

Development Control
Burnley Borough Council

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref FUL/2022/0149

Our ref

Date 26th May 2022

Dear Sirs

Application no: 2022/0149

**Address: Hollin Cross Farm Woodplumpton Road Burnley
Habbergham Eaves Lancashire BB11 3RS**

**Proposal: Full planning application for the erection of 200 dwellings
and associated works.**

With respect to this application, we would not wish to raise any objections to the principle of these proposals. There are however a number of concerns regarding the layout of the application, the parking allocation, and the access to the site.

The concerns regarding the site layout that will need to be addressed in order for the site to be adopted are outlined below.

- There are a number of sections where there is no footway, such as plots, 25-38, 68-74, 78-92, 157-165 and 174-183. It is expected that the carriageway will be 5.5m wide with a 2 m footway provided for house fronting on to any road put forward for adoption.
- Not all of the plots meet the parking standards none of the internal garages meet Burnley's Parking standards as detailed in Appendix 9 of the local plan, other documents such as Manual for Streets also indicate that all garages should measure 3m x 6m.
- In order to support the 20mph speed limit a number of traffic calming measures, such as junction tables and road humps will be required.
- A number of plots such as 9-11, 16-18, 20-22 and 26-27 and a number of other plots have no pedestrian access where items such as a wheelie bin can be move past any parked vehicle. Where this is the case an additional 0.8m footway should be provided. This is in line with NHBC guidelines.

There are also some concerns regarding the new access this will be required to be formed as part of a section 278 agreement. Whilst the dedicated right turn lane is

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acceptable there will need to be at least 1 traffic island to aid pedestrian movement across New Road.

Having consulted with other colleagues in Traffic Signals and public transport there is a requirement for a contribution for improvements to the signal junction at Glen View Road – Manchester Road and a contribution to support improvements to the local bus services is required. A contribution of £70,000 is required for the traffic signals and £90,000 for the bus services to be split as a £30,000 payment for stop improvements and £60,000 for an enhanced am and pm peak provision over a 5 year period. These sums can be provided as part of a Section 106 agreement.

Additionally due to the extensive nature of the application it is expected that a charging point for electric vehicles shall be included with-in the development for every dwelling to promote sustainable modes of transport. This shall be fitted in line with the DfT guidance regarding Electric Vehicle Charging in Residential and Non-residential buildings, which states: - charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle.

Finally, there is no indication as to the reconnection of the access to Hollins Cross Farm to any adopted highway. We are aware that whilst this is not a working farm larger vehicles are used to access the dwellings for refuse collections etc. A suitable access will need to be formed that will need to be available throughout the construction phase of the development and then suitably constructed upon completion of the development. Should this access be connected to another section of adopted highway rather than proposed development, a separate planning application may be required. The current access from Wilkie Avenue will need to have the kerb reinstated and the redundant access removed, and the area returned replanted as a grassed area.

In order to progress the application, we would look for further submissions showing how our concerns can be addressed.

Should the application be approved the following conditions and notes are likely to be requested to be included in the decision notice

Conditions

a) Garage cycle storage.

Garage wall hanging cycle storage suitable for 2 bicycles shall be provided within each garage with a separate secure cycle storage facility, suitable for two bicycles being provided for units without a garage.

Reason: - to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

b) Highway access works constructed prior to start of development.

No part of the development hereby approved shall be commenced until all the highway access works have been constructed and completed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

Reason: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

c) Completion of vehicular access.

No building or use hereby permitted shall be occupied or use commenced until drop kerbs have been installed at the carriageway edge and a vehicle cross-over constructed across the footway (and/or verge) fronting the site in accordance with the approved plans and the Lancashire County Council Specification for Construction of Estate Roads, to be retained in that form thereafter for the lifetime of the development.

Reason: In the interests of pedestrian safety and accessibility.

d) New road built to base course level.

The new estate road shall be constructed in accordance with Lancashire County Council's Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

e) Wheel washing / mechanical road sweeping.

For the full period of construction facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety.

f) Car Parking.

No building or use hereby permitted shall be occupied or the use commenced until the car parking area has been surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

Reason: To allow for the effective use of the parking areas.

g) Submission of details – adoptable streets.

No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the local planning authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the local planning authority.

Reason: - In the interest of highway safety; to ensure a satisfactory appearance to the highway's infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

Note: The applicant is advised to obtain a technical approval for all estate street details from the local highway authority prior to the submission of such approved details to the local planning authority for condition discharge.

Notes

1. The alterations to the existing highway as part of the new works may require changes to the existing street lighting at the developer's expense.
2. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.
3. The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 0300 123 6780.

Yours faithfully

Simon Hardie
Highways Development Control
Lancashire County Council