

Core Documents
APP/Z2315/W/23/3325783 - Hollins Cross Farm
DRAFT: 10th November 2023



Ref.	Document	Reference/Author
Section 1 – Pre-application		
1.01	Request for Pre-Application Advice Form 16.12.19	Burnley Council
1.02	Hollins Cross Pre-App Letter 13.01.20	Savills
1.03	Hollins Cross Pre-App Cheque letter 06.01.20	Savills
1.04	Desk-based Archaeological Assessment (SA-2019-92) 10.19	University of Salford
1.05	Flood Risk Assessment and Drainage Strategy 11.12.19	Hydrock
1.06	Topographical Plan (P19186) Rev A @ AO	SiteScan
1.07	Indicative Layout (M4655 SK 02) @ A1	Nicol Thomas
1.08	Preliminary Ecological Appraisal 26.11.19	BWB
1.09	Preliminary Geotechnical Report (C8498) 11.19	Sirius
1.10	Site Access Options Appraisal (P01.01) 03.12.19	Hydrock
1.11	Responses Archaeology, Ecology, Contaminated land, Education 14.02.20	Burnley Council
1.12	Feedback Letter (PRE-2020-0020) 06.04.20	Burnley Council
Section 2 – Original Submission Documents (March-May 2021)		
2.01	Affordable Housing Plan (HCBHP01) 05.21 @ AO	Woodcroft Design
2.02	Affordable Housing Statement 03.22	Savills
2.03	Air Quality Assessment (102625) 08.11.21	Miller Goodall
2.04	Arboricultural Impact Assessment Inc. Tree Survey (9020.001) 11.21	TEP
2.05	Archaeological Assessment (SA201992) v1 10.19	University of Salford
2.06	Areas Plan (HCBAP01) 05.21 @AO	Woodcroft Design
2.07	BNG Calculation 19.08.21	Biora
2.08	Botanical, Invasive and BNG Report (SE095701 E02b_BNG_AS) 14.12.21	Biora
2.09	Boundary Treatments (WD2090BT01) Rev A 08.21 @ A0	Woodcroft Design
2.10	Boundary Treatments Brick Wall (BT002) 12.21 @ A3	Woodcroft Design
2.11	Boundary Treatments Close board (BT001) 12.21 @ A3	Woodcroft Design
2.12	Colour Layout (WD2090DL01) 05.21 @AO	Woodcroft Design
2.13	Construction Method Statement 04.21	Woodcroft Design
2.14	Crime Impact Statement (APM 0308.21) 03.21	A.P Martin
2.15	Design and Access Statement	Woodcroft Design
2.16	Drainage and Levels Statement (21061) 28.02.22	REFA
2.17a	Drainage Strategy (210611001) Rev B @ A1 Sheet 1	REFA
2.17b	Drainage Strategy (210611002) Rev B @ A1 Sheet 2	REFA
2.17c	Drainage Strategy (210611003) Rev B @ A1 Sheet 3	REFA
2.18	Ecology Surveys (HCFBWBZZRPLE0001_PSS) 12.10.20	BWB
2.19	Electricity Point of Connection Plan 01.06.21	Electricity North West
2.20	Energy Efficiency Statement v1.1 24.01.2021	Element Sustainability
2.21	Existing Site Plan (HCBESP001) 05.21 @ AO	Woodcroft Design
2.22	Flood Risk Assessment (680259R1 (02)FRA) Rev02 14.12.21	RSK
2.23	Detached Garages Elevations (SG001) 12.21 @ A3	Prospect Homes
2.24	Gas Point of Connection Plan (100031072) 21.04.21 @ A4	Cadent
2.25a	Geo Environmental Investigation Report (21061GEIR) 02.09.21 Pt1	REFA
2.25b	Geo Environmental Investigation Report (21061GEIR) 02.09.21 Pt2	REFA
2.26	Housetypes Brochure inc. Dims. 12.21	Prospect Homes
2.27	Landscape Management Plan 27.08.21	Idverde
2.28a	Landscape Scheme Sheet (19398) Rev B 14.12.21 @ A0 Sheet 1	Idverde
2.28b	Landscape Scheme Sheet (19398) Rev B 14.12.21 @ AO Sheet 2	Idverde
2.28c	Landscape Scheme Sheet (19398) Rev B 14.12.21 @ AO Sheet 3	Idverde
2.28d	Landscape Scheme Sheet (19398) Rev B 14.12.21 @ A0 Sheet 4	Idverde
2.29	Materials Finishes (WD2090MF01) 08.21 @ AO	Woodcroft Design
2.30	Noise Impact Assessment (102625) 09.09.21	Miller Goodall
2.31	Parking Schedule	N/A
2.32	Phasing Plan (HCBPP01) 05.21 @AO	Woodcroft Design
2.33	Planning Layout (WD2090DL01) 05.21 @ AO	Woodcroft Design
2.34	Planning Statement 05.22	Savills
2.35	Preliminary Ecological Appraisal 26.11.19	BWB

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2.36	Refuse Layout (WD2090RL01) Rev A 08.21 @ AO	Woodcroft Design
2.37	Roof Plans (HT22RP 21A) Rev A 08.04.22 @ AO	Prospect Homes
2.38	Site Location Plan (WD2090LP01) Rev A 03.21 @ A1	Woodcroft Design
2.39	Statement of Community Involvement 03.21	Savills
2.40	Street Scenes & Cross Sections (WD2090SS01) Rev A 12.21 @ AO	Woodcroft Design
2.41	Street Scenes X-section location (WD2090SL01) Rev A 05.21 @ AO	Woodcroft Design
2.42a	Topographical Survey (PRO.TS.13) 23.04.21 @ AO Sheet 1	SurveyEng
2.42b	Topographical Survey (PRO.TS.13) 23.04.21 @ AO Sheet 2	SurveyEng
2.42c	Topographical Survey (PRO.TS.13) 23.04.21 @ AO Sheet 3	SurveyEng
2.43	Transport Statement Inc. Travel Plan 09.21	Eddisons
2.44	Water Mains Point of Connection	United Utilities
2.45	Water Vole Survey Report (SE095701 _WV_J01a_AS) 28.09.21	Biora
2.46	Application Form	Savills
Section 3 – Documents Submitted up to December 2022 Committee (May-December 2022)		
3.01	Planning Statement Addendum 09.09.22	Savills
3.02	Pos Plan V2 (HC-POS-002) 08.22 @ AO	Woodcroft Design
3.03	Boundary Treatments (WD20-90-BT01) Rev B 08.21 @ A0	Woodcroft Design
3.04	Street Scenes X-Sections (WD20-90-SS01) Rev B 12.21 @ A0	Woodcroft Design
3.05	Rev Colour Layout (WD20-90-DL01) Rev B 05.21 @ A0	Woodcroft Design
3.06	Materials Finishes (WD20-90-MF01) Rev B 08.21 @ A0	Woodcroft Design
3.07	Refuse Layout (WD20-90-RL01) Rev B 08.21 @ A0	Woodcroft Design
3.08	Detail Layout (WD20-90-DL01) Rev D 05.21 @A0	Woodcroft Design
3.09	House Types Brochure 08.22	Prospect Homes
3.10	Cromwell 2	Prospect Homes
3.11	Cromwell Weathered Rustic	Prospect Homes
3.12a	Soft Landscape Proposals (GL1942 01C) Rev C 20.10.22 @ A0 Sheet 1	Golby+Luck
3.12b	Soft Landscape Proposals (GL1942 01C) Rev C 20.10.22 @ A0 Sheet 2	Golby+Luck
3.12c	Soft Landscape Proposals (GL1942 01C) Rev C 20.10.22 @ A0 Sheet 3	Golby+Luck
3.12d	Soft Landscape Proposals (GL1942 01C) Rev C 20.10.22 @ A0 Sheet 4	Golby+Luck
3.13	Landscape and Visual Appraisal 08.22	Ryder
3.14	Causeway Flow Pre&Post Development Vols 30.08.22	Causeway
3.15	Greenfield Runoff Rate (3600889577) 30.08.22	HR Wallingford
3.16	Biora Ecology Response (16.09.22)	Biora
3.17	Biodiversity Enhancement Proposals (SE0957-03_D04_GS) 15.09.22	
3.18	BNG Calculations Update 15.09.22	
3.19	Detail Layout (WD20-90-DL01) Rev H 05.21 @AO	Woodcroft
3.20	Affordable Housing Plan (HCB-AHP01) Rev B 12.21 @A0	Woodcroft
3.21	Materials Finishes (WD20-90-MF01) Rev J 08.21 @ A0	Woodcroft
3.22	Refuse Layout (WD20-90-RL01) Rev J 08.21 @ A0	Woodcroft
3.23	Boundary Treatments (WD20-90-BT01) Rev J 08.21 @ A0	Woodcroft
3.24	Maintenance and Management Plan (WD20-90-MP01) Rev J 05.21 @A0	Woodcroft
3.25	Detail Layout (WD20-90-DL01) Rev J 05.21 @AO	Woodcroft
3.26	Boundary Treatments (WD20-90-BT01) Rev H 08.21 @ A0	Woodcroft
3.27	Materials Finishes (WD20-90-MF01) Rev H 08.21 @ A0	Woodcroft
3.28	Refuse Layout (WD20-90-RL01) Rev H 08.21 @ A0	Woodcroft
3.29	GL1942 01F – Soft Landscape Proposals (Sheet 1 of 4)	Golby+Luck
3.30	GL1942 02F – Soft Landscape Proposals (Sheet 2 of 4)	Golby+Luck
3.31	GL1942 03F – Soft Landscape Proposals (Sheet 3 of 4)	Golby+Luck
3.32	GL1942 04F – Soft Landscape Proposals (Sheet 4 of 4)	Golby+Luck
Section 4 – Documents Submitted up to January 2023 Committee (December 2022-January 2023)		
4.01	Supplementary Planning Statement 12.22	Savills
4.02	Appendix A - Drainage Note	REFA
4.03	Appendix B - Greenfield runoff rates	HR Wallingford
4.04	Appendix C - Culvert Capacity Plan	REFA
4.05	Appendix D - Drainage plan and Basin sections	REFA
4.06	Appendix E - Management Company Areas	Woodcroft Design
4.07	Appendix F - Plan of M4(2) dwellings	
4.08	Appendix G - Schedule of M4(2) dwellings	

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4.09	Appendix H - Note on M4(2) accessibility	N/A
4.10	Appendix I - Footpath Link plan	N/A
4.11	Appendix J - POS Contribution	Woodcroft Design
4.12	Appendix K - Transport Note	Eddisons
4.13	Appendix L - Access Plan	Eddisons
4.14	Aegaea Report (AEG0904_BB11_Burnely_07) 18.01.23	Aegaea
Section 5 – Documents Submitted up to March 2023 Committee (January-March 2023)		
5.01a	Glen View Road Topo (PRO.TS.13) Rev A 23.04.21 Sheet 1 @ A0	SurveyEng
5.01b	Glen View Road Topo (PRO.TS.13) 23.04.21 Sheet 1 @ A0	
5.01c	Glen View Road Topo (PRO.TS.13) 23.04.21 Sheet 2 @ A0	
5.01d	Glen View Road Topo (PRO.TS.13) 23.04.21 Sheet 3 @ A0	
5.02a	Flood Risk Assessment (680259-R1 (02)-FRA)) 12.2 pt1	RSK
5.02b	Flood Risk Assessment (680259-R1 (02)-FRA)) 12.21 pt2	
5.02c	Flood Risk Assessment (680259-R1 (02)-FRA)) 12.21 pt3	
5.03	GIR (21061-GEIR-01) 02.12.22	REFA
5.04	SI To Delineate Peat (HM21061-REV1) 30.11.22	
5.05a	Further Trial Pit locations 22.10.22	
5.05b	Trail Pit 1 photo 22.10.22	
5.05c	Trail Pit 2 photo 22.10.22	
5.05d	Trail Pit 3 photo 22.10.22	
5.05e	Trail Pit 4 photo 22.10.22	
5.05f	Trail Pit 5 photo 22.10.22	
5.06	Trial Pit Location Plan (2106107) 27.01.23 @ A2	
5.07	Trail Pit Log (21061) 02.02.23	
5.08a	- Drainage Strategy (21061-100-1) Rev B 14.12.21 @A1	
5.08b	Drainage Strategy (21061-100-2) Rev B 14.12.21 @A1	
5.08c	Drainage Strategy (21061-100-3) Rev B 14.12.21 @A1	
5.09	Site Sections (21061-102-1) Rev A 30.09.22	
5.10	Supplementary Planning Statement 12.22	Savills
5.11	LLFA Response 06.01.23	Lancashire County Council
5.12	FRA from Burnley Combined Residents Group 03.03.23	Aegaea
5.13	Email Correspondence discussing Peat	N/A
5.14	Natural England Letter on Peat 10.02.23	Natural England
Section 6 – Document Submitted up to Full Council Meeting (March-June 2023)		
6.01	Letter to Full Council 15.05.23	Prospect Homes
Section 7 – Documents Submitted after Deferral		
7.01	Approximate Extent of Peat Plan (21061/08) 23.02.23	REFA
Section 8 – Documents Relating to Temporary Access Road Application (FUL/2022/0522)		
8.01	Application Form 02.09.22	
8.02	Temporary Access Plan (TA-001) 08.22 @ A1	
8.03	Temporary Haul Road (THR-001) 08.22 @ A1	
8.04	Temporary Access Plan (TA-001) Rev A 28.09.22 @ A1	
8.05	Temporary Haul Road (THR-001) Rev A 28.09.22 @ A1	
8.06	Location Plan (LP-001) 08.22 @ A3	
8.07	Burnley Civic Trust Response 12.09.22	
8.08	Councillor comments 09.22	
8.09	Email from Applicant 15.09.22	
8.10	Highways Response 30.09.22	
8.11	Parish Council Response 12.09.22	
Section 9 – Committee Reports, Minutes and Local Plan Documentation		
9.01	December 2022 Committee Report	Burnley Council
9.02	December 2022 Supplementary Report	
9.03	December 2022 Minutes	
9.04	January 2023 Committee Report	
9.05	January 2023 Minutes	
9.06	March 2023 Committee Report	
9.07	SWECO Report	

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9.08	March 2023 Supplementary Report - inc. LDE/RSK Response	
9.09	March 2023 Minutes	
9.10	Supplement Decision of Head of Legal 16.03.23	
9.11	Report to Full Council 07.06.23	
9.12	Supplementary Report to Full Council 05.06.23	
9.13	Draft Section 106 Agreement 09.02.23	Prospect Homes / Burnley Council
9.14	June 2023 Full Council Minutes	Burnley Council
9.15	January 2023 Supplementary Report	Burnley Council
9.16	Burnley Council Local Plan Inspector's Report of July 2018	Planning Inspectorate
Section 10 - Correspondence		
10.01	Extension of Time confirmation 23.11.22	Savills
10.02	Confirmation on Full Council Deferral	Burnley Council
10.03	Acknowledgement of Application FUL_2022_0149	Burnley Council
Section 11 – Policy Documents		
11.01	Burnley's Local Plan 28.09.18	
11.02	BLP Extract Policy CC4 Development and Flood Risk	
11.03	BLP Extract Policy CC5 Surface Water and SUDS	
11.04	BLP Extract Policy HS1-2 Hollins Cross Farm	Burnley Council
11.05	Developer Contributions SPD 12.22	
11.06	Air Quality Management SPD 12.20	
11.07	CIHT Planning for Walking 04.15	Chartered Institution of Highways and Transportation
11.08	IHT Guidelines for Providing Journeys on Foot 2000	The Institution of Highways and Transportation
11.09	Burnley Council's Climate Change Strategy 2022-2026	Burnley Council
11.10	National Planning Policy Framework (2021)	MHCLG
11.11	National Planning Policy Framework (2023)	DLUHC
11.12	Annual Monitoring Report (December 2022)	Burnley Council
11.13	Strategic Housing Market Assessment 2016	Burnley Council
11.14	Burnley Green Infrastructure Strategy (2013-2031)	Burnley Council
11.15	The England Peat Action Plan (2021)	DEFRA
Section 12 – Documents submitted during the Appeal - Appellant		
12.01	Appellants Statement of Case	Savills
12.02	Draft Statement of Common Ground with Burnley Council – July 2023	Savills / Burnley Council
12.03	Letter to BC on peat removal (ecological impacts)	Biora
12.04	Letter to BC on peat removal (climate change implications)	Coopers Ltd
12.05	Letter to BC on peat removal (Savills covering letter)	Savills
12.06	Draft Statement of Common Ground with R6 – September 2023	Savills / Rule Six Party
12.07	Highways Technical Note	Eddisons
12.08	Ecology Technical Note	Biora
12.09	Climate Change Technical Note	Coopers
12.10	Appeal Form	Savills
12.11	M4(2) Compliance Statement	Prospect Homes
12.12	Statement of Common Ground with Burnley Council – October 2023	Savills / Burnley Council
12.13	Planning Proof of Evidence	Savills
12.14	Flood Risk and Drainage Proof of Evidence	Betts Hydro
12.15	M4(2) Compliant House Types CHP-AHP01 Rev A December 2022	Woodcroft
12.16	Boundary Treatments REV K	Woodcroft
12.17	Ground Water Mitigation Plan 21061_SK1_1	REFA
12.18	Ground Water Mitigation Plan 21061_SK1_2	REFA
12.19	Hollin Cross Farm Appeal - Agreed Conditions - 13.10.23	Savills / Burnley Council
12.20	Hollin Cross Farm Appeal - Conditions (Addendum) - 19.10.23	Savills / Burnley Council
12.21	Hollin Cross Farm Appeal - Conditions (Complete schedule) - 19.10.23	Savills / Burnley Council
12.22	POS Plan REV A	Woodcroft Design
12.23	GL1942 01G - Soft Landscape Proposals (Sheet 1 of 4)	Golby+Luck

12.24	GL1942 02G - Soft Landscape Proposals (Sheet 2 of 4)	Golby+Luck
12.25	GL1942 03G - Soft Landscape Proposals (Sheet 3 of 4)	Golby+Luck
12.26	GL1942 04G - Soft Landscape Proposals (Sheet 4 of 4)	Golby+Luck
12.27	Hollins Cross -Boundary Treatment REV L	Woodcroft Design
Section 13 – Statutory Consultation Responses		
13.01	Historic England 09.05.2022	
13.02	Contaminated Land 13.05.2022	
13.03	Lead Local Flood Authority 17.05.2022	
13.04	Lead Local Flood Authority 15.08.2022	
13.05	Lead Local Flood Authority 11.10.2022	
13.06	Lead Local Flood Authority 06.01.2023	
13.07	Lead Local Flood Authority 09.08.2023	
13.08	The Coal Mining Authority 23.05.2022	
13.09	Environmental Health 24.05.2022	
13.10	Lancashire County Council Archaeology 26.05.2022	
13.11	Lancashire County Council Highways 26.05.2022	
13.12	Lancashire County Council Highways 12.09.2022	
13.13	Lancashire County Council Highways 05.10.2022	
13.14	Lancashire County Council Highways 15.11.2022	
13.15	Greater Manchester Ecology Unit 30.05.2022	
13.16	Greater Manchester Ecology Unit 27.10.2022	
13.17	Green Space and Amenities 31.05.2022	
13.18	Green Space and Amenities 13.10.2022	
13.19	Green Space and Amenities 20.12.2022	
13.20	School Planning 20.07.2022	
13.21	School Planning 12.10.2022	
13.22	School Planning 31.08.2023	
13.23	United Utilities 02.11.2022	
13.24	Habergham Eaves Parish Council 19.05.2022	
13.25	Burnley Civic Trust 03.06.2022	
13.26	Lancashire County Council Highways 28.11.2022	
Section 14 – Public Consultation Responses		
14.01	Public Consultation Response 1	
14.02	Public Consultation Response 2	
14.03	Public Consultation Response 3	
14.04	Public Consultation Response 4	
14.05	Public Consultation Response 5	
14.06	Public Consultation Response 6	
14.07	Public Consultation Response 7	
14.08	Public Consultation Response 8	
14.09	Public Consultation Response 9	
14.10	Public Consultation Response 10	
14.11	Public Consultation Response 11	
14.12	Appeal Public Consultation Response 1	
Section 15 – Documents submitted during the Appeal – Burnley Council		
15.01	Burnley Council Statement of Case	Burnley Council
15.02	Burnley Council Planning Position Statement	Burnley Council
15.03	Burnley Council Drainage position Statement	Burnley Council
15.04	Section 106 Agreement Hollins Cross ACS 17.10.23 AGREED DRAFT	Burnley Council
15.05	Burnley Council CIL Compliance Statement	Burnley Council
15.06	Burnley Council Position Statement Hollin Cross 03.11.23	Burnley Council
15.07	Section 106 Agreement Hollins Cross ACS 03.11.2023 Agreed	Burnley Council
15.08	Burnley Council CIL compliance statement 03.11.23	Burnley Council
Section 16 – Documents submitted during the Appeal – Rule 6 Party		
16.01	Initial Statement of Case (Email) – 30.08.2023	Rule Six Party
16.02	Statement of Case V1 – 24.09.2023	Rule Six Party
16.03	Statement of Case V2 – 27.09.2023	Rule Six Party
16.04	Opening Statement – 15.09.2023	Rule Six Party

