

[REDACTED]

From: Kieron Roberts
Sent: 31 May 2022 13:47
To: Planning Services
Subject: Re: Planning Application FUL/2022/0149

Categories: [REDACTED]

Hi Elizabeth,

This is a response to the planning application FUL/2022/0149 from Burnley Council's Green Spaces & Amenities Unit.

The Council requires all new housing developments to provide, or contribute to, Public Open Space (POS) provision.

Proposals for new housing developments of 50 houses or more will be expected to incorporate recreational public open space to a minimum standard of 0.3 Ha (0.74 acres) per 50 dwellings or a proportion thereof, in accordance with the NPFA standard of 2.4 hectares (6 acres) per 1000 population.

For this development, where there are going to be 200 houses, there should be at least 1.2 hectares (2.97 acres) of recreational public open space.

The plan shows 3 large areas of Public Open Space amounting to 2 hectares across the housing development site. Although, there is sufficient POS contained within the application, it should be noted that the POS must be usable and of good value that can be used for informal recreational purposes.

The attenuation basin takes up most of one of the large open space areas and as such will not be accessible for informal recreational purposes.

The POS to the Woodplumpton Road side of the development is split in two by the footpath. It would be good to see an area large enough to accommodate a small kickabout area for an informal game of football, etc. but this would be difficult the way the development is currently laid out.

As part of the overall recreational space requirement referred to above, developers of housing sites comprising of predominantly family housing, will be required to provide 0.09 Ha (0.23 acres) of equipped children's play space per 50 dwellings, or a proportion thereof.

Subsequently, there should be 0.36 Ha/0.89 acres (3,600 m²) of equipped children's play space within the recreational POS.

There is no provision provided at all within the proposal for any children's play facilities within the development.

For a development of this magnitude and with a high percentage of these homes being filled by families with a wide range of different aged children, it is reasonable to expect that there should be a NEAP (to cater for 4 - 14 year old children) standard play facility provided in the middle of the housing site along with a LAP provided for younger children (Under 6's).

NEAP's must have a minimum area of 1,000m2 with at least 8 activities and can include additional facilities such as a ball court, skate park or gathering area.

LAP's are at least 100m2 in size with up to 3 activities provided for under 6's.

So, for this site we would expect a NEAP play area with at least 8 activities as well as a small ball court for football, basketball, etc. In addition, there should be some provision for under 6's and a large, grassed area suitable for informal recreation and free play.

The nearest play area sites (within 1km of the site) are Creswick Avenue and Rosehill Gardens with a small ball court located at Healey Heights but these can only be accessed by crossing the busy Glen View Road and children living within the new housing development shouldn't be expected to travel to these sites as facilities should be provided within the new development.

We would also ask that there are new footpath and cycle links into the new housing development site from Glen View Road and Wilkie Avenue.

Regards

Kieron Roberts
Parks Development Manager
Green Spaces & Amenities

From: planning@burnley.gov.uk <planning@burnley.gov.uk>
Sent: 18 May 2022 10:18
To: [REDACTED]
Subject: Planning Application

Please find attached re-consultation letter
Planning Services

Ext
01282 425011
[burnley council's
website]<<https://eur05.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.burnley.gov.uk%2F&data=05%7C01%7CKRoberts%40burnley.gov.uk%7C92e3903125104e9147d208da38af5557%7C7434b562d4d94075bb58f15fae7c71b6%7C0%7C0%7C637884622946056888%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLjBtIl6k1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=GXFNcNpdJqW7nJjWDXT%2BkBgDTNqQFu3JKDPoDLfpo%3D&reserved=0>> [white ribbon accredited]
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