planning Contributions however builds on this, setting an expectation that housing allocation HS1/2 will deliver 10% of homes as affordable homes on-site, at an assumed density of 25 dwellings per hectare and a house value (as at 2016) of £2,250 per square metre.
- 6.59. The 10% guidance set out within the SPD mirrors the figure set out within the NPPF as an expectation on Major residential sites.
- 6.60. The 10% Affordable Homes position proposed is therefore well in excess of the Development Plan position which seeks a contribution where viable but with no minimum set.
- 6.61. The proposals however accord with wider material considerations including the NPPF and Supplementary Guidance, and as such the 20 affordable homes proposed is considered to be entirely acceptable, in terms of quantum.
- 6.62. The proposed units offer a broad mix of sizes (providing both 2 and 3 bedroom properties). Four of the properties will be Shared Ownership (representing c.20% of the affordable units) and sixteen for Affordable Rent (c. 80% of the affordable units). This is considered to represent an appropriate mix for the site and fully accords with part 5 of Policy HS2 of the Local Plan.
- 6.63. The affordable housing contribution is therefore considered to be a very strong proposal which fully accords with all policy and guidance.

### Parking Provision

- 6.64. Policy IC3 requires that car parking is provided in accordance with the standard maximum and minimums set out at Appendix 9 of the Local Plan, and summarised at paragraph 5.35 of this Statement. All houstypes proposed meet the standard, being within the minimum and maximums set out within policy, with the following provisions:
- Two-bed homes: 2 spaces
  - Three-bed homes: 2 spaces
  - Four-bed homes: 3 spaces including a single garage.
- 6.65. As such the proposal meets the requirements of Policy IC3 in relation to car parking provision.

### Drainage

- 6.66. The Drainage Strategy for the site for both surface and foul water has been designed by REFA, with all water draining from the south to the north of the site.
- 6.67. It is the intention for the foul water across the site to drain under gravity to a pumping station to be situated at the north-east of the site, close to residential plots 1 and 195. The pumping station is required due to the topography of the site and adjacent public sewers, and the location of the pumping station is to be confirmed following further detailed design. The pumping station will however comply with design and construction guidance and united utilities supplemental specification. The route from the pumping station to the existing foul sewer is to follow the main site access road to New Road, and to then follow New Road / Glen View Road in a westerly direction, to the sewer located at the junction of Wilkie Avenue and Glen View Road, subject to confirmation by the LLFA.
- 6.68. In line with Policy CC5 of the Local Plan, the Surface Water strategy has assessed the most appropriate and sustainable management strategy practicable on the site. As noted on plan 'Drainage Strategy - DRG 1', infiltration has been discounted as a suitable means of surface water disposal due to ground conditions. The discharge route is therefore via the second most preferable option; attenuated discharge into a watercourse.
- 6.69. The surface water outfall from the site is to be via an existing culvert situated to the north-east of the site, as shown on plan 'Drainage Strategy - DRG 2'. The culvert's extent is shown on Topographical Survey (Sheet 2) to run from the north-east corner of the site, due east beyond Woodplumpton Road, at which point this changes from an open culvert to a pipe. The culvert is identified on Topographical Plan Sheets 2 and 3 as 'P1', with Sheet 3 showing an photograph of this.
- 6.70. The run off from the development is to be restricted to 48.6 litres/second, for all events up to and including the 1% annual exceedance probability plus the 40% Climate Change event, with no surface flooding predicted.
- 6.71. In order to achieve this runoff rate, surface water is to be attenuated via storage within a 10m x 5m x 0.8m cell at the north of the site, oversized piped under the proposed main access route to the site, and within the attenuation basin situated to the northern edge of the site. The attenuation basin is to have a maximum water depth of 1.1m.
- 6.72. The only exception to the surface water strategy set out above relates to the highway between the proposed new highway junction off New Road and the most northern residential plots. In this area the topography prevents drainage from this proposed road into the on-site system, and it is proposed that an alternative outfall for highway surface water is to be confirmed.
- 6.73. The drainage strategy, whilst subject to agreement with the LLFA and United Utilities, has been designed in accordance with the hierarchy set out within Local Plan Policy CC5, avoiding the outfall of surface water to the existing sewer network. In line with Policy CC4 (Part 1), the proposal is supported by a Flood Risk Assessment and Drainage Strategy which demonstrate that the development will not *'result in increased flood risk from any source or other drainage problems, either on the development site or elsewhere'*.

6.74. The proposal is therefore considered to fully comply with the Local Plan in terms of drainage and flood risk.

### Ecology

6.75. Policy HS1/2 of the Local Plan notes that Protected Species have been recorded on the site including a Priority Habitat (lowland fen). The Policy continues to note that an ecological survey will be required to accompany any planning application which addresses these issues, in accordance with Policy NE1.

6.76. As set out above, this application is supported by a suite of ecological reports to understand the existing ecology within the site boundaries, and the impacts of development on this baseline. These include a Preliminary Ecological Appraisal and detailed surveys of breeding birds, great crested newts, water vole, botanical species, invasive species, Bats.

6.77. These surveys have not identified any species present on the site which would prevent residential development, and the inclusion of the sustainable drainage attenuation basin to the north of the site will retain a wetland with significant benefit to the retention of habitats.

6.78. In relation to the Lowland Fen habitat, as set out within the site context at paragraph 2.21 above, the lowland fen categorisation is not considered to remain accurate.

6.79. In terms of Biodiversity, based on the DEFRA 3.0 metric for recording and calculating impacts, the development site is valued at 48.94 Biodiversity Units in its current state, across the tree categories: habitat, hedgerow, and river.

6.80. The development will increase the hedgerow biodiversity units by 24.22% and the river biodiversity units by 66.96, albeit these categories have a low baseline position.

6.81. The majority of the site baseline position comes from the Habitat units, equating to 43.87 biodiversity units currently. the development will result in a net loss of 19.4 habitat biodiversity units, and a total loss of 17.4 biodiversity units, and as such does not fully accord with policy NE1 of the Local Plan which requires all development to deliver '*net gains where possible*'.

6.82. Ecological consultants Biora, are on behalf of the Applicant however currently in discussions with the Greater Manchester Ecology Unit in relation to appropriate off-site mitigation for this net loss in biodiversity and appropriate financial compensation levels. It is therefore considered that whilst not achievable on-site, appropriate mitigation for the biodiversity losses on-site can be achieved, and as such it is considered that the scheme can accord with the Development Plan.

### Arboriculture

6.83. The Tree Survey undertaken in support of this application identified 18 individual trees, 17 groups of trees, and four hedges within influencing distance of the application site.



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- 6.84. Five individual trees and eight tree groups would need to be removed in full or part to accommodate the proposed development, with two of these, being located outside of the application boundary.
- 6.85. The Arboricultural Impact Assessment produced by TEP and submitted with this application however concludes, based on the post-development landscaping proposed, that the development would give rise to no adverse effects that cannot be mitigated.
- 6.86. The proposal does not require the loss of protected trees, important hedgerows, prominent mature or veteran trees. The removal of some trees is to be mitigated by replacement on-site planting, and the application is supported by a full Tree Survey and Impact Assessment demonstrating that appropriate space around retained and proposed trees is maintained above and below ground.
- 6.87. As such it is considered that the proposals comply with Policy NE4 of the Local Plan relating to trees, hedgerows and woodland.

## Highways and Transportation

- 6.88. This application is supported by a Transport Assessment and Framework Travel Plan which assess the accessibility of the site via foot, cycle, bus, rail, and private car.
- 6.89. The accompanying Transport Statement confirms that the site is accessible by sustainable modes of transport, therefore contributing towards policy aims with regard to sustainable travel.
- 6.90. In line with the requirements of Policy HS1/2, a single vehicular access point is proposed off New Road at the north of the site. The proposed access junctions off the A646 New Road have been designed to accord with highway design standards and will have sufficient capacity to accommodate the proposed development traffic.
- 6.91. In terms of vehicular traffic, the report concludes that the development proposals will result in a minimal impact and can be accommodated on the local highway network.
- 6.92. In addition the site is considered to be accessible on foot and these provisions will be improved as part of the works on the development site. The services from the bus stops on adjacent to the site on Glen View Road and Moorland Road connect the site with retail, employment and leisure facilities in Burnley; it can therefore be concluded that the proposed development can be accessed by bus.
- 6.93. Additionally, the proposed site layout can accommodate the required swept paths for refuse vehicles and meets the requirements with regard to fire and rescue service vehicles.
- 6.94. It can therefore be conclude that the proposals are acceptable in highways terms and comply with the aims of both local policy and paragraphs 85 and 111 of the NPPF, however please refer to the Transport Statement for a full assessment.

## Environmental Protection

- 6.95. In accordance with Policy NE5 of the Local Plan on Environmental Protection, the application is supported by a suite of reports on air quality, noise impact, ground stability, and land contamination.

- 6.96. A summary of the current ground conditions is set out at paragraph 2.30 of this statement, with the full findings set out within the Geo-environmental report accompanying this application. We do not intend to repeat this in full here, however the work undertaken identifies no reason why the site is not suitable for residential development.
- 6.97. In terms of noise and air pollution, the application is supported by both noise and air quality assessments, as set out at Section 2 of this statement. The noise impact assessment has reviewed the existing ambient noise levels, and has proposed appropriate glazing and ventilation to be incorporated into the design to ensure appropriate levels of internal noise are maintained.
- 6.98. In relation to external noise levels, and impacts on private amenity space, the report concludes that this can be appropriately mitigated through boundary fencing, with external noise levels only requiring mitigation to the north of the site adjacent to the A646.
- 6.99. The air quality assessment submitted in accordance with both the Local Plan and the SPD on Air Quality Management demonstrates that there are no existing reasons on grounds of air quality that would make the site unsuitable for residential development, and the proposed development is not expected to have a significant impact on the local air quality.
- 6.100. During the construction phase, it is anticipated that dust production can be appropriately mitigated against, and we would expect any consent to require by condition the submission of a Construction and Environmental Management Plan.
- 6.101. As such it is considered that the proposal has, in line with local and national policy requirements, assessed the baseline and resultant noise, air, and ground conditions, with no technical constraints that would restrict either the principle of residential development of the site, or the development proposed.

### Heritage Considerations

- 6.102. As set out within Policy HS1/2, it is anticipated that archaeological remains from the medieval period and earlier may be present on the site, and potentially of local-regional significance.
- 6.103. As per the requirements of Policy HS1/2 and Policies HE1 and HE4 relating heritage conservation and archaeology, the application is supported by a non-intrusive archaeological assessment which supports the potential for remains of significance to be on the site, and recommends, subject to agreement with the Lancashire County Council Historic Environment Team, a *'programme of geophysical survey, followed by archaeological trial trenching would be merited, which should aim to establish the presence or absence of buried archaeological remains and, if present, their extent and significance'*.
- 6.104. It is therefore considered that at this stage sufficient information has been submitted to enable the application to be determined, and that following consultation with relevant Statutory Consultees should the Planning Authority be minded to grant consent on the site, that the requirements for further investigations can reasonably be secured by way of a Planning Condition.

### Climate Change and Energy Efficiency

- 6.105. In accordance with the pre-application advice provided, and Policy SP5 of the Local Plan, the application is supported by a statement on energy efficiency and climate change produced by Element Sustainability. The report assesses the energy efficiency of the proposed development, and the approaches taken to mitigate the environmental impacts of the proposal by minimising energy consumption.
- 6.106. The hierarchy of energy use has been assessed, with the following measures taken to reduce energy use and to use energy more efficiently:
- Enhanced levels of insulation to achieve low u values;
  - Low air permeability targets will reduce uncontrolled ventilation and assist to limit heat loss through the structure of the buildings;
  - Glazing within the development will be optimised to control solar gain in the summer months and allow beneficial gains in the winter season so as to minimise the overheating risk;
  - Sophisticated control systems for the space and water heating will ensure that energy consumed by the development is used efficiently;
  - Hot water in the dwellings will be separately programmable and high efficiency cylinders with low standing losses will be specified; and,
  - 100% LED lighting provision and sophisticated control systems will be incorporated throughout the development.
- 6.107. We therefore conclude that the proposal accords with national and local policy in terms of energy use limitation and will deliver a residential scheme that is inherently efficient and cost-effective during occupation.

## 7. Open Space Assessment

- 7.1. In line with the requirements of the Burnley Council Planning Validations Checklist, due to the proposed development being classed as a Major Development, this section provide an assessment of the impact on open space.
- 7.2. Burnley's Green Space Strategy 2015 – 2025 uses the following definition of Open Space:
- “All open space freely accessible to the public within or adjoining the urban area of Burnley, including not just land but also areas of water including canals, lakes and reservoirs which offer opportunities for recreation, sport, nature conservation and visual amenity.”*
- 7.3. The validations list additionally sets out that proposals are to provide an assessment to: *“quantify the amount, quality and type of open space that would be lost as a result of the proposal and assess the quantitative and qualitative impact on the overall supply in the local area”*.
- 7.4. Policy NE2 of the Local Plan sets out that Protected Open space will be protected from inappropriate development.
- 7.5. As set out within the introduction to this Planning Statement, the site is currently in agricultural use, with a single Public Right of Way crossing the site (reference 12-6-FP 13). The site is not therefore classed as Public Open Space by the Burnley Green Space Strategy 2015 – 2025. The development of the land will not therefore constitute a loss in Open Space.
- 7.6. It is noted that South Burnley, the district assessed within the Green Space Strategy positioned closest to the application site, has the following open space provision:
- Parks & Gardens: 0.2ha deficit
  - Amenity Green Space: 3.8ha surplus
  - Natural and Semi-natural Open Spaces: 11.5ha deficit
  - Provision for Children and Young People: 0.81ha deficit
- 7.7. The proposal includes 6.2 hectares of land which is to be made available to both existing and future residents within the locality, for the purposes of recreation. As a result the proposal will have a significant positive impact on the supply of public open space within the immediate vicinity.

## 8. Planning Obligations

- 8.1. Policy IC4 sets out the anticipated approach to planning contributions, with this supported further by the Developer Contributions SPD, adopted in December 2020.
- 8.2. As set out within the Local Plan, contributions will be negotiated on a site-by-site basis and will only be sought where these are:
- a) necessary to make the development acceptable in planning terms;
  - b) directly related to the development; and
  - c) fairly and reasonably related in scale and kind to the development.
- 8.3. On this basis as the development proposal is yet to be review by the Local Planning Authority and Statutory Consultees the anticipated contributions are not known at this stage. The adopted SPD however sets out the indicative contributions relating to allocation HS1/2 which is reproduced below:

Site Type	Location	Value per m2 (2016 Prices)	Assumed Gross Density	Allocations	Site Size Category	Affordable Housing %	Affordable Housing on or offsite	Contribution Ceilings at 2020 prices
Greenfield Type 1	Village/Urban fringe allocation	£2,250	25 dph	HS1/2	100 to 199 units	10%	On-site	£500

- 8.4. It is noted that the 'site size' column identifies the site as supporting 100 to 199 homes. As discussed in detail at paragraph 6.37 of this statement the scale and density within the indicative table do not reflect the intent of allocation HS1/2, with a density of 25 dph resulting in a total of 216 homes. We do not therefore consider the 199 homes within the above table to be restrictive.
- 8.5. In relation to Affordable Housing, as set out in detail within the Affordable Housing Statement supporting this application and at Section 4 of this Planning Statement, it is the intent of the applicant to deliver 10% of homes on-site as affordable properties in line with the SPD, and in excess of the relevant Policy which sets no quantified level.
- 8.6. In regards to the contributions, the SPD sets out an identified ceiling of £500 per home (based on 2020 values). This equates to £100,000 for the 200 homes proposed.
- 8.7. The applicant understand that the proposed development will attract planning contributions to mitigate the wider impacts of the proposal. We therefore welcome discussion with the Council during the determination process of the application.

## 9. Summary & Conclusions

- 9.1. This Statement has been submitted on behalf of Prospect (GB) Limited in support of a full planning application for 200 homes on Land south of the A646, Hollins Cross Farm, Burnley. The proposal comprises 180 market homes and 20 (10%) affordable homes, including detached, semi-detached, and mews houses.
- 9.2. The key benefits of the development are considered to be:
- Delivery of 200 new homes on an allocated housing site, contributing significantly to Burnley's housing delivery requirements;
  - Provision of 20 new affordable homes on-site, equating to 10% and significantly in excess of the policy requirements;
  - Inclusion of a wide range of house-types that reflect the local character, promoting the site as an inclusive and sensitive development;
  - Inclusion of a significant number of semi-detached and four-bedroom detached dwellings in line with the Council's intentions to re-balance the housing market which is currently dominated by smaller terraced properties;
  - Implementation of managed Sustainable Drainage Systems to reduce existing surface water runoff which detrimentally affects existing properties in the area;
  - Provision of significant areas of on-site Public Open Space, extending to two hectares;
  - Significant economic benefits, including in terms of investment and jobs throughout the construction phase, alongside New Homes Bonus<sup>2</sup> payments to Burnley Borough Council;
  - Gift-aiding profits from the Prospect Homes development to the Riverside Housing Association to fund a wide range of social benefits including affordable homes and care and community support services.
- 9.3. Overall, the proposed development is considered to be in accordance with the relevant planning policies from the Burnley Local Plan and the guidance contained within the National Planning Policy Framework (2021).
- 9.4. As such the application should be determined without delay, and we welcome discussions with the Local Planning Authority at the earliest opportunity.

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<sup>2</sup> The future of which has recently been subject to Government Consultation

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## Appendices

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# Planning Statement

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## Appendix A Site Location Plan

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# Hollins Cross, Burnley



General notes  
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Revisions



Client  
 Prospect Homes

Project  
 Hollins Cross, Burnley

Drawing Title  
 Location Plan

Drawing No.	Revision	Date	Scale	Drawn	Sheet Size
WD20-90-1P01	A	Mar 2021	1:1250	WCD	A1

# Planning Statement

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## Appendix B

### Extract of Local Plan Policy HS1/2 – Hollins Cross Farm

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<b>HS1/2 – Hollins Cross Farm</b>	
<b>Housing Delivery</b>	The site is acceptable for around 184 dwellings.
<p><b>Additional and Site Specific Policy Requirements and Design Principles</b></p> <ol style="list-style-type: none"> <li>1) A mix of dwelling types, including a minimum of 40% 4+ bedroomed detached and 30% 3+ bedroomed detached or semi-detached houses will be expected;</li> <li>2) Vehicular access should be from a single point onto New Road. Contributions may be sought for off-site highway improvement work in the vicinity;</li> <li>3) No vehicular access will be permitted from Woodplumpton Lane;</li> <li>4) Protected Species have been recorded on the site which also includes Priority Habitat (lowland fen). An ecological survey will be required to accompany any planning application which addresses these issues in accordance with Policy NE1;</li> <li>5) Appropriate landscaping and boundary treatment should include screening to the southern boundary to reduce the impact on the wider landscape. New planting on the site will need to accord with Policy NE3; and</li> <li>6) The presence of known heritage assets (Medieval and earlier) within close proximity of the site would suggest some limited potential for unknown archaeology of local-regional significance and suitable provision will need to be made for archaeological desk based assessment and field evaluation consistent with Policy HE4; and any further investigation or recording works that may be necessary as a consequence of development.</li> </ol>	
<p><b>Supporting Information</b></p> <ol style="list-style-type: none"> <li>1) This is a prominent greenfield site in the open countryside. A scheme of high quality is expected in line with Policy SP5 and lower density detached housing preferred not only to increase/ provide quality and choice, but lower density development would provide greater opportunity for landscaping, planting and minimising impact.</li> <li>2) Lancashire County Council Highways has advised that access via Woodplumpton Lane would not be considered appropriate as there is no footway provision.</li> <li>3) Contributions may be sought for off-site highway improvement works in the vicinity, both to Glen View Road and for traffic management works to the A646 and Manchester Road signal junction as development is likely to have cumulative impacts on this junction.</li> </ol>	

<b>HS1/3 – Former William Blythe Site</b>	
<b>Housing Delivery</b>	The site is acceptable for around 151 dwellings.
<p><b>Additional and Site Specific Policy Requirements and Design Principles</b></p> <ol style="list-style-type: none"> <li>1) A mix of dwelling types, including a minimum of 60% 3+ bedroomed detached and semi-detached houses will be expected;</li> <li>2) Vehicular access should be from a single point onto Manchester Road;</li> <li>3) Appropriate landscaping and boundary treatment should include screening to the northern and eastern boundary to reduce the impact on the wider landscape. New planting on the site will need to accord with Policy NE3;</li> <li>4) Safe and convenient access for pedestrians and cyclist should be provided which connects to</li> </ol>	

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