Local Plan Part 2:
Site Allocations and Development Management Policies
Statement of Consultation
Regulation 22 (1) (c)

Part 2 of 3
July 2014
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<td>1. Additional representations:</td>
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<tr>
<td>Summary of representations relating to site specific issues of concern: issues and options paper and consultation on potential housing development sites – July 2012/February-May 2013.</td>
<td></td>
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<td>CONSULTATION MATERIAL</td>
<td></td>
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<tr>
<td>2. Information gathering and preparation of issues and options</td>
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<td>3. Consultation on issues and options</td>
<td></td>
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<td></td>
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<tr>
<td>5. Update on site specific information</td>
<td></td>
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<tr>
<td>6. Draft development management policies</td>
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</tbody>
</table>
INTRODUCTION

1. This document is an addendum to the Statement of Consultation Regulation 22 (1) (c) relating to Local Plan Part 2: Site Allocations and Development Management Policies.

2. The addendum covers 2 items: -

i. Representations from previous consultations, together with the Council’s response, that had not been published with the Publication version material;
ii. The material used as part of the consultation events over the plan making period.

ADDITIONAL REPRESENTATIONS

3. During the Publication stage consultation it was discovered that two representations made in response to the consultation on the Issues and Options paper previous had not been recorded and were therefore not published with the Publication consultation material.

4. These representations and the Council’s feedback are included in Appendix 1. On reviewing the content the Council is satisfied that these do not raise any additional issues that need to be addressed by the Local Plan.

CONSULTATION MATERIAL

5. The Council considers it would be beneficial to provide copies of the key items of consultation material used during the plan making process.

6. The Statement of Consultation Part 1 makes reference at paragraph 18/Table 1 to the stages of consultation carried out during plan making concluding at the Publication Edition (January 2014) stage. This is copied in below, together with a list of the copy material available in Appendices 2 – 6.

7. The material used during the consultation on the Publication Edition Plan is provided in the Statement of Consultation Part 3.2

<table>
<thead>
<tr>
<th>Table 1: STAGES OF CONSULTATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>STAGE</td>
</tr>
<tr>
<td>REGULATION 18 Preparation of a local plan</td>
</tr>
</tbody>
</table>

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1 Delivering the Targeted Growth Strategy: Site Allocations and Development Management Policies – Issues and Options (July 2012)
<table>
<thead>
<tr>
<th>STAGE</th>
<th>CONSULTATION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Allocations</td>
</tr>
<tr>
<td>•</td>
<td>Call for Sites (CFS)</td>
</tr>
<tr>
<td>•</td>
<td>Internal workshop with Members and key officers.</td>
</tr>
<tr>
<td>•</td>
<td>Series of area based workshops/Ward Solution Meetings.</td>
</tr>
<tr>
<td>•</td>
<td>Feedback to community and community organisations</td>
</tr>
<tr>
<td>Consultation on Issues and Options paper</td>
<td></td>
</tr>
<tr>
<td>•</td>
<td>Drop-in sessions and exhibitions including bus tour around villages</td>
</tr>
<tr>
<td>Consultation on potential housing development sites</td>
<td></td>
</tr>
<tr>
<td>•</td>
<td>Series of area based consultation events. Feedback was provided in July 2013 to all who attended /provided written feedback</td>
</tr>
<tr>
<td>Update on site specific information</td>
<td></td>
</tr>
<tr>
<td>•</td>
<td>Mailing to 92 consultees to request any updates on availability of the put forward in the call for sites in 2011</td>
</tr>
<tr>
<td>Draft Development Management policies</td>
<td></td>
</tr>
<tr>
<td>•</td>
<td>Consultation /workshop on draft Development Management policies</td>
</tr>
<tr>
<td>•</td>
<td>Consultation /workshop on draft Development Management policies</td>
</tr>
<tr>
<td>REGULATION 19 Publication of a local plan</td>
<td></td>
</tr>
<tr>
<td>Consultation on Publication Local Plan (pre-Submission consultation)</td>
<td></td>
</tr>
<tr>
<td>•</td>
<td>Statutory 6-week consultation. Please note: This forms Part 3 of the Statement of Consultation</td>
</tr>
</tbody>
</table>

8. The following material is available in the noted appendix for each of the following stages of consultation:
### INFORMATION GATHERING AND PREPARATION OF ISSUES AND OPTIONS
(Appendix 2)

<table>
<thead>
<tr>
<th>Format</th>
<th>ITEM</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>CALL FOR SITES</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Letter</td>
<td>Blackburn with Darwen Local Development Framework Site Allocations and Development Management Policies DPD: Call for Sites</td>
<td>25 January 2011</td>
</tr>
<tr>
<td>2 Letter</td>
<td>Call For Sites</td>
<td>09 March 2011</td>
</tr>
</tbody>
</table>

### AREA BASED WORKSHOPS/WARD SOLUTION MEETINGS

<table>
<thead>
<tr>
<th>Format</th>
<th>ITEM</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Press/newspaper</td>
<td>‘Your chance to shape the borough’</td>
<td>August 02 2011</td>
</tr>
<tr>
<td>4 Council website</td>
<td>‘Have your say on the future development of your area’</td>
<td>From July 2011</td>
</tr>
<tr>
<td>5 Poster</td>
<td>‘Your Area……………..Your Views’</td>
<td>Summer 2011</td>
</tr>
<tr>
<td>6 Brochure</td>
<td>(available at key community locations and at events)</td>
<td>Summer 2011</td>
</tr>
</tbody>
</table>

### CONSULTATION ON ISSUES AND OPTIONS
(Appendix 3)

<table>
<thead>
<tr>
<th>Format</th>
<th>ITEM</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>PUBLICATION of ISSUES and OPTIONS PAPER</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7 Council website</td>
<td>‘Have you had your say on where the new homes will go?’ (Included copies of all exhibition material and questionnaire)</td>
<td>July 2012</td>
</tr>
<tr>
<td>8 Press article</td>
<td>‘Residents urged to get involved in shaping the future of their neighbourhoods’</td>
<td>July 2012</td>
</tr>
<tr>
<td>9 Shuttle: (Council newsletter distributed to all homes in the borough)</td>
<td>‘Your Call: have your say. Your community Your call’</td>
<td>Summer 2012</td>
</tr>
<tr>
<td>11 Poster</td>
<td>‘Have your say on the future of Blackburn with Darwen’</td>
<td>Summer 2012</td>
</tr>
</tbody>
</table>

### DROP-IN SESSIONS/EXHIBITIONS

<table>
<thead>
<tr>
<th>Format</th>
<th>ITEM</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>12 Exhibition/display material</td>
<td>Exhibition material on display – ‘Planning the future of Blackburn with Darwen’ and questionnaire. Copy material was available as booklet to take away</td>
<td></td>
</tr>
<tr>
<td>13 Questionnaire</td>
<td>‘A new local Plan for Blackburn with Darwen’</td>
<td></td>
</tr>
</tbody>
</table>

*Please note that the press notice referred to in the Statement of Consultation was not placed in the local newspapers at this stage of plan making/consultation. It was included at Publication stage.*
### CONSULTATION ON POTENTIAL HOUSING DEVELOPMENT SITES
(Appendix 4)

<table>
<thead>
<tr>
<th>Format</th>
<th>ITEM</th>
<th>Date</th>
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</thead>
<tbody>
<tr>
<td>Council website</td>
<td>'New development in your area. Have your say.'</td>
<td>February 2013</td>
</tr>
<tr>
<td></td>
<td>(included copy of all exhibition material and questionnaire)</td>
<td></td>
</tr>
<tr>
<td>Leaflet/invitation</td>
<td>'New development in your area. Have your say.'</td>
<td>Sent out February – April 2013</td>
</tr>
<tr>
<td>to consultation events/poster</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exhibition/display material</td>
<td>'Shaping growth in our area' and questionnaire. Copy exhibition material and questionnaire was handed out to all attendees.</td>
<td></td>
</tr>
<tr>
<td>Questionnaire</td>
<td>'A new Local Plan for Blackburn with Darwen: shaping Growth in Our Area'</td>
<td></td>
</tr>
<tr>
<td>Letter and booklet</td>
<td>Dear resident........... Blackburn with Darwen Local Plan</td>
<td>25 July 2013</td>
</tr>
<tr>
<td></td>
<td>(A booklet setting out the Council’s feedback on the main issues raised during the consultations in summer 2012 and February-May 2013 was attached; 'A new Local Plan for Blackburn with Darwen.')</td>
<td></td>
</tr>
<tr>
<td>Council website</td>
<td>Following the consultation the Council provided feedback on its response to the issues raised including general issues and site specific matters. Website information included:-</td>
<td>July 2013</td>
</tr>
<tr>
<td></td>
<td>- Copy letter sent to all on database plus residents and other stakeholders who had engaged in the consultation events;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Booklet on main issues 'A new Local Plan for Blackburn with Darwen';</td>
<td></td>
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<tr>
<td></td>
<td>- Site specific material</td>
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</table>

### UPDATE ON SITE SPECIFIC INFORMATION (to inform updating of SHLAA)
(Appendix 5)

<table>
<thead>
<tr>
<th>Format</th>
<th>ITEM</th>
<th>Date</th>
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</thead>
<tbody>
<tr>
<td>Letter</td>
<td>(to all who had responded to Call for Sites in 2011)</td>
<td>Dear Consultee.......................</td>
</tr>
</tbody>
</table>

### DRAFT DEVELOPMENT MANAGEMENT POLICIES
(Appendix 6)

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<tr>
<th>Format</th>
<th>ITEM</th>
<th>Date</th>
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</table>
APPENDIX 1: ADDITIONAL REPRESENTATIONS:-

15. Ellerslie House, Bury Fold Lane, Darwen
16. Former Waterworks site, located adjacent to M65/J4, Darwen

15. ELLERSLIE HOUSE, Bury Fold Lane, Darwen

<table>
<thead>
<tr>
<th>Issues and options question</th>
<th>Respondent</th>
<th>SUMMARY OF REPRESENTATIONS</th>
<th>COUNCIL RESPONSE</th>
</tr>
</thead>
</table>
| **SITE ISSUES**             | P. Da Silva  | Confirms owner willingness for development of site for executive dwellings and some small mews houses as part of potential urban extension. Considers the site is in an attractive location and is easily accessible. Thinks there is a lack of executive homes/types of housing in Darwen that would attract professional people into the area. | - Council has noted resident/owner comments and acknowledges site is identified within the Council’s Strategic Housing Land Availability Assessment (SHLAA) (2008) – Priority 2*
- Site suitability for allocation will be assessed as part of the plan making process using a robust methodology that will be applied to all available/identified sites.

*2008 SHLAA Priority 2 sites have a limited level of constraints and are likely to be available for delivery in the medium term of the plan period, after the first 5 years. ‘These sites may be suitable for allocation, depending on their individual circumstances and on specific measures being proposed to overcome their constraints.’ |

**ACTION TAKEN:**

Refer to Policy 16/16 – Ellerslie House, Darwen
The site has been allocated for residential development. The policy sets out the specific development requirements/considerations that will need to be taken into account in scheme preparation and implementation.
### 16. Former Waterworks site, located adjacent to M65/J4, Darwen

<table>
<thead>
<tr>
<th>Issues and options question</th>
<th>Respondent</th>
<th>SUMMARY OF REPRESENTATIONS</th>
<th>COUNCIL RESPONSE</th>
</tr>
</thead>
</table>
| SITE ISSUES                 | Mr K Pover | Landowner requests plot of land adjacent to M65/J4 is allocated for employment use; would like to build small industrial units for rent. Considers the area has been wrongly classified; as it was previously part of the Water works site, now operating on the opposite side of the M65 motorway, it should be regarded as an industrial employment site. | - Site is well established area of open space and forms an integral part of a wider greenspace corridor along the River Darwen: it is identified as protected open space in 2002 development plan;  
- An open space audit and assessment is being carried out to inform plan preparation and the Local Plan position, going forward, for this site;  
- Open space policies are generally flexible and do allow for some development subject to specific policy considerations; on this basis any planning application for development on this site would be considered on its merits. |

**ACTION TAKEN:**
Refer to Policy 38: Green Infrastructure on the Adopted Policies Map and Policy.

This confirms that the identified land has been retained as green infrastructure in the Publication edition plan. The policy and supporting commentary notes the importance of established green infrastructure and the Local Plan’s objective to develop a more connected network of open spaces both within the borough and to areas beyond the boundary. This site, which is located along the River Darwen corridor, contributes to this network. Development on the site is likely to fragment its connectivity. In addition there are a number of constraints to development including flood...
<table>
<thead>
<tr>
<th>Issues and options question</th>
<th>Respondent</th>
<th>SUMMARY OF REPRESENTATIONS</th>
<th>COUNCIL RESPONSE</th>
</tr>
</thead>
<tbody>
<tr>
<td>risk and public rights of way that cross the site.</td>
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</tbody>
</table>
Dear Sir

Blackburn with Darwen Local Development Framework
Site Allocations and Development Management Policies DPD: Call for Sites

We are currently deciding how land in the Borough may best be used in the future, including whether it should be developed or not, and what type of development may be appropriate. Whilst we know the general areas where new development will be focussed, through preparing our Core Strategy, we are now looking to allocate specific sites in the Borough for certain types of development and uses including housing, employment land or protected open space amongst others. More information on our Local Development Framework and the documents we are producing can be found on our website at www.blackburn.gov.uk or by contacting a member of the Forward Planning Team.

We are writing to invite your suggestions on how sites in the Borough may best be used in the future and enclose a form for you to complete should you wish to propose a site for development, redevelopment or protection.

Please complete a separate form for each site suggestion you may have and ensure that you include a plan of the site showing its precise boundary. Please return forms by Friday 11th March 2011. Should you have any queries please do not hesitate to contact a member of the Forward Planning team on 01254 585356 who will be happy to advise you.

Yours faithfully,

David Proctor
Forward Planning and Transport Policy Group
The ‘Site Allocations and Development Management Policies Development Plan Document’ will allocate sites for particular types of development and designate sites for protection from development in the Borough. The document will form part of the Council’s Local Development Framework and more information can be found on the planning pages of the Council’s website at www.blackburn.gov.uk.

Please fill in this form if you would like to suggest any site in the Borough either for development or protection from development. Please provide as much information as you can about the site and should you have any queries please contact a member of the Forward Planning team on 01254 585356.

Please note: If you have previously submitted a form for an earlier ‘Call for Sites’ exercise we will still hold the basic site information you provided. However it would be helpful if you could use this form to submit any further information that you have not already provided.

**Forms must be received by Friday 11th March 2011.**

**PART A: YOUR DETAILS**

Note: If you are a planning agent please complete ‘Agent’s Details’ only.

<table>
<thead>
<tr>
<th>1. Your Details</th>
<th>2. Agent’s Details (if applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title</td>
<td></td>
</tr>
<tr>
<td>First Name</td>
<td></td>
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<tr>
<td>Last Name</td>
<td></td>
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<tr>
<td>Job Title</td>
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<tr>
<td>Organisation</td>
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<td>Address Line 1</td>
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<td>Line 2</td>
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<td>Line 3</td>
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<tr>
<td>Line 4</td>
<td></td>
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<tr>
<td>Post Code</td>
<td></td>
</tr>
<tr>
<td>Telephone Number</td>
<td></td>
</tr>
<tr>
<td>E-mail Address</td>
<td></td>
</tr>
</tbody>
</table>
PART B: SITE SUGGESTION (please use a separate sheet for each site suggestion)

3. Site Details

NOTE: A plan showing the precise boundary of the site must be submitted with this form

<table>
<thead>
<tr>
<th>Site Address:</th>
<th></th>
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<table>
<thead>
<tr>
<th>Postcode:</th>
<th></th>
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<table>
<thead>
<tr>
<th>Site Area: (Hectares)</th>
<th></th>
</tr>
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<table>
<thead>
<tr>
<th>Current use: (Including length of time in this use if known)</th>
<th></th>
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</thead>
</table>

4. Site Suggestion

4a. Are you suggesting that the site should be:

- Protected from development
- Developed/redeveloped

4b. What do you suggest the site should be developed/used for in the future?
(please provide brief details e.g. number of potential residential units, sq m of employment space etc, or if suggesting a site to be protected, please outline what you think the site should be designated as/used for)

5. Site Ownership

5a. Please indicate whether you (or your organisation/client)…

- Own all of the site
- Own part of the site
- Do not own any part of the site

5b. If you are not the owner, do you know who owns the site (or the remainder if you own part)?

- Yes
- No

5c. If yes please provide details (including name and address if known):
PART C: ADDITIONAL SITE INFORMATION

This section is directed at site owners, developers and agents to provide details on sites that have been suggested for development. If you have suggested that a site should be designated for protection from development it is not necessary for you to fill in this section.

6. Availability

6a. Is the site currently available for the suggested use?

- Yes
- No
- Don’t know

6b. If not, when do you think the site will be available for the suggested use?

- Up to 5 years
- 5 – 10 years
- 10 – 15 years
- Beyond 15 years

Comments:

7. Market Interest

7a. Please indicate the level of market interest that has been expressed in the site for its suggested use:

- Site is owned by a developer
- Site is under option to a developer
- Enquiries received
- Site is being marketed
- None

Comments:

8. Availability Issues/Constraints

8a. Please indicate if there are any availability issues or constraints to the development of the site:

<table>
<thead>
<tr>
<th>Contamination</th>
<th>Yes</th>
<th>No</th>
<th>Unsure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Physical constraints (topography, pylons, underground services etc)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current use needs to be relocated</td>
<td></td>
<td></td>
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<tr>
<td>Public rights of way cross or adjoin the site</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restrictive covenants exist</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Land in other ownership must be acquired to develop the site</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Access constraints</td>
<td></td>
<td></td>
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<tr>
<td>Conservation designation (e.g. SSSI, County Heritage Site etc)</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Subject to flooding</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

8b. Please provide any additional relevant information if you have identified constraints:
9. Utilities

Please indicate which of the following utilities the site is presently served by:

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Unsure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mains water supply</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mains sewerage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electrical supply</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gas supply</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public highway</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landline telephone/broadband</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (please specify)</td>
<td></td>
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</tbody>
</table>

10. Other relevant information

Please provide us with any additional information or further explanation of any of the topics covered in this form. Please continue onto extra sheets if necessary.

Signature:

I understand that this site suggestion, and my identity (name/organisation only) will be made publicly available. The information in this form is, to the best of my knowledge, correct.
Dear Colleague

“CALL FOR SITES”

The Council’s planning service is currently collecting views about sites that are considered suitable for development in the future, or need to be protected from development. This is the start of a series of consultations that will take place over coming months to inform a new set of Council planning policies.

We have already written to a wide range of landowners, developers etc., but would also like to give local people the opportunity to suggest sites.

To assist this I would be grateful if you would display the enclosed poster in your premises, and make copies of the “Call for Sites” form available for people to take away and complete.

If you or your customers would like any more information please do not hesitate to contact the planning policy team on 01254 585356.

Thank you for your assistance in this matter.

Yours sincerely,

David Proctor
Forward Planning and Transport Policy Group
Your chance to shape the borough

BLACKBURN and Darwen residents are being given the chance to shape the future of the borough.

Plans which will oversee building in the borough for the next 15 years are currently being drafted by Blackburn with Darwen Council.

The council is asking for feedback on which sites could be developed for new housing, workplaces and shops and which areas should be protected from future development.

Planners are also hoping for input on how best to use money collected from developers to improve local facilities and services. A series of consultation events are to take place across the borough over the next few months.

To find out details of a meeting in your area or to discuss the future development of a site, please call the Planning Policy team on 01254 588386.

The team can also be contacted by email at forwardplanning@blackburn.gov.uk.

To see where new development will take place in the borough, visit www.blackburn.gov.uk.
Have your say on the future development of your area!

The Council is preparing new plans which will show where new development could be built in the Borough and which areas should be protected from development. Come along to one of our meetings to have your say on the future of sites in your local area.

Page that advert will link to:

Residents know their local area better than anyone else and that is why we would like you to get involved in helping us to plan the future development of your neighbourhood. Together we need to decide which sites in your area could be developed for new housing, workplaces and shops and which areas we should protect from future development. We also need to decide how we will use money collected from developers who build in the Borough to improve local facilities and services. So if you have any views on sites in your local area, or how you would like to see it change and improve over the next 15 years, please come along and share your ideas with us.

We will be attending the following ward solution meetings to discuss the future development of your area. If you would like any further information on this consultation please call the Planning Policy team on 01254 585356 or email us at forwardplanning@blackburn.gov.uk.

If you would like to read more about the plan we are producing that will show where new development will take place in the Borough please click here. (link to SADMDPD page)

To find out more about how we will collect money from developers who build in the Borough and how this will be used to improve the area click here. (link to CIL page)

To find out more about the work that the Planning Policy team does please click here. (link to LDF page)

<table>
<thead>
<tr>
<th>Date</th>
<th>Ward</th>
<th>Location</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>JULY</td>
<td></td>
<td></td>
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<td>Monday 18th</td>
<td>Meadowhead</td>
<td>Greenfield Community Centre</td>
<td>6.30pm</td>
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<td>Corporation Park</td>
<td>Revidge Hub</td>
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<td>Wensley Fold</td>
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<td>Shear Brow</td>
<td>Revidge Fold Church</td>
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<td>Monday 1st</td>
<td>Roe Lee</td>
<td>Trinity United Church</td>
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<td>Tuesday 2nd</td>
<td>Qns Park</td>
<td>Guide Village Social Club</td>
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<td>L'Hwood (TBC)</td>
<td>Little Harwood Community Centre</td>
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<td>Wednesday 3rd</td>
<td>L'Hwood(TBC)</td>
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<td>Marsh House</td>
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<td>East Rural</td>
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<td>Wednesday 31st</td>
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<td>SEPTEMBER</td>
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<td>Thursday 1st</td>
<td>Shds/Wbk</td>
<td>St Oswald Church</td>
<td>6pm</td>
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<td>Day</td>
<td>Ward/Location</td>
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<td>H'croft</td>
<td>Roman Road Community Centre</td>
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<td>Audley</td>
<td>Chester Street Mosque</td>
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<td>Sunnyhurst</td>
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<td>Thursday 8&lt;sup&gt;th&lt;/sup&gt;</td>
<td>Ewood Ward</td>
<td>Ivy St Community Centre</td>
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<td>Wednesday 14&lt;sup&gt;th&lt;/sup&gt;</td>
<td>Mill Hill Ward</td>
<td>Mill Hill Community Centre</td>
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<td>Fernhurst Ward</td>
<td>Fernhurst Hotel</td>
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Your Area...Your Views

We are currently preparing new plans and policies that will guide the development of your area over the next 15 years:

- We need to allocate land in the Borough for certain types of development e.g. housing, employment, shopping.
- We need to decide which areas of the Borough should be protected from development in future.
- We need to prepare new policies against which planning applications will be judged.
- We need to decide how much money we will collect from developers who build in the Borough, and how it will be used to improve the area.

As local residents know their area better than anyone else, we would really like you to get involved in planning for the future development of your area. We have already engaged with residents about how you think your local area should develop over the next 15 years during a ward solution meeting last year.

We are now preparing the next stage of our plans and need local communities to get involved to help shape the plans as they develop.

Have your say...

Over the summer we will be holding a series of exhibitions and meetings for you to discuss the future development of your area.

Public exhibitions are being held in Blackburn Market – 9th July, 10am-4pm and Darwen Market Atrium – 13th July 10am-4pm.

Drop-in sessions are being held at Blackburn Library Meeting Rooms 1 & 2 – 16th July, 2pm-7pm and Darwen Library Theatre café/bar – 17th July, 2pm-7pm.

A village exhibition bus tour 24th July at Barlow Institute Edgworth 10am-1pm, Chetham Arms pub Chapeltown 1.30pm-2.30pm & Ranken Arms pub Hoddlesden 3pm-5pm

A village exhibition bus tour 25th July at Butlers Arms Pleasington 10am-12pm, Roddlesworth Visitor Centre/Vaughn’s café Tockholes 12.30pm-2.30pm, Black Dog Inn Belmont 3pm-5pm

To find out more...

If you would like to find find out more about our existing plans and the future plans we are preparing, you can find all the documents on the Planning Policy pages of the Council’s website at www.blackburn.gov.uk.

If you would like any further information please call us on 01254 585356, or you can email us at forwardplanning@blackburn.gov.uk.
Planning our future...

The Borough is changing for the better, however we still face a number of difficult challenges such as reducing unemployment and improving skills levels, creating more highly paid jobs, attracting new people to live here, widening the choice of housing available and improving health levels.

Planning has an important role to play in helping address these challenges and shaping the future of our Borough. It can help ensure that the right types of development are built in the right places and it ensures that new development is high quality and does not have harmful environmental, economic or social impacts. It can also ensure that new development contributes to the improvement of local facilities and services.

The Council’s Planning Policy team is currently updating the plans for the Borough, which will set out how it will develop over the next 15 years. We have already produced the main document – the Core Strategy, and are now preparing more detailed plans and policies.

We’d like to hear from you...

The plans we are currently working on will be adopted by the Council in 2014 and there will be a number of public consultations at various stages as they are developed where you will have the chance to get involved. We are currently at the very early stages of preparing the plans, so no decisions have yet been made, making this the best time for you to get involved.

If you would like more information on future consultations or about what the Planning Policy team does, and the documents and plans it is producing, please contact us by one of the following means:

Telephone us on: 01254 585356

Email us at:
forwardplanning@blackburn.gov.uk

Visit our website at:
www.blackburn.gov.uk/dfd

Write to us at:
Planning Policy Team (Room 409) Regeneration Blackburn with Darwen Borough Council Town Hall King William Street BB1 7DY
Your Area...Your Views

Local residents know their area better than anyone else. That is why we would really like you to get involved in planning for the future development of your area. We want to create plans that truly reflect the views and wishes of local communities and for that to happen we need local residents to have their say and get involved. This leaflet has been designed to inform you about the new plans and documents we are preparing, and the issues and questions we need to address at this early stage.

- We need to allocate land in our Borough for certain types of development e.g. housing, employment, green open space.

We need to plan for new homes and jobs and that means identifying sites where new development can take place in the Borough. We also need to be aware that certain areas of the Borough should not be built on and so we will identify areas that will be protected from development.

- We need to prepare new policies against which planning applications will be judged.

We need to develop new policies against which planning applications will be judged. These policies will help us ensure that new development proposals are well designed and of high quality. They will make sure that new development does not have harmful impacts on the road network, the environment or surrounding neighbours, businesses or land uses.

- We need to decide how much money we will collect from developers who build in the Borough, and how it will be used to improve the local area.

The Council is able to collect a charge from new developments in the Borough. We can then use this money for a wide range of purposes to improve the local area. This could be on roads, community facilities, green spaces, public transport, education facilities... and many more, in fact, anything that can be considered as 'infrastructure' – facilities and services that help communities function.

Questions to think about...

What should new development look like?
What sort of development should we encourage?
What sort of development should we discourage?
Where should new homes be built?
Are there sites in your area that could be developed for housing or employment?
What facilities and services would you like to see improved in your area?
How could money collected from developers help improve the Borough and your local area?
APPENDIX 3: CONSULTATION ON ISSUES AND OPTIONS

Extract from Council website

Have You Had Your Say On Where The New Homes Will Go?: Blackburn with Dar...

Have You Had Your Say On Where The New Homes Will Go?

Residents are being urged to have their say about potential new housing sites in their areas. The Council needs to build 8,400 new homes between 2011 and 2020 – that’s around 825 a year.

Key potential sites for development have been identified and these include:
- Between the former Darwin Moorland School, Pine Lane, Saugh Road, Crompton Street, Kichwa Farm,
- Blackburn United Lane, Blackmoor Road, Old Lane, New Tree Drive and Pleson New Road.

We are preparing the plans and policies which will guide development in the borough for the next 15 years. As local residents, we need you to get involved in planning for the future development of your area. We need local communities to get involved to help shape the plans as they develop.

Have your say...

A number of exhibitions and meetings are being held across the borough in October and November. Details will be confirmed shortly.

The following exhibition material will be on display at the various exhibitions listed above and is also made available electronically for your information:

* Introduction
* Important Questions for Blackburn
* Important Questions for Darwen
* Important Questions for Langho
* Important Questions for Newchurch
* Important Questions for Whitaker
* Important Questions for Wyre
* Important Questions for Poulton
* Important Questions for Gisburn
* Important Questions for Blackburn

Further to the exhibitions we have also developed a questionnaire to enable you to submit your views electronically on planning issues in the Borough.

Alternatively you can view a more detailed document called the "Issues and Options" paper and map booklet which looks at in greater detail the challenges that we face as a borough and potential approaches to dealing with them.

Next steps

We will aim to feed back what you have told us and what we have done about it in a draft plan, showing the sites proposed for development and setting out our suggested policies.


07/07/2014
Your Call: have your say

YOUR COMMUNITY. YOUR CALL

Our area is changing and we need your views to plan for new developments. These include things like new housing, factories and other buildings to provide more jobs and improve prosperity across the borough.

The Council has a "Core Strategy" which sets out our overall priorities for planning and development. Now we are building on this by looking at what we need to be developed, and what detailed policies we need to ensure that our vision is realised.

To help stimulate debate we have prepared a series of statements that represent different approaches we could take for each planning issue.

There are three statements under each topic. For each statement we would like you to rank the statements according to how far you agree with them, so the one you agree with most would be "1", the one you agree with least would be "3" and so on.

We have also left space for you to tell us about any other important issues under each topic.

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Find Out More...

Over the summer we will be holding a series of exhibitions and meetings for you to discuss these issues with us and give your views in more detail.

Public exhibitions are being held in Blackburn Market - 9th July, 10am-4pm and Darwen Market - 13th July, 10am-4pm

You are also invited to drop-in sessions at Blackburn Library Meeting Rooms 1 & 2, 16th July, 2pm-7pm and Darwen Library Theatre cafe/bar - 17th July, 2pm-7pm

Village exhibitions bus tour covering Belmont, Bilsborrow, Chappelton, Edgworth, Haslingden, Rossendale, Tomline: 24/25th July, 10am-4pm (schedule of timetable to be announced in coming weeks)

What Happens Next?

Our aim is to feed back what you have told us and what we have done about it in a draft plan, showing the sillus proposed for development and setting out our suggested policies, in summer 2013.
BLACKBURN WITH DARWEN “LOCAL PLAN PART 2” – SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES
ISSUES AND OPTIONS CONSULTATION

I am writing to advise you that Blackburn with Darwen Borough Council has published an Issues and Options consultation paper relating to its Site Allocations and Development Management Policies plan.

The plan will form Part 2 of the Council’s Local Plan, alongside the Core Strategy that it adopted in January 2011. It will identify specific sites for development and protection, and will set out detailed policies against which planning applications will be judged.

The Issues and Options paper is an important early stage in preparing the plan, as it will set the overall priorities and direction as we work towards detailed policies and site allocations over the coming months. We would therefore strongly encourage you to get involved at this stage and to make us aware of any issues or priorities that you have.

The consultation documents comprise the main paper which explains the issues and sets out a series of options; and a book of maps illustrating various aspects of the consultation and key sites.

Both of these are available to download from the Council’s website at www.blackburn.gov.uk. Responses can be submitted:

By email to  forwardplanning@blackburn.gov.uk
By post to  Planning Policy
            Regeneration Department
            Blackburn with Darwen Borough Council
            Town Hall
            Blackburn
            BB1 7DY

All comments must be received by the Council no later than 5pm on Monday 17th September.
You can respond in any way you wish, but it would be helpful if you referred to specific options from the paper where possible.

If you would like more information on the Issues and Options consultation or on the new Local Plan in general, please contact the planning policy team using the details at the top of this letter.

Yours faithfully,

David Proctor  
Planning Policy Team Leader
HAVE YOUR SAY ON THE FUTURE OF 
BLACKBURN WITH DARWEN!

The Council is beginning work to identify sites across the borough where new development could take place. This development will include new housing, factories and other buildings which will provide more jobs and improve prosperity in Blackburn with Darwen.

We need your views to help us do this.

Throughout July we will be holding a series of drop in sessions and exhibitions for you to discuss these issues with us and give us your views in more detail:

Drop in sessions:
- Monday 16th July Blackburn Library meeting rooms 1 & 2 2pm-7pm
- Tuesday 17th July Darwen Library Theatre café/bar 2pm-7pm

Public exhibitions:
- Monday 9th July Blackburn Market 10am-4pm
- Friday 13th July Darwen Market Atrium 10am-4pm

Village exhibition bus tours:
- Tuesday 24th July Barlow Institute, Edgworth 10am-1pm
  Chetham Arms pub car park, Chapeltown 1.30pm-2.30pm
  Ranken Arms pub car park, Hoddlesden 3pm-5pm
- Wednesday 25th July Butlers Arms pub car park, Pleasington 10am-12pm
  Roddlesworth Visitor Centre/Vaughn’s café, Tockholes 12.30pm-2.30pm
  Black Dog Inn car park, Belmont 3pm-5pm

If you require any further information, please contact the Planning Policy team on 01254 585356 or email forwardplanning@blackburn.gov.uk
Planning the Future of Blackburn with Darwen

Our area is changing and we need your views to plan for new developments. These include things like new housing, factories and other buildings to provide more jobs and improve prosperity across the borough.

The Council has a “Core Strategy” which sets out our overall priorities for planning and development over the next 15 years. Now we are building on this by looking at which sites need to be developed, and what detailed planning policies we need to ensure that our vision is realised.

“...a growing economy...” “...a highly skilled workforce living within Blackburn and Darwen...” “...high quality new housing...” “...growing numbers of people choosing to live in the inner urban areas...” “...traditional industries remain important...” “...higher value business uses...” “...better choice of rural housing...” “...Darwen a market town...” “...quality of environment...”

These are extracts from the Vision set out in the Core Strategy. They give an outline of the things we want to achieve.

We are now working on more detailed plans to ensure that this vision becomes reality.

These plans will identify specific sites across Blackburn with Darwen that should be developed or protected.

They will also set out policies to guide the detail of development.

This consultation is about what you think. We want to know which sites you think are suitable for development. What types of new housing should we be planning for? Which open spaces are the most important to protect? Where should new jobs be located?

We know that answering some of these questions will involve some hard decisions. Our area has to compete with others for investment from developers, so our plan has to be realistic.

Please feel free to look around the exhibition. If you would like to leave us your views today you can complete a form, otherwise you can find out more on the Council’s website at www.blackburn.gov.uk
Blackburn – Important Questions

Although the new Local Plan will cover the whole of Blackburn with Darwen, it is important that it deals with the particular questions faced by different parts of the borough.

These are what we see as the most important questions for planning and development in Blackburn.

- We know that over the next 15 years Blackburn will need to accommodate a lot of new development – over 6,000 new houses. These new houses are vital to ensure that our economy grows and new jobs are created. There will need to be larger more expensive houses as well as affordable properties. Some of this development will need to be on greenfield land on the edge of the town.
  - Which areas do you think are most suitable for greenfield housing development?
  - Getting housing development on brownfield sites is almost impossible in the current market.
  - Do we need to plan for greenfield development straight away if this will get more houses built?
  - How can we ensure that new development does not add to traffic congestion?

- Blackburn’s town centre needs to be able to compete against others in the area. A strong town centre is an important part of a growing economy.
  - What types of development does Blackburn town centre need to see to become more competitive?

Do you agree that these are the main planning questions Blackburn faces?

Whether you agree or disagree please let us know.
Darwen – Important Questions

Although the new Local Plan will cover the whole of Blackburn with Darwen, it is important that it deals with the particular questions faced by different parts of the borough.

These are what we see as the most important questions for planning and development in Darwen.

- We need to protect Darwen’s character, but this could be made difficult because:
  - Darwen will probably need to absorb large new developments – over 2,000 new houses
  - Darwen is changing – more people are living here and travelling to work in Manchester and elsewhere
  - We need to understand residents’ concerns in detail and discuss ways any problems can be avoided

- Darwen wants to provide more shopping and jobs for its own residents
  - Will Darwen be an attractive option for commercial developers?

- Darwen wants to keep its own identity
  - There will be different policies for Blackburn and Darwen
  - What is it that gives Darwen its identity?

Do you agree that these are the main planning questions Darwen faces?

Whether you agree or disagree please let us know.
Housing Option 1: best sites for early growth

Site Allocations and Development Management Policies
Issues and Options - July 2012

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Blackburn South and East

Site Allocations and Development Management Policies Issues and Options - July 2012
Site Allocations and Development Management Policies Issues and Options - July 2012
Is more affordable housing needed?

Would you support the development of more new housing for sale if this was a way to provide affordable housing?

Could this include development outside the current village boundary?

Are there any local facilities that should be protected?

What should be our policy on wind turbines?

Are there areas where you would wish to see turbines located?

Should there be a preference for turbines to be in clusters rather than developed singly over a wider area?

Are there any sites in the village that you would like to see developed? If so, what for?
Is more affordable housing needed?

Would you support the development of more new housing for sale if this was a way to provide affordable housing?

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Are there areas where you would wish to see turbines located?
Should there be a preference for turbines to be in clusters rather than developed singly over a wider area?
Are there any sites in the village that you would like to see developed? If so, what for?
Town centres

Blackburn and Darwen town centres are vital parts of our local economy. They are the focus for shopping and services used by local people, and have a wider role to play in attracting people to live and work in the area.

Our new plan needs to set boundaries for each of our town centres. These will be the areas where new shopping, office jobs and leisure developments are concentrated. The maps on this board show these proposed boundaries.

Blackburn

Main shopping area – where any new shopping development will be concentrated

Darwen

Town centre boundary – where things like office jobs, hotels, pubs and restaurants should be focused

Our town centres come under pressure from out-of-town shopping and leisure developments. At the same time, developers point to the jobs that these developments create and the other benefits they can bring.

We want to know what you think!

Do out of town developments really create new jobs, or do they just move them out of the town centres as businesses relocate?

If our town centres have more empty shops and less choice, does this have a knock-on effect on the prosperity of the area as a whole?

What do you think? Based on your local knowledge, do you think the areas we have shown are the right ones? Do any areas need to be included or taken out? What are your views on out of town shopping development?
Our environment

"Our environment" can mean many different things. Here we are focusing on the open land around our towns. Some of this land will be needed for development in the next 15 years.

The open land that surrounds our towns is one of our most important assets. Yet we know that some parts of it may need to be released for development if we are to bring in the high quality new housing that we need.

The map below shows the areas on the edges of our towns that could be released for development. It is unlikely that all of these would be needed. And for those that are developed, we will require developers to treat them sensitively to minimise the effect on the landscape.

What do you think? Which areas on the edges of Blackburn and Darwen are best able to accommodate new development? What issues would arise if development took place? Could these be overcome?
Next steps and how to get more information

Below you can find out what will happen next as we work on our new plan. You can also find out where you can get more information.

What happens next?

- July 2012 – more exhibitions and events around the Borough
- July-September 2012 – more detailed “Issues and Options” paper open for consultation
- After September – we will feed back the main points from the consultation in the Shuttle and on our website
- Summer 2013 – we will have a draft plan with full details of proposed development sites and policies, for public consultation

Where can I find out more?

- On our website at www.blackburn.gov.uk
- Leave your details with us if you want to be added to our mailing list
- Watch your Shuttle newspaper – there will be features about the new plan from time to time
- If you want to read more about the planning issues we face and respond in more detail, please view the Issues and Options paper on our website

If you want to talk about anything in the exhibition, or about development in the borough generally, please come and speak to an officer who will be pleased to help.
A new Local Plan for Blackburn with Darwen

Please would you complete this form with your comments.

You do not have to complete the whole form – if you only have comments on one issue then simply complete that part.

On the back of the form is space for you to leave us your details. You do not have to complete this part, but please do so if you would like us to contact you in the future about further consultations on the local plan.

Below are a series of statements that represent different approaches we could take for each planning issue.

There are three statements under each topic. For each topic we would like you to rank the statements according to how far you agree with them, so the one you agree with most would be "1", the one you agree with least would be "3" and so on. We have also left space for you to tell us about any other important issues under each topic, and a space for you to comment on any particular sites in the area.

Housing
We know we need to find land for over 9,000 new houses in the next 15 years. We also know we need to ensure there is a range of new housing – not only to meet local residents’ needs but also to cater for people who might want to move to the area, as this is an important part of our vision for the area’s economy.

☐ It is essential to plan for land for high quality new housing to attract investment, even if this means developing on some greenfield land on the edge of our towns.

☐ Most if not all new housing should be in the urban area, even if this means we cannot provide the highest quality new housing development.

☐ Our focus for new housing should be the inner urban areas, even if economic difficulties mean that this will result in little new housing being built in the foreseeable future.

Employment
Allocating land for new business development is a major way in which planning can help our economy grow. But we need to decide what the balance should be between allowing development on the edge of our towns at motorway junctions (which may be the easiest option for attracting investment), or pressing for office development in particular to be in our town centres. The key transport routes leading into our town centres also have a role to play as areas for employment.

☐ New employment development, including offices, should be focused towards business parks close to motorway junctions such as Shadsworth and M65 Junction 4.

☐ The most important thing is to concentrate on employment in the town centres, particularly offices.

☐ New employment development should be directed towards our key transport routes which are accessible by public transport.

Town centres and shopping
There are a series of issues which our town centres face, and we would like your views on which are the most important. We know that thriving town centres are essential to the future health of our economy. They can raise the confidence of local residents and businesses and be more attractive to people visiting the borough, setting the tone for the image of the whole area as a place to invest and live.

☐ Our priority for the town centres should be the evening economy: encouraging a better range of restaurants, bars and entertainment.

☐ Our priority for the town centres should be to create space for new jobs, particularly office jobs.

☐ Our priority for the town centres should be to protect shopping streets and limit the number of banks, cafes and take-aways, even if this means that shop units stay empty.
The environment
We know that economic growth is important, but it can sometimes negatively affect the environment. We need to decide where the balance should lie.

☐ Development that creates jobs and investment should always be supported, even if there is an impact on the environment. The Council should not impose any environmental standards on development that may discourage it from coming forward.

☐ There needs to be a balance between investment and the environment – the greater the economic benefit, the less strict the Council should be about environmental standards.

☐ The environment should always come first and the Council should set very high environmental standards, even if this deters development.

Our Place
The quality and distinctiveness of local places are central to the experience of people currently living in the area, and the attractiveness of the borough as a place for people to choose to live and business to invest. An example is the design of residential areas – the size of gardens, appearance of houses, amount of landscaping on the site, and so on. Good design does not always cost more for a developer to build, but sometimes there is a cost, for example if larger gardens mean fewer houses can be fit onto a site.

☐ Good design and attractive environments are what makes or breaks a place, and the Council should always insist on the best standards even if developers say they cannot afford them.

☐ Design is most important in areas that are highly visible: the Council should insist on the highest standards in town centres and on key transport routes, but should adopt a more relaxed approach in other areas.

☐ The most important thing is bringing new development into the Borough, we should leave it up to developers to decide what standard they want to provide.

Transport
It is important that local people benefit from economic growth by having access to jobs and services. We know that many people do not have a car they can use every day, so it is important that new development takes place in areas that can be reached by public transport. This has to be balanced against a need to provide development sites that are attractive to business and industry.

☐ New development should be located close to public transport routes and hubs.

☐ New development should be mainly located in the most attractive areas for developers, even if this means that some people will struggle to access it without a car.

☐ Developers should be supported in bringing investment into the area, but where there is not already good public transport access to a development, they should pay to provide one or carry out other transport improvements.

Your comment on individual sites

Your details (name, address; email if preferred)

Please return to: Planning Policy, Regeneration Department, Blackburn with Darwen Borough Council, Town Hall, Blackburn BB1 7DY
New development in your area. Have your say.

The Council would like to invite you to a consultation event to discuss new housing development in your area. Good quality new homes are needed for future generations and those who will work in our towns as our economy grows. It will help us improve our towns and services for the benefit of everyone.

We know that planning for these homes will mean taking some hard decisions about future development. Our towns will need to grow, as they have always done in the past. Some land outside the built-up area may be developed, as well as some green spaces within our towns.

We need your views to help shape this development.

Download Shaping growth in your area and find out more.

Between March and May we will be holding 12 events across Blackburn with Darwen to gather people's views about development.

- **Blackburn Golf Club**: Tue. 5th March 5.30pm - 7.30pm
- **Ivy St Community Centre**: Thur. 7th March 5.30pm - 7.30pm
- **Blackburn Central High School with Crosshill**: Wed. 13th March 6.00pm - 8.00pm
- **Pleckgate High School**: Mon. 18th March 6.00pm - 8.00pm
- **Greenfields Community Centre**: Friday 22nd March 3.30pm – 7.30pm
- **St Gabriel’s Church (church hall)**: Tue. 9th April 5.30pm – 7.30pm
- **Blackburn Rugby Club**: w/c 15 April. Date to be confirmed.
- **Carus Centre Hoddlesden**: Tue. 23rd April 5.30pm - 7.30pm

http://www.blackburn.gov.uk/Pages/New-development-in-your-area-Have-your-say.a... 28/02/2013
New Development in Your Area Have Your Say!

The Council would like to invite you to a consultation drop-in/exhibition event to discuss new housing development in your area.

Our area needs good quality new homes. New housing will provide for future generations and the people who will work in our towns as our economy grows. It will help us improve our towns and services for the benefit of everyone.

We know that planning for these homes will mean taking some hard decisions about future development. Our towns will need to grow, as they have always done in the past. Some land outside the built-up area will be developed, as well as some green spaces within our towns.

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Between February and May we will be holding 12 drop-in/exhibition events across Blackburn with Darwen to gather people's views about development.

- Blackburn Central High School with Crosshills
  Wed, 13th March 6.00 – 8.00
- Plesgates High School
  Mon, 18th March 6.00 – 8.00
- Greenfields Community Centre
  Fri, 22nd March 3.30 – 7.30
- St. Gabriel’s Church
  Sat, 9th April 1.30 – 7.30
- Blackburn Rugby Club
  Thurs, 18th April 5.30 – 7.30
- Cano Brook Community Centre
  Tues, 27th April 3.30 – 7.30
- Darwen Vale High School
  Mon, 25th April 6.00 – 8.00
- Darwen Hall
  Sat, 10th May 1.00 – 6.00

Please come along, speak to our planning officers and have your say!

Every event is open to residents from anywhere in the Borough. Student and planning officers will be available to discuss any of the sites proposed for development.

If you cannot attend any of the events but want to make a comment or if you want to find out more, please visit our website at www.blackburn.gov.uk/newlocalplan

Alternatively call us on 01254 585356
Shaping Growth in Our Area

Our area is changing. We face a growing number of challenges, and we need to think about how we respond.

These challenges will mean taking some hard decisions about future development in the area.

This exhibition shows the major development sites outside the built-up area that will be developed over the next 15 years.

The sites will be shown in our new Local Plan which will set out our planning policies for development over the next 15 years.

Regenerating our deprived areas
Making our area more prosperous, with better jobs, facilities and life chances for our communities

Competing with other towns for investment
Dealing with the impact of the recession and cuts to public services and regeneration funding

We want your views on how these developments should come forward

- What issues would need to be addressed if these sites were developed?
- What if any new facilities would need to be provided as part of a development?
- Would you prefer to see new affordable housing as part of these developments, or would it be better to use the money to provide new affordable housing or renovate empty houses elsewhere in the built-up area?

Your views on these and other issues will help shape the policies in our new Local Plan, and guide development as it comes forward on the ground.

Please feel free to look around the exhibition. If you would like to leave us your views today you can complete a form, otherwise you can find out more on the Council’s website at www.blackburn.gov.uk
Our towns have always grown. As our economy has developed and as our population has increased, so our urban areas have expanded to accommodate our residents, and to give them the types of places they want to live in.

We need to think about the next phase of development in our towns.

- Where will our children live?
- What will attract people to choose to live here?
- How can Blackburn and Darwen remain competitive and not be left behind as other areas become more prosperous?
9,400 New Houses

Meeting our needs

Our strategic plan for the area (the “Core Strategy”) confirms that there is a need to deliver around 9,400 new houses over the next 15 years.

Why? Over the next 15 years, Blackburn with Darwen is forecast to have a growing number of households.

Why more households?

A growing population

Our area’s population is growing as people live longer and our birth rate remains relatively high.

Our ambition to make Blackburn with Darwen more prosperous and have a stronger economy may also lead to our population increasing as people are more likely to come to live in the area or decide not to move away.

Children growing up

We have one of the youngest populations in the country with very large numbers of young people currently living with parents.

More single person or small households

There are a number of reasons for people to be in single person or small households, including high rates of divorce, elderly people living longer, and people’s lifestyle choices.

Do empty houses count?

We think that where houses that have been empty for a long time are brought back into use, they should count towards our target in the same way as newly built houses.

We are currently confirming with the Government that this is correct.

Planning to deliver

Our challenge is to ensure that new house building provides:

- The **right amount** of housing to meeting our targets
  And...
- The **right types** of housing to meet our needs

New housing must also come with the right facilities, and development must address possible impacts and problems that are of concern to local residents.
Delivering the Right Types of New Housing

A balanced housing market

It is important that over time, the right types of houses are built to meet our area's needs.

Our new Local Plan has a key part to play in making sure that this happens.

Key Facts

We have a planning policy that requires 20% of all new housing to be affordable and available to people who cannot afford to buy or rent a house on the open market. This can create new affordable housing as part of a development, or can result in a financial contribution from the developer to support new affordable housing elsewhere. This could include bringing empty houses back into use as affordable housing.

Over 5,000 more people travel into Blackburn with Darwen every day to work than travel out. Balancing our housing market by providing more housing for these people to live in our area would benefit our local economy, and also lessen the amount of traffic on our roads.

Keeping regeneration going

We have made great progress in the past 15 years in improving parts of Blackburn and Darwen. Poor quality housing has been demolished, and some areas have already seen new development take place.

Government funding for this work has been significantly reduced, but we need to ensure that our inner urban areas continue to improve and new housing continues to be built in these areas.

We are working on a “toolkit” of actions that the Council can take to support developers in bringing forward housing in regeneration areas.

Planning for aspirational family housing

The strength of our economy is linked to the range of housing our area has on offer. Did you know:

People working in higher paid jobs in Blackburn with Darwen are less likely to live here:

The average wage of someone working in Blackburn with Darwen is £231 per week, while the average wage of someone living here is only £1495 per week.

We want to encourage the development of more aspirational housing for families.

Providing more of this type of housing will give people more choice about moving to or staying in the Borough.

Over time we hope that this will mean that more money is spent in the local economy. It will also increase the amount of Council Tax and other funding we receive to spend on local services.

Blackburn with Darwen has a smaller proportion of larger, higher value houses than nearby areas:

14% of our houses are in Council Tax Band D or above, compared to 17% in Preston and 28% in Chorley.
Delivering the Right Amount of New Housing

Being able to deliver

Government policy requires Councils to be able to show that enough land is available at any one time to accommodate six years’ worth of housing development. In Blackburn with Darwen’s case this means approximately **3,500 houses**.

The land must be able to be built on now – it must be viable for a developer and it must provide for the types of houses that people are able to buy.

Blackburn with Darwen’s housing land supply

The housing land available for building in the Borough at present is made up from the following:

- **Planning Permissions** – there are approximately **1,600 houses** and apartments with planning permission that have not yet been built. Not all of these will be built in the current market.

- **Sites in the Built Up Area** – We are working hard to support development in the built up area despite the recession. Our Housing Implementation Strategy will set out a range of actions that we will be able to use to assist developers and people who want to buy or rent homes. We estimate that this will allow us to bring forward **500 houses** on these sites in the next 6 years.

- **These two sources of land give us a supply of around 1,500 houses** in the next 6 years, compared to a requirement of 3,500.

Making Up the Shortfall

To meet the requirement to have six years’ worth of development land available, we will need to find land for another **2,000 houses**. This will need to come from greenfield sites within and on the edge of the built-up area.
Development Viability – The Challenge We Face

Development relies on private developers being able to make money by building houses. If they cannot make enough money from a project to cover their costs and make a reasonable profit, the development will not happen.

The simplified examples below show how a weak housing market makes development in inner urban areas almost impossible to deliver. This is why many such sites are currently stalled or progressing very slowly.

Example 1
Inner urban, brownfield site – 40 houses on 2.5 acres (a typical mill redevelopment site in Blackburn or Darwen)

Costs:
- Land £250,000 per acre so £625,000
- Each house costs £75,000 to build so £3 million total
- Site preparation, fees etc £1 million
- Finance £350,000

Total cost approx £5 million

Returns:
- Each house sells for £105,000 so £4.2 million

Outcome: Net **loss** of £800,000 on investment of £5 million

Example 2
30 larger houses on 2.5 acres in attractive location on the edge of town

Costs:
- Land £250,000 per acre so £625,000
- Each house costs £90,000 to build so £2.7 million total
- Site preparation, fees etc £1 million
- Finance £250,000

Total cost approx £4.5 million

Returns:
- Each house sells for £170,000 so £5.1 million

Outcome: **Profit of £600,000** or 11% on investment of £4.5 million.

This is still a relatively low return for such a significant investment, but is likely to be enough to mean that the development gets delivered

Over time, if the housing market becomes stronger, development on inner urban sites should become possible again.

The Council is also taking steps to help the delivery of brownfield sites and to assist the housing market in inner urban areas.
Sites Suitable for Early Development

The map below shows the sites that are most likely to be able to be developed in the current market.

Allowing development to start on these sites in the next few years will boost our housing land supply as national policy requires.
Key Sites – Blackburn

The maps below show the development areas outside the existing built-up area of Blackburn in detail.

What issues would need to be addressed when these sites were developed?

Please use the feedback forms to tell us your views, or if you wish you can stick Post-It notes to the maps with your comments.

Your views are important and will influence our planning policies for these sites.
Key Sites – Darwen

The maps below show the development areas outside the existing built-up area of Darwen in detail.

What issues would need to be addressed when these sites were developed?

Please use the feedback forms to tell us your views, or if you wish you can stick Post-It notes to the maps with your comments.

Bailey’s Field, Darwen
Potential for 500+ houses

Pole Lane, Darwen
Northern part has outline planning permission for up to 133 houses – your comments can still influence a detailed “reserved matters” application.

Southern part is in Green Belt, potential for approx. a further 130 houses.

Kirkham’s Farm, Cranberry Lane, Darwen
Potential for approx. 200 houses

Land around Jack’s Key Reservoir, Darwen
Development here would be in small pockets rather than the whole area. Would you support this if it could help secure improvements to recreational facilities around the reservoir?

Your views are important and will influence our planning policies for these sites.
Sites Within the Existing Built-Up Area

The map below shows the main sites that are available for development within the built-up area. A range of other smaller sites will also be developed throughout the built-up area.

It may be a number of years before the housing market is strong enough to allow any of these sites to be developed.
Key Issues – Rural Areas and Villages

Development in the Rural Area
Our rural areas and villages face their own challenges and pressures. Our new Local Plan gives you the opportunity to shape any development in your area, and to tell us about things that you feel should be protected.

Shaping development in your area
Our strategic plan (the “Core Strategy”) aims to focus development towards our two main towns of Blackburn and Darwen. As a result we have not identified any new sites for development in the villages, or proposed any changes to their boundaries.

However local communities may feel that there is a need for development of a particular type in a village, for example to provide affordable housing or community facilities.

Please tell us if you feel there is a need for development in your village. Your views will be important in shaping our policies for development in the rural areas.

Affordable housing
Developing affordable housing in villages can be an important way of keeping communities together, but it can raise some significant issues.

- Affordable housing normally needs to be paid for by profits from private development. This might mean that for every three affordable houses built, seven or eight others are built for sale on the open market. Would this be acceptable?
- If there are not sites within a village to develop affordable housing, would you support the development of land outside the current village area?

Renewable Energy
We know that large parts of our rural area have the right wind conditions for wind turbines. Turbines can also be a valuable way to reduce costs or make extra income for farmers.

- What do you see as the particular issues that turbines raise?
- Are there areas that are better suited to accommodating them?
- Should they be in clusters or developed singly over a wider area?

Protecting local facilities
Planning can influence whether certain local facilities such as pubs and shops are able to close and be redeveloped. Are there local facilities in your area that you think we should seek to protect?
Next Steps and How to Get More Information

Below you can find out what will happen next as we work on our new plan. You can also find out where you can get more information.

What happens next?

- **Spring 2013** – more exhibitions and events around the Borough
- **Summer 2013** – we will consider your comments, and feedback the main points in through local meetings, in the *Shuttle*, and on our website
- **Spring 2014** – we will have a draft plan with full details of proposed development sites and policies, ready to submit to the Government for consideration by a planning inspector. There will be a further round of consultation at this time

Where can I find out more?

- On our website at [www.blackburn.gov.uk/newlocalplan](http://www.blackburn.gov.uk/newlocalplan)
- Leave your details with us if you want to be added to our mailing list
- Watch your *Shuttle* newspaper – there will be features about the new plan from time to time

If you want to talk about anything in the exhibition, or about development in the borough generally, please come and speak to an officer who will be pleased to help.
A new Local Plan for Blackburn with Darwen
Shaping Growth in Our Area

Please give us your views

A number of sites are being put forward for development. We want your views on matters to consider in relation to the development of these sites. Please use a separate form if you are commenting on a number of different sites.

We also would like your views on any issue relating to development in your area e.g. wind turbines, protection of local facilities.

On the back of the form is space for you to leave us your details. You do not have to complete this part, but please do so if you would like us to contact you in the future about further consultations on the local plan.

Site Name

What issues need to be addressed in developing these sites (e.g. flooding, drainage, congestion, wildlife, privacy, local views, access)

What new facilities will need to be provided as part of the development (e.g. open space, school, local shops, bus service)

What type of housing, (e.g. smaller 2 bed low cost, larger family 3+bed, small terraces, semi detached, detached)
Should affordable housing be provided on these sites or should contribution be made to provide affordable housing elsewhere or renovate empty homes.

Other issues e.g. wind turbines, affordable housing in villages, protecting local facilities

Your details (name, address, email if preferred)

Please return to:
Planning Policy, Regeneration Department, Blackburn with Darwen Borough Council, Town Hall, Blackburn BB1 7DY
Dear Consultee,

**BLACKBURN WITH DARwen LOCAL PLAN**

I am writing to thank you for responding to the Council’s recent consultation for the new Local Plan, which will identify land that has the potential to be developed over the period to 2026 and set out the policies against which planning applications for development will be assessed.

Consultation events were held in summer 2012 and between February and May 2013. Altogether over 1,000 people attended the events and to date we have received over 400 written responses.

We have now read and considered all the responses received to date. The information and comments provided will be taken into account as part of the assessment of each site’s suitability for development and in shaping the development requirements for individual sites.

As promised the Council is committed to providing feedback to local communities on the comments received. To do this, at this stage, we have produced a summary of the:

- Generic issues raised by residents and an explanation of the Council’s position in relation to each issue, and;
- Site specific issues and the Council’s response.

I enclose a paper showing the generic issues and the Council’s responses, which I hope will be useful to you.

A summary of site specific issues has been prepared for sites in the following locations and is available on the Council’s website at [www.blackburn.gov.uk/newlocalplan](http://www.blackburn.gov.uk/newlocalplan)

**Darwen:**
- Bailey’s Field
- Pole Lane
- Former Moorland School
- Cranberry Lane/Kirkham’s Farm/Jack’s Key

**Blackburn:**
• Brownhill Drive
• Parsonage Road
• Blackburn Rugby Club/Yew Tree Drive/Ramsgreave Drive and Preston New Road
• Blackburn Golf Club
• Roe Lee Mills
• Gib Lane
• Griffin
• Haslingden Road

Villages:
• Edgworth
• Belmont Village

If you do not have access to the internet please give Helen Cowell a call on 01254 565356 and we will make arrangements to forward you a paper copy of the information relating to the particular site or sites you are interested in.

Our timetable for producing the Local Plan from this point forward is as follows:-
• November 2013 – The draft Local Plan goes to full Council meeting;
• After November (either late 2013 or early 2014) – Publication of the draft Plan and a further public consultation lasting at least six weeks;
• Early 2014 – Draft Local Plan submitted to Government, along with all the comments from the further public consultation;
• Summer 2014 – The plan will be scrutinised by a Planning Inspector in a Public Examination;
• Late 2014 – We hope to receive the Inspector’s report, and;
• Late 2014 or early 2015 – Provided the Inspector is satisfied with the Plan it will be presented to our full Council for adoption.

The draft Plan will provide details of the sites identified for development including site boundaries and the development requirements for each site, for example, housing mix, open space, integration of local facilities and mitigation measures for the protection of wildlife.

The Council will be producing a Statement of Consultation to accompany the final version of the Local Plan as part of its submission to central government. This statement will be available at the next round of consultation, prior to submission, and will detail how the Council has taken account of resident and other agencies’ feedback over the plan preparation period.

Please note that the above feedback summaries include all comments received by the end of June. Responses are continuing to come in and all comments will be recorded in the Statement of Consultation referred to above.

I hope that the feedback will be of assistance to you and would like to thank you again for your involvement to date. If you no longer wish to be kept informed about the Local Plan, please get in touch with Helen via the contact details provided at the top of this letter and she will arrange for your details to be removed from our database.

Yours faithfully,

David Proctor
Planning Policy Team Leader
We have divided the comments into topics to make it easier to find the information you want:

- Development – your concerns about the effect of development in general, whether new housing is needed and so on
- Affordable Housing – whether affordable housing is needed, whether it should be included in new developments on greenfield sites or built closer to the town centres
- Services and Infrastructure – the effect of development on roads, schools, drainage and so on, and what infrastructure is needed to accommodate new development
- Wildlife, Green Belt and Countryside – the effect of development on the green spaces that surround our towns
- Investment in Other Areas as well as Housing – what the Council and its partners are doing to boost our towns in every respect, to ensure that they are attractive places for people to live
- The Council’s Role in Bringing Development Forward – what the Council is doing to ensure that a full range of new housing is developed over the life of the new plan, and what it is not able to control
- The Consultation Process – your views on how we have consulted you so far
- Other Issues – any other main issues raised through the consultation

The information is shown with residents’ comments shaded like this, with the Council’s response below each point.

We hope you will find this leaflet helpful. You can see more information, including details of the comments made about every possible development site, on the Council’s website.

www.blackburn.gov.uk/newlocalplan
Your Views - Development

"Priority should be given to investment/development in the inner areas on brownfield sites, the renewal of empty properties and existing stock and the lack of detailed schemes before any development takes place on greenfield land."

- The overall approach in the Local Plan is for the majority of the proposed 9,000 houses to be on sites within the urban area, mainly brownfield. The total capacity of the sites identified on the edge of the urban area is around 2,000-3,000; hence the remaining 6,000-7,000 will need to be in the urban area.
- However, there are other factors that need to be taken into account, including:
  - The need to be able to show that enough land is available and ready to be built on now, to meet our housing requirement for the next 6 years and
  - The need to provide land for high quality family housing which cannot be accommodated on many of the sites in our inner urban areas.
- It is therefore not possible to put forward a policy that requires both greenfield sites to be released until all brownfield sites had been developed. Such a policy would result in planning permissions being granted on appeal, which would give the Council and local communities much less influence over the development of the sites.

The argument that brownfield/inner areas are not attractive or viable for new development was challenged. That development is ongoing within the inner area for e.g. at the Infirmary and at Moley Street would indicate that developers can be encouraged to build on these sites, can contribute to the regeneration of areas, make a profit and can include the provision of affordable (low cost) homes.

- The sites that have come forward such as Moley Street in Blackburn and Queen Street in Darwen have been supported by external grant funding from central government which is no longer available. There are few or no sites in the inner urban area currently progressing on a normal commercial basis.
- In order to meet the requirement in national planning policy to demonstrate a supply of sites deliverable now, it will be necessary to plan for greenfield sites to come forward in the early part of the 16-year plan period.
- This situation is expected to improve over time as the market becomes stronger. In addition the Council is working hard to identify a toolbox of measures to support the delivery of urban sites, including use of land that the Council owns, affordable housing contributions from developers of greenfield sites, and proactive support and assistance for developers in planning and bringing forward sites.

"The local community needs to be kept informed and consulted as more detailed proposals are prepared."

- The Council believes that residents have a valuable contribution to make and is committed to community consultation and ongoing local engagement on proposals that will impact on residents and their neighbourhoods.
- Consultation is a statutory requirement of this Local Plan process and the Council will be asked to demonstrate to an independent Inspector at the public examination of the Plan that consultation has been carried out at key stages in the preparation of the Plan.
- Consultation on the next stage, the draft Plan is scheduled to take place later this year/beginning 2014.
- Residents will be kept informed of the opportunities for further involvement and consultation with local residents, their Neighbourhood Teams and via the Council's website.

Alternative/creative development sites: what options has the Council considered? Some options suggested include former factory and mill sites, reversing town centre living, and the conversion of empty office and commercial buildings.

- The issues and Options consultation paper that was prepared in Summer 2012 considered three overall strategic options:
  - A regeneration-focused option concentrating solely on brownfield and other sites within the inner urban area;
  - A urban-based strategy relying entirely on sites within the urban area but with less of a focus on the inner areas;
  - A "delivery" strategy which planned for the early release of greenfield sites outside the built-up area.
- At this stage in our preparations of the Local Plan and assessment of potential site allocations for new housing we will consider all site strategic options.
Residents questioned the evidence base for the 15-year housing target (5,400 homes) considering the poor performance of the housing market, the small number of completions in recent years and the loss/closure of businesses.

Residents questioned the need for the scale of housing proposed considering there are lots of empty properties, so many houses for sale including larger homes and house prices are falling. Residents also questioned the benefits of and need for "luxury" homes which seem to be the focus of Council plans for development. Given the high levels of unemployment and high wage earners there would seem to be a greater need for affordable housing.

Residents questioned the evidence/market research carried out to support the demand for higher value new homes.

- The Council is committed to providing an equitable, attractive and high quality choice of housing for all residents.
- To provide this choice the Local Plan will allocate sites for a range of house types, mix and tenure, including smaller and affordable houses as well as larger homes for families. The majority of new homes (around two thirds) will be within the towns/existing urban area rather than on greenfield sites on the edge of the towns.
- The Council's evidence of housing demand and need is identified in its "Strategic Housing Market Assessment (SHMA); this looks at the overall amount and type of new housing that will be needed in the future. With regard to residents' concerns regarding the high demand/housing for larger homes the SHMA considered a range of factors that informed this conclusion:
  - The average age of people working in the Borough is around 10% higher than that of people living here. People working in higher paid jobs in the Borough tend not to live here. Availability of suitable housing is one reason for this.
  - The large majority of the Borough's housing stock is in Council Tax Bands A and B, and we have fewer houses in higher bands (D and above) than some of our neighbouring Councils.
  - At the same time the Council acknowledges that there are equally important needs for a range of house types from other groups including people on the housing waiting list.

Meanwhile we do not currently have a balanced housing market in Blackburn and Darwen and therefore people trading up the housing ladder may often reach a point where they have to move out of the area to access the housing they want. This is reflected in 2011 Census Information about our population and patterns of migration.

The new homes do not necessarily have to provide directly for people setting up houses for the first time. The main issue is people's ability to move within the market. It is more likely that family housing on the edge of the built up area would allow people to trade up from smaller properties elsewhere in the towns, releasing these smaller properties into the market for people for example who are first time buyers.

A proportionate amount of new housing is proposed for Darwen: 5 sites in Darwen compared to 7 in Blackburn. As most employment and population is in Blackburn more housing should be developed there.

- The consultation material shows the key sites on the edge of the urban area. Development will also take place over the 15 year life of the plan on a wider range of sites within the urban areas. There are many more of these urban sites in Blackburn than in Darwen, so we expect the overall amount of development to be significantly greater in Blackburn. This is in line with our Core Strategy policy.
- The important issue is not the number of sites on the edge of the urban area, but the number of houses expected to be built in each town. The greenfield sites in Darwen are estimated to be able to provide approximately 750-1,000 new homes, those in Blackburn may accommodate as many as 2,000.
- More information will be available at the next consultation later in the year.

Some residents anticipated that new development within the local area would cause the value of existing homes to fall.

- Planning legislation does not allow the Council to take house prices into account when making planning decisions.
- Even so, it is not guaranteed that development will impact on house prices in the longer term. A stronger economy and housing market created by new investment, a more balanced mix of housing and our wider growth and regeneration agenda, could be expected to increase house prices across the area overall.
Your Views – Affordable Housing

Residents wanted greater clarity on affordable housing. Is it property for market sale, private rent or would it be social housing? Some residents linked affordable housing to troublesome low income families and anti-social behaviour and crime. Others regarded affordable housing as housing provided at an accessible market price for first time buyers or families.

- The National Planning Policy Framework identify three types of affordable housing and confirms that affordable housing is provided to ‘eligible households whose needs are not met by the market’. They are:
  - Social rented housing. Within Blackburn and Darwen these homes tend to be owned, let and managed by private registered providers (housing associations) such as Twin Valley Homes, Places for People and Great Places.
  - Affordable rented housing. These homes also tend to be let by private registered providers to eligible households, and;
  - Intermediate housing which are homes for sale and for rent. This can include shared equity, low cost homes for sale and intermediate rent.

Residents expressed a preference for affordable housing to be provided within the inner area, in close proximity to bus and rail connections for ease of access to jobs, and via the renovation of empty properties.

- The Council fully agrees with this and is committed to providing high quality homes for all residents. The Council considers everyone deserves a good home irrespective of location, type, size and value and will work with developers to provide equality in the opportunity for people to have a quality home.
- Affordable housing tends to be needed by people, including families on lower incomes and has traditionally been built within the inner urban areas.
- It is hoped that a wider choice of homes – particularly family homes - will provide the opportunity for more movements within the local housing market and release these typically smaller homes within the inner urban area for first time buyers and other homeowners.

Your Views – Services and Infrastructure

Existing facilities should be protected as these are regarded as an essential element within local areas and villages.

- The Council fully agrees and will work with local communities and developers to ensure this happens.

Concerns were expressed that the existing infrastructure, including local road networks, sewers and drains, schools and shops and the hospitals are all unable to cope and that any increased demand would seriously worsen the situation for established residents. Concerns also exist over the location of housing to a large number of residents.

- The Council is working on an Infrastructure Plan to accompany the Local Plan. This will set out what new infrastructure is needed to support new development. The Infrastructure Plan and the Local Plan will set out where developments need to provide or contribute to this new infrastructure in order to be granted planning permission.

Preference was expressed for service cuts rather than pursuing the need for income generation via the release of greenfield sites.

- This point was made by a single resident. Based on its other discussions with communities about budgets and services, the Council is not convinced all residents would support or could afford this option.

Some residents also said that the Council is not able to maintain existing roads and run established services. How will it afford to manage more?

- New houses generate additional Council Tax and New Homes Bonus, which will be able to be spent on local services
Your Views — Green Belt, Wildlife & Environment

"This Council is giving greater consideration to income generation from new development than protecting and investing in greenfield sites."

"Green Belt boundaries need to be preserved and protected."

Concerns were expressed that wildlife and habitats would be lost. Surrounding countryside is regarded as one of the Council’s greatest assets and a major influence in encouraging people to move to the area. Once used it will be gone forever.

- The Council acknowledges and understands residents’ concerns about the value of the Green Belt to the character and attractiveness of the borough. Our Local Plan will aim to ensure that development is designed to minimise its impact on the openness of green areas and to preserve important areas of character. The scale of development proposed outside the built up area is similar to developments that have taken place over many years in the past.
- The community will be involved in any planning application for development on Green Belt sites (as with all major developments).

Residents questioned the argument that development on greenfield sites will make a contribution/generate money for the re-development of brownfield sites. What assurances are there that once the Green Belt has been released that development on brownfield sites will take place?

- If the Council does take a decision to collect financial contributions from greenfield developments in lieu of affordable housing, any money received is required to be used in line with the requirements of the planning legislation. This ensures that the money can only be used for the purpose it was collected for, but also sets a requirement that it is spent within a reasonable timescale. If this is not done the Council is liable to refund the money to the developer. So there is a powerful incentive for the Council to ensure that development on these urban sites does take place.

Some felt the proposed housing requirements and the release of Green Belt land is a central government driven agenda. The Council should be supporting local people to resist this.

- It is true that the Government has made the delivery of new housing a top priority for the whole country. The Government has changed the planning system to help ensure that this happens.
- However, providing more good quality family housing is also a Blackburn with Darwen priority. It is reflected in our adopted Core Strategy, and in the Council’s Corporate Plan which was approved in 2012.
- The Council recognises that delivering this new housing will involve some hard decisions, and is committed to keeping residents informed and involved.
Your Views — Investment in Other Areas as well as Housing

Complementary investment is needed in both town centres. Residents were disparaging about the quality and range of facilities currently available. It was felt they would not attract people to move into Blackburn and Darwen. Investment is needed to improve the offer and encourage businesses to take up the many empty shops. This would help to make the centres more attractive and encourage higher wage earners to consider relocating and to spend in the centres.

- The Council fully agrees that progress needs to continue in a number of areas, not simply building more houses. The Core Strategy identifies six areas that will contribute to future growth:
  - Land for employment development
  - The amount, type and quality of housing
  - Our public facilities - schools, town centres, culture
  - “Quality of place” - design of new development, historic buildings etc
  - Protection and improvement of our environment
  - Better access to work - transport, skills, health

- In recent years both town centres have seen major investments:
  - The Mall / new Market development in Blackburn
  - Development of Blackburn College’s University Centre and new main College building
  - The Darwen Academy
  - Darwen Leisure Centre
  - Darwen Health Centre
  - Heritage-led regeneration in Darwen including the creation of new shop units in the front of the Town / Market Hall
  - Refurbishment of Blackburn Library

- In addition there has been major investment in education through Building Schools for the Future

- Further investments already planned include:
  - The demolition and redevelopment of Blackburn Markets
  - The Blackburn Cathedral Quarter
  - A new Blackburn Leisure Centre
  - The Pendle Reach public transport scheme
  - Further work to improve the Blackburn / Darwen / Manchester rail route
Your Views — The Council’s Role in Bringing Development Forward

"There is a need for a comprehensive approach to housing delivery across the borough which includes the inner urban sites. The development of ex-local authority housing projects should consider all aspects of the borough's growth agenda, including employment, transport, retail and the town centre."

"How pro-active can the Council be in influencing private investment on sites?"

"The Council should be proactive in look-starting staffed sites and looking on sites where the developers are in administration."

- The Council is working hard to develop a toolkit of measures it can use to promote development and assist in situations where development has stalled. This will be put together in a "Housing Implementation Strategy" which is expected to be published in 2010 with the draft Local Plan. The Council is considering include:
  - Selling up "local delivery fund" funded by New Homes Bonus contributions to developers of greenfield sites, and receipts from the sale of Council-owned land for housing
  - Revisiting how the Council uses its own land — setting it for housing, entering into development partnerships / joint ventures, allowing developers to buy through staged payments, etc.
  - Reviewing our own procedures to ensure that the Council is an easy partner for developers to work with
  - Adopting a flexible approach to planning requirements while ensuring that we maintain quality standards.

- At the same time it is important to be realistic about what the Council can and cannot achieve — some stalled sites have complicated circumstances, for example bankruptcy procedures, which the Council is not able to resolve.

How are decisions made about where any monies received are spent?

- If it is decided to adopt the approach of collecting financial contributions in lieu of affordable housing, a procedure will need to be set up to manage the money collected for public open space — in this case the ultimate decision about where money will be spent rests with the Council’s Executive Member for Regeneration.

Has the Council considered alternative approaches to delivery for example could ex-local authority land sites be offered to small local builders at a reasonable cost to provide employment for local traders’ people? Another suggestion was that a consortium of developers is set up to deal with the purchase of land and sites. This could provide employment opportunities for local people in green construction programmes together with the purchase of building materials.

- Not all of these suggestions are within the Council's control since it does not own the large majority of the land in question.
- The Council would however be keen to help facilitate any proposals by private developers to bring forward urban sites, and is increasingly looking at options such as joint ventures with developers to bring forward development on land that it owns.

The Council should resist developer pressures to release Green Belt particularly when local needs are not

- The potential release of Green Belt is not a response to developer pressure — it is responding to the requirements of national planning policy and the need to increase the supply of new housing, to meet local needs, in a situation where the Borough has not met its housebuilding targets for a number of years.

How does the Council balance profit to developers with benefits, or not, to the local community?

The Local Plan will contain a series of policies which require developers to contribute towards things which "benefit the community" such as affordable housing and local infrastructure (roads, schools etc.). In setting these policy requirements the Council has to use information about the costs of development and the potential returns to a developer. The Council has to be able to show that the requirements that it sets will still allow a developer to make a commercial profit. If this was not the case then the development would not happen anyway and any community benefits would not be realised.
Your Views – The Consultation Process

A number of residents felt that decisions on housing allocations had already been made and that the Council would not take account of the views of the community.

Residents asked for confirmation that the Council would respond to the comments made and will be open to making changes and modifications to the proposals.

- We can assure residents that the Council is committed to taking their views into consideration.
- No decisions on housing allocations have been made. The purpose of the consultation was to offer residents the opportunity to influence and inform this process.
- All of the comments received to date have been read and noted. Over the next few months a ‘Statement of Consultation’ will be prepared to accompany the next stage of the Local Plan. This statement will provide details of the consultations carried out in the preparation of the Plan, a summary of the feedback together with information to explain how the comments have influenced the Plan including how these have guided the site allocations included in the Plan.
- The statement will be available at the next consultation in November. It is a statutory requirement as supporting information for the Plan. It will be available at the public examination of the Plan and will be reviewed by the independent Inspector carrying out the examination.

Concerns were expressed at the lack of detail provided for proposals with the exhibition material.

- These comments were received with particular reference to those sites identified with a star* in the exhibition material. In these cases it was not possible to draw a boundary as the extent of the developable part of the site has not been identified. This will be informed by feedback from residents on site issues and the recommendations from technical appraisals such as visibility, flood risk and infrastructure capacity assessments.
- These assessments will be completed over the next few months as an integral part of the work to confirm housing site allocations.
- At the next consultation, at the end of this year, boundaries will be shown for all sites.
- Some residents hoped to see detailed layouts for each site including proposed access, housing layout and house types. This level of detail will be worked up at a later stage by the landowner and/or developer as part of the process of applying for planning permission to carry out the development. There is no set timescale for this.

A number of residents said they did not receive information/invitations to the consultation events and only found out by word of mouth or received the information after a number of events had already taken place.

- The Council realised a range of alternative arrangements to provide information and to make residents aware of the consultation events including:
  - Over 11,000 individually addressed leaflets/invitations to the consultation events were posted out to homes in the neighbourhoods surrounding the major sites. The extent of the mailing in each area was discussed with Neighbourhood Teams to try and ensure that those residents that relate to the proposed sites;
  - Posters were displayed in local areas in shops and other frequented places such as post offices and at venues in advance of the event;
  - Community officers distributed information via their neighbourhood networks such as Ward Solution meetings;
  - Information was made available, and still is, on the Council’s website;
  - Press briefings and articles in the local Telegraph.

- The majority of invitations were sent out 2 weeks in advance of each event to give people notice and the opportunity to consider which event best suited them.
- Everyone was welcome to attend any of the events. Whilst we appreciate local events may have been more convenient the exhibition material was the same at each event.
Your Views — Other Issues

Residents commented on the link between the high numbers of empty/properties for sale and the lack of jobs. The current lack of jobs and investment in up-skilling of local people was considered a major barrier to the Council’s agenda for housing growth. The impact was new residents would not come and those that could would leave the borough to find employment elsewhere.

People commented that there appears to be a lack of high income job vacancies or employers in the area providing executive jobs. This will discourage new residents.

- The perceived high number of properties currently for sale is a result of the weak housing market and the “credit crunch”. In particular, first-time buyers and lower income households find it very difficult to get mortgages. This has an effect right up the chain as people wanting to sell and trade up are unable to do so. We have to expect that over the next 15 years the housing and mortgage markets will return to normal and people will be able to move house as they wish to.
- It is already the case that many higher-income earners in Blackburn with Darwen (professionals, managers/directors of companies in the Borough, skilled blue-collar workers) do not live in the Borough. This is reflected in the fact that the average wage of people working in the Borough is higher than the average wage of people living here. Part of the intention of the new Local Plan is to enable these people to live in the Borough rather than commuting in from elsewhere.
- The Council and its partners are heavily involved in developing the skills of the local workforce, for example the continuing development of high level technical courses at Blackburn College, support for apprenticeships, direct support for people running or considering establishing businesses, and so on.

For more information:

Please contact us either by:
email: forwardplanning@blackburn.gov.uk
phone: 01254 885365
in writing: Strategic Planning
Regeneration Department
Blackburn with Darwen Council
Town Hall
BLACKBURN
BB1 7DA

Or see our website www.blackburn.gov.uk/plan/localplan
I made comments in the previous round of consultation – where can I see how the Council has taken the issues I raised into account?

We received over 400 responses to the previous stages of consultation which took place between July 2012 and May 2013.

Many of these responses focused on six main issues. This leaflet gives a summary of these issues, and explains which parts of the draft Local Plan, or the other information published with it, deal with them.

We have also prepared a Statement of Consultation which sets out in more detail how the comments received have been taken into account in developing the draft Local Plan. You can view this on our website www.blackburn.gov.uk/newlocalplan

**Issue 1**
**Whether there is demand for the amount of housing proposed, when there are houses already empty and for sale**

We have taken a decision that long-term empty properties that are brought back into use should count towards our housing target. The draft Local Plan assumes that 430 such empty properties will be reoccupied by 2026. This is explained in a separate document “Five Year Housing Land Supply and Housing Trajectory” which is available on our website.

The draft Local Plan includes policies on a wide range of topics including jobs, schools and the local environment. Over time we expect that improvements in these areas will make Blackburn with Darwen a more attractive place to live and work, and increase demand for new housing as more people choose to stay here instead of moving away.

**Issue 2**
**Whether brownfield sites should be prioritised over greenfield development and urban extensions**

From the overall housing target of 9,400 houses by 2026, almost 7,000 are planned to be in the built-up area. Most of these will be on brownfield sites.

To help ensure that these houses get built in the difficult current housing market, we have prepared a “Housing Implementation Strategy”. This sets out a range of actions that the Council will take to support development. An important part of this strategy is to use financial contributions from developers on our greenfield sites to assist in bringing forward stalled urban sites and bring empty houses back into use.

**Issue 3**
**The impact of development, particularly on greenfield sites**
The draft Local Plan includes a “Core Policy” on design (page 16 in the draft plan), which requires new development to be in keeping with its surroundings. The policy that identifies specific sites for housing development (pages 40 to 76) also identifies key features of the sites that should be kept or improved as part of a development. In cases where sites are part of a bigger area where development will happen, the policy also requires developers to work with the Council to prepare a masterplan before any development can take place.

**Issue 4**

The need for investment in town centres, jobs and other areas, as well as housing

The draft Local Plan covers six major topic areas that are needed to strengthen the area’s economy and improve people’s life chances. These are listed on page 2 of the draft Local Plan: sites for employment development; the amount and quality of housing; town centres and public facilities; the “quality of our place”; the environment; and people’s access to jobs and services. Each of these has a separate chapter in the plan. We will work with developers and communities to ensure that the plan as a whole is put into practice.

**Issue 5**

Specific issues on individual sites, such as congested road junctions or capacity in local schools

The policies in the Local Plan which identify specific sites for development (pages 24 to 35 and 40 to 76) include specific requirements for these issues to be addressed through development. For example, a number of housing sites are required to contribute to the creation of new school places, and in some cases the creation of a completely new school. We have also prepared an Infrastructure Plan which gives more detail on the infrastructure required to accommodate new development.

**Issue 6**

Protecting the countryside and improving access to it

The draft Local Plan includes a policy on page 114 on “Integrating Green Infrastructure with New Development”. This sets out our requirements for open spaces to be provided in new development, and for development to secure improvements to the network of open spaces that link our towns to the countryside.

The plan also includes policies identifying the main built up area as the focus for new development (page 5), and on the green belt and countryside areas (pages 6 and 7).

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**Find out more**

www.blackburn.gov.uk/newlocalplan
Dear Consultee

Blackburn with Darwen Borough Council is currently preparing a Site Allocations and Development Management Policies plan for publication towards the end of the year. The plan will identify a set of sites for development, including new housing and employment land. As part of advancing the plan, the Council must have confidence that any of the sites which it wants to identify for development over the lifetime of the plan can be achieved. Therefore it is important that the Council has up to date information on the availability of land, which shows that the land is either available for development now, or is likely to become available at a specific point in time.

You have previously contacted us inviting the Council to consider some land for inclusion within the Site Allocations and Development Management Policies plan. This letter provides an opportunity for you to give us any new information you may have that could affect the assessment of sites already identified by the Council as potential development options.

Please complete and return the attached form for each site you are promoting, using a separate form for each site completed to the best of your knowledge and together with a corresponding site map. The map must clearly identify the location and boundary of the site and should be 1:1,250 or 1:2,500 in scale so that the boundary can be clearly established.

Please return your completed form by one of the following methods:

- **BY POST**: Planning Policy, Regeneration Department, Blackburn with Darwen Borough Council, Town Hall, Blackburn BB1 7DY
- **BY EMAIL**: forwardplanning@blackburn.gov.uk

Forms must be received by Wednesday 19th June

Yours sincerely,

David Proctor
Planning Policy Team Leader
A site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. This means that it is controlled by a housing developer who has expressed an intention to develop, or the land owner has expressed an intention to sell.

In what timescale do you believe the site will become available for development?

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<th>Within next 5 years (2013/14-2017/18)</th>
<th>6-10 years (2018-2023)</th>
<th>11-15 years (2023-2028)</th>
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<td>YES</td>
<td>NO</td>
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Please provide justification for your response, having regard to the definition of availability provided above.
Are you aware of any physical constraints that might hinder the development of the site? Please answer to the best of your knowledge.

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<th>Constraint</th>
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<td>Contamination</td>
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<td>Physical constraints (topography, pylons, underground services etc)</td>
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<td>Current use needs to be relocated</td>
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<td>Public right of way cross or adjoin the site</td>
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<td>Restrictive covenants exist</td>
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<td>Land in other ownership must be acquired to develop the site</td>
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<td>Subject to flooding</td>
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Other constraints:

Where constraints have been identified, what measures do you propose to overcome the constraints?

Are there any other factors which could influence the viability of developing the land for housing?

What is the estimated number of dwellings that you think could be provided on the site? Some matters you might like to take into account are:

- the type of development likely to be suitable (purely residential or mixed-use)
- the mix of housing (house types and sizes)
- height and character of surrounding buildings
- the number of dwellings in any unexpired planning permission

When would you estimate being in a position to submit an application for planning permission?

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When would you hope to be in a position to start building should planning permission be granted?

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When would you expect the site to be completed?

Any other issues
Dear Sir / Madam,

Invitation to Stakeholder Workshop – Draft Development Management Policies

The Council is currently working on its Site Allocations and Development Management Policies Plan, which will supersede the remaining Saved Policies from the 2002 Borough Local Plan. Together with the Core Strategy, the Site Allocations and Development Management Policies Plan will form the Local Plan for the Borough to 2026.

The new plan will identify specific development sites, general designations and protected areas on an Adopted Policies Map, and will set out a suite of Development Management Policies that will be used in determining planning applications.

We would like to invite you to attend a consultation workshop where the draft Development Management Policies will be presented to you for discussion. We would welcome your feedback following the meeting, so your comments can be taken into consideration before the Development Management Policies are finalised and published in 2014.

The consultation workshop will be held on 23rd July 2013 at 2pm-3:30pm in Conference Room 1, Blackburn Town Hall, King William Street, Blackburn, BB1 7DY.

We would very much like to see you at the workshop. Please advise if you can attend, or if your nominated representative will be attending.

Yours sincerely,

Helen Holland

Helen Holland BSc (Hons) MA MRTP
Senior Planner
Planning Policy

Date: 20th June 2013
Please ask for: Helen Holland
Direct Dial: 01254 585672
E-mail: helen.holland@blackburn.gov.uk