

From: [Elizabeth Hindle](#)
To: [Planning Services](#)
Subject: FW: FUL 2022 149 Hollins Cross
Date: 13 October 2022 11:03:47

Can we add these comments to the system- additional parks

From: [REDACTED]
Sent: 11 October 2022 15:10
To: [REDACTED]
Subject: Re: FUL 2022 149 Hollins Cross

Hi Liz,

Please find comments below from Green Spaces & Amenities Unit for the FUL/2022/0149 planning application.

I have had a look at the updated scheme and have read through the Planning Statement addendum as well as the updated plans you referenced in your previous email.

In the planning statement, it states that they are going to re-design the water attenuation basin to allow two thirds of the feature to be used as usable recreational open space. From looking at the updated plans, the POS which incorporates the land either side of the two LAPS (at the New Road and Woodplumpton Road ends of the development) and the water attenuation basin areas does not provide any recreational value at all as it is a mixture of SUDS, Amenity and Amenity Grassland areas and not turfed areas that could be used for informal recreation, for example an informal kickabout. The land to the right of the LAP at New Road should be turfed grass and a higher specification than what is currently proposed to allow informal recreation to take place close to the LAP (or as part of it).

They also state that they are providing 1.79 hectares of POS but again based on the above, we would question how much of this is actually usable POS. In addition, the banking area between the two levels of the housing development is still being classed as POS but this provides no recreational use at all.

My comments from the 18th August 2022 email remain pertinent:

Having looked at the plans again for the development, the amount of usable and good value POS is fairly minimal, and we would ask that this is looked at again. The thin strip of POS is a sloped bank that connects the northern and southern plateaus and as such this will provide no use for informal recreation purposes leaving only the POS to the Woodplumpton Road side of the development (which is again sloped and is proposed to have a mixture of wildflower areas and tree planting).

The developers have now put 2 LAPs in the scheme. We feel this is not adequate and will not provide the requisite formal play space that a development of this size should have

which will cater for a wide range of young people. LAP's are for informal play and are primarily for very young children 0-4 years old (see below).

LAP – Local Area for Play

The LAP is a small area of open space specifically designated and primarily laid out for very young children to play close to where they live.

LEAP – Local Equipped Area for Play

The LEAP is an area of open space specifically designated and laid out with features including equipment for children who are beginning to go out and play independently close to where they live.

Therefore, we would ask that at least a fenced off LEAP standard play area is provided at the New Road entrance POS with the additional LAP on the Woodplumpton side of the development as proposed. There should be a grassed area ideally to the side of the LEAP for informal play. We asked for a NEAP standard play area at this location previously to the value of £75,000. As such, the two play areas value should amount to this as well, with the majority of the money being attributed to the LEAP play area. We would want to see the specifications for both the LAP and the LEAP play areas and have the opportunity to advise on equipment, etc.

There are no recreational facilities provided for older children and teenagers, e.g. a ball court, pump track, etc. and as such we would want an off-site contribution of £75,000 towards informal recreational provision at Scott Park which is the nearest District Park to the housing site.

Re: the banking that is identified as POS, there are two proposed cycle and footway access points between the northern and southern plateaus, but I noticed that these have three lots of steps (which implies it is a steep drop). These are not very accessible, particularly for cyclists and wheelchairs/prams, and we would ask that some provision is made to enable smoother wheeled access between the two plateaus.

On the new plan, it looks like there is only one footpath now at the far end towards Wilkie Ave and the path still has steps. This is not very accessible for cyclists, parents with strollers and wheelchairs, etc. It needs to be a smooth surface to allow greater accessibility between the two plateaus.

Essentially, access has been reduced from 2 footpaths in the original plan to 1 footpath which is not accessible and thus not acceptable.

Regards

Kieron Roberts
Parks Development Manager
Green Spaces & Amenities

From: [REDACTED]
Sent: 11 October 2022 14:35
To: [REDACTED]
Subject: Re: FUL 2022 149 Hollins Cross

Hi Kieron

If you have a look on the website-I think everything you need will be there under the planning reference (FUL/2022/0149). There is also an addendum to the planning statement on there.

The suds area will be part wet and so no, no kickabout.

I'm in the office on Thursday if you want to discuss this- i think if you have missed those docs it would be useful before you send final comments.

Hope this helps

thanks

Liz

From: [REDACTED]
Sent: 11 October 2022 13:46
To: [REDACTED]
Subject: Re: FUL 2022 149 Hollins Cross

Hi Liz,

I have had a look at the updated scheme and have read through the Planning Statement addendum you forwarded to me.

In the planning statement, it states that they are going to re-design the water attenuation basin to allow two thirds of the feature to be used as usable recreational open space. Do we have any updated drawings for what this will look like in reality? How will it be made more usable POS? Will children be able to have an informal kickabout on this grassed area?

They also state that they are providing 1.79 hectares of POS but I would question how much of this is actually usable POS. The banking area between the two levels of the housing development is still being classed as POS but this provides no recreational use at all.

My comments from the 18th August 2022 email remain pertinent:

Having looked at the plans again for the development, the amount of usable and good value POS is fairly minimal, and we would ask that this is looked at again. The thin strip of POS is a sloped bank that connects the northern and southern plateaus and as such this will provide no use for informal recreation purposes leaving only the POS to the Woodplumpton Road side of the development (which is again sloped and is proposed to have a mixture of wildflower areas and tree planting).

The developers have now put 2 LAPs in the scheme. We feel this is not adequate and will not provide the requisite formal play space that a development of this size should have which will cater for a wide range of young people. LAP's are for informal play and are primarily for very young children 0-4 years old (see below).

LAP – Local Area for Play

The LAP is a small area of open space specifically designated and primarily laid out for very young children to play close to where they live.

LEAP – Local Equipped Area for Play

The LEAP is an area of open space specifically designated and laid out with features including equipment for children who are beginning to go out and play independently close to where they live.

Therefore, we would ask that at least a fenced off LEAP standard play area is provided at the New Road entrance POS with the additional LAP on the Woodplumpton side of the development as proposed. There should be a grassed area ideally to the side of the LEAP for informal play. We asked for a NEAP standard play area at this location previously to the value of £75,000. As such, the two play areas value should amount to this as well, with the majority of the money being attributed to the LEAP play area. We would want to see the specifications for both the LAP and the LEAP play areas and have the opportunity to advise on equipment, etc.

There are no recreational facilities provided for older children and teenagers, e.g. a ball court, pump track, etc. and as such we would want an off-site contribution of £75,000 towards informal recreational provision at Scott Park which is the nearest District Park to the housing site.

Re: the banking that is identified as POS, there are two proposed cycle and footway access points between the northern and southern plateaus, but I noticed that these have three lots of steps (which implies it is a steep drop). These are not very accessible, particularly for cyclists and wheelchairs/prams, and we would ask that some provision is made to enable smoother wheeled access between the two plateaus.

On the new plan, it looks like there is only one footpath now at the far end towards Wilkie Ave - not too sure what the diagonal hatched squares mean - are these still steps? This is not very accessible for cyclists, parents with strollers and wheelchairs, etc. It needs to be a smooth surface to allow greater accessibility between the two plateaus.

Essentially, access has been reduced from 2 footpaths in the original plan to 1 footpath looking at the new plans which is not acceptable.

If you want to discuss any of the above, give me a call.

Regards

Kieron Roberts
Parks Development Manager
Green Spaces & Amenities

[REDACTED]

From: [REDACTED]

Sent: 06 October 2022 15:11

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: FUL 2022 149 Hollins Cross

Thanks for this I'll forward it to you shortly- I'm afraid this is as good as they're able to provide- so I need to form a view on whether it is acceptable or not, and if not what mitigation they need- they have started they will pay off site but they need to know the UpToDate position in light of these changes. Would you be able to look at the scheme and let me know if you object- or if not what's necessary in terms of off site etc.

Thanks
Liz

From: [REDACTED]
Sent: 06 October 2022 14:30
To: [REDACTED]
Subject: Re: FUL 2022 149 Hollins Cross

I can't find the Addendum that you refer to in your email below???

LAP's can just be small areas of open space with the odd bit of play equipment on but are very small play facilities that are aimed mainly at toddlers and very young children. They are not providing any play/recreation provision for older children and teenagers, etc. just doubling up on LAP's at different ends of the development which isn't appropriate for a development of this size.

LAP (Local Area for Play):

A small area of open space specifically designated and primarily laid out for very young children to play close to where they live i.e. within one minute's walking time.

Also, the informal POS provision is minimal and how usable will these areas actually be as the slim channel between the higher and lower levels will not provide any recreational value. I'd imagine this will be the case for the POS close to where they have put another LAP on the Woodplumpton Road side of the development. We alluded to this in our original comments.

Regards

Kieron Roberts
Parks Development Manager
Green Spaces & Amenities
[REDACTED]

From: [REDACTED]
Sent: 06 October 2022 14:11
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: FUL 2022 149 Hollins Cross

See below

From: [REDACTED]
Sent: 06 October 2022 14:01
To: [REDACTED]
Subject: Re: FUL 2022 0431

Hi Liz,

Do you have some more detail regarding the Hollins Cross development? I have had a look at the planning application and the updated plan, and it is now showing 2 x LAPS on the development which is not what we asked for. I realised you asked for this but they can't incorporate it therefore they are putting forward two smaller play areas shown on the layout. Let me know if you need to discuss. The addendum on the website goes into more detail

We asked for the following below:

Subsequently, we would want a NEAP standard play area to the value of £75,000 and then a £75,000 contribution towards informal recreational provision at Scott Park which is the nearest District Park to the housing site.

Also, have we had any further correspondence with the developer re: the suggested offsite contribution of £75k for Scott Park ball court? We need to consider what they are putting forward, so it may require a refresh of your comments if that makes sense

Re: the banking that is identified as POS, there are two proposed cycle and footway access points between the northern and southern plateaus, but I noticed that these have three lots of steps (which implies it is a steep drop). These are not very accessible, particularly for cyclists and wheelchairs/prams, and we would ask that some provision is made to enable smoother wheeled access between the two plateaus.

It looks like there is only one footpath now at the far end towards Wilkie Ave - not too sure what the diagonal hatched squares mean - are these still steps? I'm not sure either - if you pop that in your comment I can check. I'm going to forward your email anyway so he know what you are saying at the moment.

Access has been reduced from 2 footpaths in the original plan to 1 footpath looking at the new plans. If that's not acceptable- then I can make that clear.

Regards

Kieron Roberts
Parks Development Manager
Green Spaces & Amenities

From: [REDACTED]
Sent: 06 October 2022 12:37
To: [REDACTED]
Subject: RE: FUL 2022 0431

Yes, thanks!

From: [REDACTED]
Sent: 06 October 2022 12:31
To: [REDACTED]
Subject: Re: FUL 2022 0431

Just replied to you on that one.

Do you mean the Hollins Cross one?

Kieron Roberts
Parks Development Manager
Green Spaces & Amenities
[REDACTED]

From: [REDACTED]
Sent: 06 October 2022 12:13
To: [REDACTED]
Cc: [REDACTED]
Subject: FUL 2022 0431

Have you got any comments on this one?

Thanks

Liz Hindle
Elizabeth Hindle
Principal Planner
Housing & Dev Control

Direct Dial



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Kieron Roberts
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Elizabeth Hindle

**Principal Planner
Housing & Dev Control**

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