

Development Control
Burnley Borough Council

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

Your ref FUL/2022/0149
Our ref
Date 15th November 2022

Dear Sirs

Application no: 2022/0149

**Address: Hollin Cross Farm Woodplumpton Road Burnley
Habersham 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 proposals.

There are some concerns regarding the parking allocation, 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, as detailed in documents such as Manual for Streets. This short fall does not appear to be to every plot where the house type has an internal garage but amounts to about 20% of the overall development. Additionally, these plots may not be provided with a clear 0.8m pathway for pedestrian access.

There has also been a Building Phase Plan provided this is of some concern as the residents from the second phase will have to access the adopted highway via the as yet unbuilt phases 3 and 4.

The general details of the site access showing a right turn lane and 2 pedestrian islands are acceptable and will need to be progressed as part of a section 278 agreement this will also include an alteration to the position of the change in speed limit.

The general layout of the development is acceptable, it is noted that there are some junction tables and rumble strips. The exact details and frequency of these road traffic calming features and other pedestrian facilities such as lowered kerb with

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tactile paving tiles will need to be addressed as part of the detailed section 38 agreement. A 20 mph speed limit will be implemented as part of this agreement.

Having consulted with other colleagues in Traffic Signals and public transport teams 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 bus stop improvements and £60,000 for an enhanced am and pm peak provision over a 5 year period. The contributions for the traffic signals and the bus stop improvements can be delivered via the Section 278 process as these can be sums can be directly attributed to an asset. The contribution to the bus service improvement would best be provided via a Section 106 agreement with a trigger point set at 25% of the development has been completed, this will give a reasonable number of residents to allow the service to expand.

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.

The current farm 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.

The plans provided are generally acceptable with some minor alterations to the housing plots to adhere to the parking standards, the discrepancies are on the larger plots where they will only become an issue if there are more than 2 cars at the dwelling. The construction management plan has been provided and is suitable.

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.

k) Reinstatement of redundant access.

Once the access to the existing dwellings at Hollin Cross Farm has become redundant the Kerb shall be reinstated at full height and the track grubbed up and replanted as a grassed area, to be retained in that form thereafter for the lifetime of the development.

Reason: To maintain the proper construction of the highway and in the interest of local amenity.

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