Griffin Supplementary Planning Document

November 2017
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PREFACE

This is an updated version of the Griffin Supplementary Planning Document (SPD) originally adopted in July 2011.

The purpose of the update is principally to take account of the current planning position and related considerations as set out in national planning policies, planning practice guidance and in the Council’s updated local development documents in the guidance provided in this document.

At national level the Department for Communities and Local Government published the National Planning Policy Framework (NPPF) in March 2012 and launched the supporting Planning Practice Guidance in March 2014. In the meantime there have been a number of updates to planning practice guidance and the publication of other national planning policies relevant to the development of this site/s.

The SPD produced in 2011 was based on an interpretation and application of the policies in the Council’s Core Strategy (adopted January 2011) and saved policies in the Blackburn with Darwen Local Plan (adopted April 2002). The saved policies have now been superseded by the Local Plan Part 2: Site Allocations and Development Management Policies, adopted in December 2015. Local Plan Part 2 identifies four parcels of land within Griffin as a strategic housing land allocation and regarded as essential to the delivery of the Council’s housing growth agenda.

This updated SPD picks ups the implications of these changes and sets out the current planning position and related considerations for the preparation of and decision making on development proposals within Griffin.
SECTION 1: INTRODUCTION

1.1 There is major change planned for the residential neighbourhood of terraced housing in Griffin. Both the community and the Council have acknowledged that change is much needed to create a sustainable community and neighbourhood. This Supplementary Planning Document (SPD) outlines the opportunities to achieve this change and bring forward a range of innovative development schemes which will offer local residents high quality homes, a greater choice of housing and contribute to the enhancement of this neighbourhood.

1.2 The area included within this Supplementary Planning Document (SPD) is shown in Plan 1: Griffin Supplementary Planning Document boundary and adjacent Conservation Area (larger copies of all the plans contained within the SPD can be found in Appendix E: Plans). Initially four development parcels have been identified which together make up a strategic housing allocation within the inner urban area of Blackburn and deliver, potentially, up to 150 new homes.

1.3 The area covered by the SPD is located within the Mill Hill ward and is bounded by Redlam Brow/Bank Top to the north, Griffin and Bombay Streets to the west, Stansfeld Street to the east and Stancliffe Street in the south.

1.4 The SPD will be used by both the public and private sector to support investment decisions and to guide the preparation and delivery of proposals for the regeneration and redevelopment of the neighbourhood. It will identify the national and local planning policy context, outline the development framework for the area including the opportunities and challenges for site redevelopment and provide guidance on the community and the Council’s expectations for design excellence in place making, the housing mix including affordable housing, connectivity, green infrastructure and other related issues.

1.5 In response to the Government’s commitment to cut carbon emissions and become a well-adapted country it is expected that redevelopment in Griffin will adopt the principles of low carbon living. The area presents a real opportunity to create a low or lower carbon community, given its close proximity to services, public transport and the town centre. It is vital that members of the community are given real opportunities to influence and take action on climate change to create a more sustainable neighbourhood.

1.6 Four housing development sites have been identified, which it is expected will be redeveloped over the short to medium term (3-5 years); refer to Plan 4: Development sites. It is possible that further sites may be identified in the longer term. The identified sites include:-

1. Witton Parade
2. East Street/Bombay Street/Coleridge Street and Hardman Street
3. Stansfeld Street/Hancock Street
4. Newcastle Street
1.7 The guidance in this SPD will apply equally to all future development within the Griffin area to ensure that proposals are developed and brought forward in a consistent and complementary manner in terms of high quality design, choice of housing and response to housing need and overall contribution to the regeneration of the neighbourhood.

1.8 The Council is seeking a fully integrated housing mix on the development sites including tenure and house type, in particular larger family housing, for the benefit of the local community and to encourage new residents into the area. There is an aspiration that a more diverse housing offer will improve the local housing market and bring in higher residential values.

1.9 The document supplements and interprets the Council’s Core Strategy and Local Plan Part 2: Site Allocation and Development Management Policies. It must also be read in conjunction with all other relevant Council documents. Further details are provided in Section 3: Planning policy framework.

1.10 The SPD is a material consideration in the review of and decision making on all planning applications for development within the Griffin area.

1.11 The SPD comprises of:-

- The Supplementary Planning Document;
- Statement of community involvement;
- Consultation statement
- Draft screening statement on the determination of the need for a Strategic Environmental Assessment (SEA);
- Adoption Statement
SECTION 2: VISION AND OBJECTIVES OF THE SPD

Vision for the Griffin neighbourhood
2.1 During the summer of 2009 the community and the Council worked together on a neighbourhood renewal assessment (NRA); refer to Appendix A: ‘Statement of community involvement’ for details. As part of this work residents and other stakeholders developed a vision specific to the Griffin area. This vision has shaped the content of this SPD:

“To create an area where young and old choose to live in good quality homes in a safe and well managed environment.”

2.2 A number of specific objectives based on three themes – housing, community and environment - were developed to guide achievement of the vision. The following objectives reflect the community’s aspirations for change and their priorities for investment and improvement in their neighbourhood:-

HOUSING objectives:
• To achieve an improvement in living conditions
• To contribute to the creation of a viable and sustainable housing market
• To deal effectively with unpopular housing and over supply in the long term
• To introduce opportunities to increase the range of available housing

COMMUNITY objectives:
• To promote long term confidence and a sustainable community for the future
• To encourage community involvement and engender pride in the area

ENVIRONMENTAL objectives:
• To improve and enhance the environmental quality of the area
• To provide opportunities to improve liveability through design excellence

Status of the SPD
2.3 This SPD supplements and interprets the Council’s Core Strategy and Local Plan Part 2: Site Allocations and Development Management Policies.

2.4 It sets out the considerations against which any proposals for development within the Griffin neighbourhood will be assessed including:-

• National and local planning policy requirements;
• The opportunities and local challenges for site redevelopment;
• The spatial development framework for the neighbourhood as set out in this document;
• The Council and resident aspirations for housing growth including a choice and mix of good quality housing in a safe and attractive neighbourhood;
• The Council’s urban design principles and design requirements.
Plan 1: Griffin Supplementary Planning Document boundary and adjacent Griffin Conservation Area
SECTION 3: PLANNING POLICY FRAMEWORK

3.1 The following section sets out the planning policy context and additional planning matters that need to be taken into account in the detailing of individual scheme proposals and to inform decision making on all planning applications for development within Griffin.

Statutory planning framework
3.2 This framework includes the following national and local planning policies:

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<td>Core Strategy (Local Plan Part 1), adopted January 2011</td>
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National Planning Policy Framework (NPPF)
3.3 The National Planning Policy Framework (NPPF)\(^1\) sets out the Government’s planning policies and how these are expected to be applied to development. It is a material consideration in planning decisions.

3.4 The NPPF promotes sustainable development. With regards to housing, NPPF encourages development that delivers a wide choice of high quality homes, widens opportunities for home ownership and contributes to the creation of sustainable and inclusive communities. Paragraph 50 notes that to achieve this local authorities are advised to:

- ‘plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to families with children, older people, people with disabilities....;’
- *Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand;’*

3.5 The NPPF also places considerable importance on securing high quality and inclusive design. It recognises that good design is a key aspect of sustainable

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development and should contribute positively to making places better for people. One of its core planning principles is planning should:

- ‘always seek to secure high quality and inclusive design and a good standard of amenity for all existing and future occupants of land and buildings’

3.6 National policy is a material consideration in the review of and decisions making on all planning applications

**Planning Practice Guidance (PPG)**

3.7 National Planning Practice Guidance (PPG)\(^2\) provides further guidance on securing high standards of design in new development\(^3\). It emphasises the importance of design in successfully integrating development with its surrounding context. Additionally, the guidance encourages new development to be distinctive, responsive to natural features and locally characteristic patterns of development, provide attractive and well-connected permeable street networks and integrate a system of easily accessible open and green spaces.

**Local Plan**

*Core Strategy (Local Plan Part 1)*

3.8 The Core Strategy sets out the spatial framework and priorities for planning and development in the borough to 2026 to meet the Council’s growth agenda including the regeneration of some of the older housing neighbourhoods, such as Griffin, within the inner urban area.

3.9 It includes a suite of thematic, spatial policies including land supply for business development/quantity, quality and mix of housing/provision of public facilities/protecting and enhancing the environment/place making and access to services and jobs.

3.10 This SPD and the regeneration of Griffin responds to one of the major spatial issues in relation to housing policy: the delivery of a regeneration agenda...

‘making older neighbourhoods attractive places in which people choose to live by widening the choice of housing, improving housing conditions, providing affordable housing and joining up with a wider range of economic, environmental and social measures.’

3.11 This SPD will supplement and expand principally upon the following Core Strategy policies. The list is not exhaustive.

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\(^2\) Planning Practice Guidance was launched by the Department for Communities and Local Government (DCLG) in March 2014. It can be viewed: [http://planningguidance.communities.gov.uk/](http://planningguidance.communities.gov.uk/)

\(^3\) [http://planningguidance.communities.gov.uk/blog/guidance/design/](http://planningguidance.communities.gov.uk/blog/guidance/design/)

Accessed 07 June 2016
• Policy CS1: Targeted Growth Strategy
• Policy CS5: Locations for New Housing
• Policy CS7: Types of Housing
• Policy CS8: Affordable Housing Requirements
• Policy CS9: Existing Housing Stock
• Policy CS13: Environmental Strategy
• Policy CS16: Form and Design of New Development
• Policy CS19: Green Infrastructure

3.12 The Core Strategy was adopted in January 2011 and forms Part 1 of the local development plan. A copy of the document is available on the Council’s website at: http://www.blackburn.gov.uk/Pages/Core-Strategy-.aspx

Local Plan Part 2: Site Allocations and Development Management Policies

3.13 The Local Plan Part 2 (LP2) was adopted in December 2015 and replaces the previously saved policies in the Borough Local Plan (adopted 2002).

3.14 The Part 2 Plan supports the implementation of the development strategy set out in the Core Strategy. It identifies a series of strategic land allocations, for a range of uses including housing, employment and green infrastructure, considered fundamental to delivering the growth targets set out in the Core Strategy. Additionally it sets out a suite of development management policies that will apply to every development proposal that requires planning permission.

3.15 The Part 2 Plan includes a set of 12 core policies that clarify the Council’s approach to a range of key issues, such as impact and design, accessibility and developer contributions that apply to all development. Additional policies are theme based in line with the spatial interventions set out in the Core Strategy; these cover employment/housing/public facilities/environment/quality of place and access to services and jobs. The particular thematic policies that need to be taken into account in preparation for submitting scheme proposals with a planning application include the following. This should not be regarded as a complete list and can be discussed in more detail with individual applicants/developers/housebuilders at planning application stage.

• Policy 16/4: Griffin Development Site
• Policy 18: Housing mix
• Policy 38: Green infrastructure on the adopted policies map
• Policy 40: Integrating green infrastructure and ecological networks with new development

3.16 The plan’s housing land allocations are essential to the delivery of the Council’s overall strategy for housing growth and include a range of sites within the inner
urban area, on the edge of the urban area, in some cases forming urban extensions, and in the rural areas of the borough.

3.17 The four development sites identified within Griffin together form a housing allocation site within the inner urban area; refer to Policy 16/4: Griffin Development Site. Policy 16/4 identifies a number of site specific development considerations that will need to be taken into account alongside other local plan policies as part of the development process including scheme detailing and obtaining planning consent. An extract from the plan; Policy 16/4 Key development considerations is provided below:

**KEY DEVELOPMENT CONSIDERATIONS**

1. The Griffin Supplementary Planning Document has been produced to guide the development of the area.
2. Some of the parcels of land that comprise the site, such as the Newcastle Street site, are in close proximity to existing industrial units which may have some impact on the amenity of the future occupiers of any housing.
3. The development proposals should incorporate an element of replacement on-site open space.
4. Some of the parcels of land are immediately adjacent to areas which the SFRA\(^4\) has shown as having a high probability of flooding (Flood Zone 3). Consequently, even though the site is largely at a low risk of surface water flooding, consideration will need to be given to the management of surface water run-off.
5. The nearby Witton junction has been declared an Air Quality Management Area due to traffic fumes exceeding the health based nitrogen dioxide objective.
6. Completion of appropriate ground investigation works to establish the extent of any ground contamination and whether any mitigation measures are required. The site may be located on part of an infilled clay pit.

3.18 A copy of the Part 2 Plan can be found at:

[http://www.blackburn.gov.uk/Pages/Local-plan-part-2.aspx](http://www.blackburn.gov.uk/Pages/Local-plan-part-2.aspx)

**Additional Planning Policy Considerations**

3.19 In addition to the planning policy position set out above there are a number of related planning matters that are an integral part of the guidance within this SPD. In some cases the following expands on the references to planning policy provided above. These include:

- Supplementary Planning Documents

\(^4\) A SFRA plan for this area is included in Appendix F
The existing area of green infrastructure in the East Street/Bombay Street/Coleridge Street and Hardman Street area;

Provision of affordable housing;

Housing space standards;

Car parking standards;

Securing design quality/design requirements, and;

Developer contributions.

Supplementary Planning Documents

3.20 Following the adoption of the Local Plan Part 2 in December 2015 a number of the Supplementary Planning Documents (SPDs) that provided additional guidance on many of the saved policies in the former plan have fallen away. The updating and replacement of a number of the SPDs that are in regular use together with the preparation of a suite of new SPDs to support delivery of LP2 is included in the Planning Team’s current work programme for adoption during 2017. In the meantime the following document identifies good practice that the Council expects to be taken into consideration when exploring options for development within Griffin: -


3.21 Supplementary Planning Documents in place that need to be taken into account include:

- Blackburn with Darwen Residential Design Guide (revised edition 2017);
- Green Infrastructure and Ecological Networks SPD (adopted December 2015)

3.22 All of the above SPDs are available to view on the Council’s website at: 

http://www.blackburn.gov.uk/Pages/Supplementary-Planning-Documents-.aspx

Designated green infrastructure

3.23 In addressing the need to promote healthy communities NPPF states that:

‘Existing open space should not be built on unless:...’

- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality on a suitable location;’

3.24 Planning Policy Guidance states that ‘open space should be taken into account in planning new development’ and consideration given to the impact of proposals on existing open space. The guidance acknowledges that open space

5 Blackburn with Darwen Borough Local Plan, adopted April 2002
6 Accessed 07 July 2016: Open space, sports and recreation facilities, public rights of way and local green space’
can take many forms including open areas within a development and can provide a wide range of benefits, both functional and visual, to people living and working nearby; have ecological value and contribute to green infrastructure, as well as being an important part of the landscape and setting of built development, and an important component in the achievement of sustainable development.’

3.25 As noted in Section 2: Vision and objectives of the SPD the community’s environmental objectives for the redevelopment of the area include a clear need to enhance the environmental quality of the area.

3.26 All of the above is reinforced in the housing land allocation Policy 16/4 which notes that the development is required to:

‘incorporate an element of replacement on-site open space’.

3.27 The ‘on-site open space’ being referred to is an area of green infrastructure (GI) centrally located within the neighbourhood within the East Street/Bombay Street/Coleridge Street and Hardman Street area. Figure 1 below shows the boundary of the GI which covers approximately 0.86 ha.

**Figure 1: Green infrastructure**
3.28 The spatial development framework set out in Section 5: *Vision for the redevelopment of Griffin* acknowledges that the Council is willing to release this area of land for housing development on the understanding that reprovision is made as an integral part of the redevelopment scheme. Further information on the approach to reprovision is provided below.

3.29 The GI is classified in the Council’s latest open space audit\(^7\) as amenity greenspace with provision for children’s play. The primary function of amenity greenspace is to provide opportunities for informal access to greenspace close to home and/or the enhancement of the appearance of residential areas. The locally set catchment area for accessibility is 10 minutes’ walk/800 metres.

3.30 The GI did previously include an equipped play area. However this was decommissioned, with resident agreement, following a drop in use as a result of the relocation of a significant number of residents from the acquired/demolished properties. It should be noted that this does not remove/negate the planning policy requirement for a children’s play area as part of the redevelopment.

3.31 With regard to the replacement of the GI within the development proposals. The Council recognises that it needs to balance its requirements on the consideration of a number of matters including planning policy requirements for the protection of identified GI, the needs of the local community, the proposed green infrastructure framework and functionality within the scheme layout and ongoing maintenance by the developer.

3.32 A fundamental priority for the proposals is the delivery and ongoing maintenance of a well-designed, high quality and integrated green infrastructure framework within the development.

3.33 Accepting that there is a policy requirement for the provision of open space as an integral part of the development scheme/s and additionally a policy requirement for the replacement of the GI, the Council considers it would be pragmatic for the open space component of the redevelopment scheme to combine these planning policy requirements. In essence this means that the Council will be asking the successful developer to mitigate/compensate for the loss of the GI by providing an enhanced level of greenspace on site over and above that which would generally be acceptable in new residential schemes. The Council is not being prescriptive about how this must be delivered. We are looking for a well-designed high quality landscaped setting for the development and a creative approach to the incorporation/functioning and maintenance of open space within the new residential areas including for example high

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\(^7\) Blackburn with Darwen Open Space Audit, May 2014: 
[http://www.blackburn.gov.uk/New%20local%20plan%202/5.19a%20BwD%20Open%20Space%20Audit%20May%202014.pdf](http://www.blackburn.gov.uk/New%20local%20plan%202/5.19a%20BwD%20Open%20Space%20Audit%20May%202014.pdf)
specification street trees and/or community garden, possibly with allotment space. Other ideas would be welcomed.

3.34 The applicant/developer will be expected, at planning application stage, to clearly indicate how the enhanced provision has been incorporated in the scheme design and how it will be maintained. It is anticipated that this will be one of the key items for the public consultation on emerging proposals.

3.35 The Council is happy to work with the successful developer to determine the most suitable way of providing the open space component of the scheme.

3.36 Developers should note that it will be their responsibility to make arrangements for the ongoing future maintenance of all greenspace within the public areas in the redeveloped sites. This is set out in Policy 40: Integrating green infrastructure and ecological networks with new development.

**Provision of affordable housing**

3.37 The Council’s affordable housing policy set out in Core Strategy Policy CS8: Affordable housing requirements will apply; this identifies a requirement for 20% of new housing to be affordable. The policy does allow for flexibility in delivery including provision off-site or via a commuted sum. Commuted sum monies may be used to bring empty properties back into use or assist the development of stalled brownfield sites elsewhere in the borough.

3.38 The Council is very willing to work with the individual developers to identify an agreeable solution that best meets policy requirements, local need and overall scheme delivery.

**Housing space standards**

3.39 In June 2012 the Council approved the use of a set of ‘Local Housing Space Standards’ which apply to new dwellings. These set out the minimum dwelling sizes for a range of house types/numbers of bedrooms. A copy is available on the Council’s website at:

[http://www.blackburn.gov.uk/Lists/DownloadableDocuments/Housing_Space_Standards_final.pdf](http://www.blackburn.gov.uk/Lists/DownloadableDocuments/Housing_Space_Standards_final.pdf)

**Car parking standards**

3.40 The Council’s benchmark car parking standards including advice on the minimum dimensions for car parking spaces and residential garages can be found at:


3.41 These recommend that the following allocations per dwelling are used in scheme layout and design:
- 2 off-street car spaces and 2 secure cycle spaces for 2 and 3 bed units
- 3 off-street car spaces and 2 secure cycle spaces for 4+ bed units

3.42 Any reduction in the parking requirements may be supported subject to justification put forward by the applicant within the transport assessment and site layout. Such a reduction should not prejudice the safe and convenient movement of other highway users.

3.43 The preference is for all car parking spaces to be within the curtilage of each dwelling. Each in-curtilage space should be a minimum of 2.4 metres wide by 5.5 metres in length, and residential garages (for one car space or two cycle spaces) should be 3 metres wide by 6 metres in length.

3.44 An amount of on street car parking may be acceptable subject to an appropriate road layout, location, its impact on the street scene, other road users and overall movement and connectivity.

3.45 The Council will not support a car free development.

**Securing design quality/design requirements**

3.46 The Council will be expecting the developer to attach great importance to the design of the development and to work closely with the local community to develop designs that take account of the views of the community, address local needs and make a positive contribution to making the place better for people.

3.47 Section 5: *Vision for the redevelopment of Griffin* sets out the spatial development framework for the area. This makes it clear that the Council is expecting a comprehensive scheme that provides visual and functional connectivity between the individual development parcels and established housing areas and provides connections to the wider area.

3.48 Section 6: *Design requirements for new development* sets out the Council’s seven themes for securing high quality urban design and identifies the key urban design principles which will need to be taken into consideration in the development and delivery of individual scheme proposals. These have been developed with reference to the Council’s design guidance including the *Residential Design Guide Supplementary Planning Document* (revised edition September 2012)\(^8\).

3.49 In addition to the advice and references provided in this SPD it is expected that all new development will draw on the guidance established via nationally acknowledged best practice in design excellence and supplementary measures to ensure the required high standards of design for development are delivered. These include:

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\(^8\) The Blackburn with Darwen Residential Design Guide SPD is currently being updated; the updated version is scheduled to be adopted during 2017. In the meantime the September 2012 edition should be referenced as the Council’s requirements for best practice in design.
• Building for Life
• Design Review
• Secured by Design

Building for Life
3.50 Building for Life is a government-endorsed industry standard for well-designed homes and neighbourhoods.

3.51 *Building for Life 12* is a tool for assessing the design quality of homes and neighbourhoods that was developed by the Commission for Architecture and the Built Environment (CABE) (now under the umbrella of the Design Council) in partnership with the Home Builders Federation. It provides a tangible set of measures for assessing how successfully a new neighbourhood has been designed.

3.52 Development proposals should seek to respond to the Building for Life criteria and applicants will be encouraged to submit completed Building for Life assessments alongside any full or reserved matters application.

[Further information is available here.](#)

Design Review
3.53 Places Matter is an organisation devoted to generating a strong sense of place in living, working and leisure environments throughout the North West. Places Matter provides a design review service which aims to improve the quality of new development by offering constructive and impartial advice.

3.54 Where appropriate, applicants will be encouraged to submit their schemes for independent design review prior to the proposals being finalised and the planning application submitted. This can be discussed further with the Council at pre-application stage.

3.55 [Further information is available here.](#)

Secured by Design (SBD)
3.56 Secured by Design (SBD) is a police led initiative providing guidance on crime prevention measures in the detailed design and delivery of new homes. The advice is based on established principles for designing out crime which have been proven to reduce the opportunity for crime and the fear of crime, creating safer, more secure and sustainable neighbourhoods.

3.57 Secured by Design is owned by the Association of Chief Police Officers (ACPO) and is supported by the Home Office and the Department for Communities and Local Government (DCLG).
3.58 Core policies in the Local Plan Part 2, in particular Policy 8: Development and people and Policy 11: Design set out the Council’s requirements for creating safe and attractive neighbourhoods.

3.59 Crime prevention is a material consideration in the determination of planning applications.

3.60 This SPD provides flexibility for the design of each development proposal; it does not provide detailed layouts for the individual development sites. The emphasis remains with the developer’s design team to explore alternative layouts and detailed design opportunities for each site. Developers will need to demonstrate at planning application stage how their scheme best meets the community’s vision for their area and the requirements of the SPD and other supporting Council policies.

3.61 Design is a material consideration in the determination of planning applications; poor quality or inappropriate design can be a valid reason for refusing a planning application.

**Developer contributions**

3.62 Developer contributions will be required where off-site works are required to make the development acceptable in planning terms or where a financial contribution is preferable to an on-site solution.

3.63 Network Rail has requested that consideration is given to financial contributions from developers towards enhancements at Mill Hill Railway Station for the benefit of customers e.g. enhanced seating, improved waiting shelters to complement Network Rail’s investment at the station.

3.64 This can be discussed further at the planning application stage.

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**Sustainability appraisal/strategic environmental assessment and habitats regulations assessment**

**Sustainability appraisal**

3.65 Planning Practice Guidance confirms that ⁹:

>SUPPLEMENTARY PLANNING DOCUMENTS DO NOT REQUIRE A SUSTAINABILITY APPRAISAL BUT MAY IN EXCEPTIONAL CIRCUMSTANCES REQUIRE A STRATEGIC ENVIRONMENTAL ASSESSMENT IF THEY ARE LIKELY TO HAVE SIGNIFICANT ENVIRONMENTAL EFFECTS THAT HAVE NOT ALREADY BEEN ASSESSED DURING THE PREPARATION OF THE LOCAL PLAN.

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⁹ Strategic environmental assessment and sustainability appraisal paragraph:008 accessed 01 June 2017
Strategic environmental assessment

3.66 The requirement for a strategic environmental assessment for UK plans and programmes, including local development documents, is set out in the European Union Strategic Environmental Assessment (SEA) Directive (2001/42/EC). The Directive advises that plans and programmes which are likely to have significant effects on the environment need to undergo formal environmental assessment.

3.67 The process for carrying out the assessment is outlined in ‘The Environmental Assessment of Plans and Programmes Regulations 2004’.

3.68 In order to decide whether the proposals set out in the draft SPD are likely to have significant environmental effects the draft document has been screened by the Council in line with the criteria specified in Schedule 1 of the regulations. The screening is set out in Appendix C: Draft screening statement on the determination of the need for Strategic Environmental Assessment (SEA).

3.69 The draft screening concluded that the framework for development set out in the SPD will not require a Strategic Environmental Assessment.

3.70 This decision needs to be confirmed by the identified ‘consultation bodies’ including Natural England, Historic England and Environment Agency as an integral part of the current consultation on the draft document.

Habitats regulations assessment

3.71 European Legislation and the UK Government require local authorities to produce a Habitats Regulations Assessment (HRA) for all of their major plans or projects undertaken as part of the Local Development Framework (LDF). The aim of the HRA is to establish whether the plan will affect the integrity of internationally important nature conservation sites (Natura 2000 sites).

3.72 A Habitats Regulations Assessment screening was carried out for Part 1(Core Strategy) and Part 2 (Site Allocations and Development Management Policies) of the borough’s adopted local plan. In both cases it was found by the Council that there was not likely to be any significant impact from the application of policies and/or delivery of proposals contained within these local plan documents.

3.73 The Core Strategy Publication Report Habitats Regulations Assessment Screening Report (July 2009) concluded:

‘This report has found that there are no significant effects of the Blackburn with Darwen Core Strategy on any Natura 2000 sites within the Lancashire Sub-Region. As a result, Appropriate Assessment can be screened out.’

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10 Reference Part 1 para 4(1) and Part 2 para 9(2)(b).
12 Para 7.1
3.74 With regard to Local Plan Part 2. *The Blackburn with Darwen Plan Part II Habitat Regulations Assessment Screening* (November 2013) concluded:<sup>13</sup> ‘that there would be no likely significant effects on any European sites as a result of the Blackburn with Darwen SADM DPD’ (Site Allocations and Development Management Development Plan Document).

3.75 Parts 1 and 2 of the local plan contain the parent policies for the Griffin SPD. As SPDs are not able to create new policy and the parent policies, upon which the SPD expands, have already been found to have no significant impact and therefore a full Appropriate Assessment is not required, the Council considers there is no need to undertake further assessment of this SPD.

3.76 The scoping reports for the HRAs for the parent policies can be viewed on the Council’s website:

For the Core Strategy at:


For Local Plan Part 2: Site Allocations and Development Management Policies:

http://www.blackburn.gov.uk/New%20local%20plan%202/1.03b%20Habitats%20Regulations%20Assessment%20Screening%20Nov%202013.pdf

3.77 Section 40 of the Natural Environment and Rural Communities (NERC) Act requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the ‘biodiversity duty’. Core Strategy policies were produced with reference to this duty and as such the conservation of biodiversity is embedded within all our plans and policies.

**Health Impact Assessment**

3.78 A health impact assessment, *Griffin Renewal Area Health Impact Assessment* was completed in March 2011 by M-E-L Research. The work was commissioned by Blackburn with Darwen and NHS Public Health Service to facilitate and assist in the production of a HIA designed to identify the health impacts of the Housing Market Renewal Programme in Griffin. An action plan was prepared to inform the implementation of the proposed housing renewal activity. However as the work progressed a change in Government and spending cuts resulted in the planned Housing Market renewal programme being discontinued; therefore the emphasis of the HIA focussed on short term as well as longer term actions, dependent on future funding. For more information on this document please contact the Growth Team; see Section 8 for contact details.

<sup>13</sup> Para 10.1
Equality Impact Assessment
3.79 An EIA screening has been completed which concluded that a full EIA would not be required.
SECTION 4: NEIGHBOURHOOD APPRAISAL

Location
4.1 The SPD area is located within the wider Griffin neighbourhood and is approximately one mile to the south west of Blackburn town centre.

4.2 The SPD boundary is marked to the north by a primary route, the A674 Preston Old Road (Bank Top/Redlam Brow) which leads directly into the town centre; social housing on the Galligreaves housing estate (Together Housing Group (THG)) to the east; Stancliffe Street business and employment area and an operational railway line, linking Blackburn/Preston, to the south; and, the Griffin Park estate (THG) and Griffin Park Conservation Area to the west. Refer to Plan 1: Griffin Supplementary Planning Document boundary and adjacent Griffin Conservation Area.

Land use and local facilities
4.3 The SPD area is predominantly residential.

4.4 The Bank Top/Redlam Brow frontage offers a range of shops including a launderette, hairdresser, bookmakers and a small supermarket; some of the shop premises have living accommodation at first floor level. There are also a number of small businesses and community facilities scattered throughout the area, as shown on Plan 2: Uses and activities, including St Luke and St Philips’s Primary School, a children’s day nursery at Rainbow House, Hancock Street Children’s Centre, St Luke with St Philip Church, Social Services Adult Learning Centre, the Griffin Inn public house together with corner shops and a bowling green/club.

4.5 There is an established employment zone to the south of the residential area which comprises a range of industrial and warehouse uses.

4.6 Two district centres are nearby. The Whalley Banks district centre is adjacent to the area along the A674 corridor towards the town centre. The Mill Hill neighbourhood centre is also close by, on the other side of the railway line, with its numerous shops and facilities, community centre, branch library, Early Years centre, Mill Hill Gardens (park and play area), local train station. Witton Country Park, St Wilfrid’s Church of England Academy (secondary school/sixth form and community leisure centre), Griffin Park Primary School, Leeds Liverpool Canal/towpath, Mill Hill Football Club, the Harrison Recreation Ground and Griffin Park with its park land and children’s play facilities are also close by.

Built form
4.7 The character of the SPD area is strongly influenced by Blackburn’s cotton manufacturing history. The built form is typical of the high density East Lancashire terraced streets laid out on a grid system and constructed pre 1919 at a time of industrial growth. Within Griffin this form is characterised by two-storey red brick terraced houses with steeply pitched blue slate roofs; the houses are predominantly 2- bedroom street terraced properties with a rear
yard. The house plots are narrow with a common building line and narrow rear alleyways separate the blocks. There is limited green space within the residential streets; some of the houses have small front gardens and low boundary walls.

**Historical landuse**

4.8 The earliest available mapping (1890) shows terraced housing already in place along three edges of the SPD area on East and Bombay Streets, Hancock and Stansfeld Streets and along Havelock Street. Wellington Street was established as a through route between Hancock Street and Stancliffe Street connecting the terraced housing with surrounding employment, including Phoenix Iron Works (Dickinson Street) and local mills such as Shakespeare Mill in the Galligreaves area and Havelock Mill in the southern part of the SPD area, with the wider area.

4.9 To the north on the opposite side of Whalley Banks an extensive amount of industrial activity had been established including foundries, tallow, iron and gas works and more cotton mills all of which will have provided employment for local residents.

4.10 By 1890 several key landmark buildings had been established including the Bowling Green pub on Redlam, St Luke’s Church, Galligreaves Hall on Agnes Street, a number of the Griffin cotton mills and the nearby Griffin Lodge and surrounding woodland/gardens.

4.11 In the following years the building of terraced housing continued to increase. By 1937 the area was fully developed.

4.12 In the 1960’s extensive slum clearance programmes were carried out by the Council in the terraced housing streets surrounding the SPD area. New Council housing was built through the 1970s and early ’80s and subsequently transferred as part of the stock transfer arrangements to a local housing association, Twin Valley Homes (Together Housing Group).

4.13 Plans for 1890, 1908, 1929 and 1937 are included below.
**Movement and access**

4.14 The area is easily accessible by all forms of transport and has particularly good transport connections via bus, train, cycle and car.

4.15 The grid iron layout of the terraced blocks makes the area particularly permeable to pedestrian movement within the area and linking the area with a wide range of surrounding facilities.

**Highway network**

4.16 The A674 (Redlam Brow and Bank Top) forms the northern edge of the SPD area. The Core Strategy\(^\text{14}\) identifies the A674 Preston Old Road as one of the main accessibility corridors within the borough; developments along this corridor are well located to offer access by non-car means including public transport, walking and cycling to jobs and services.

4.17 In one direction the A674 leads directly to Blackburn town centre and its transport hub including the railway and bus stations. In the other direction it connects to the national motorway network (M65, M6 and M61) and the Preston and Manchester conurbations.

**Bus connections**

4.18 There is a choice of regular bus services along the A674 into Blackburn, Chorley or Preston.

4.19 Additionally a number of bus services penetrate the area and offer connections via the Blackburn outer circle route to other surrounding localities and facilities such as the hospital and employment areas across the borough.

**Train**

4.20 There are two local train stations, one at Mill Hill and the other in Blackburn town centre, both of which are within a 15-20 minute walk from the Griffin neighbourhood. Train services connect across East Lancashire and into Yorkshire and to Preston which links to the mainline national network.

**Leeds Liverpool canal corridor**

4.21 The Leeds Liverpool Canal corridor is located outside the SPD boundary to the south on the other side of the railway line. However there are pedestrian and cycle connections to the canal corridor via Taylor Street and Lower Hollin Bank Street/Chadwick Street.

**Weavers Wheel strategic cycle network**

4.22 Over 2015-2019 the Council is investing alongside the Lancashire Local Enterprise Partnership (LEP) to deliver the Weavers Wheel, a section of the strategic cycle network for East Lancashire within Blackburn. The starting point for the route is nearby at the Witton Park Cycling Hub.

\(^{14}\) Policy CS22: Accessibility Strategy
4.23 When complete the Weavers Wheel will include a 26 km route encircling Blackburn town centre, a number of spurs radiating out to key employment locations such as Samlesbury Enterprise Zone and Whitebirk as well as spokes into Blackburn town centre providing direct access to local employment, education, retail and leisure opportunities for cyclists and walkers.

4.24 Spoke 1 leaves the Weavers Wheel at Canal Street in Mill Hill, alongside the Leeds Liverpool Canal, and takes an ‘on-road’ route to Blackburn town via the Griffin neighbourhood along Stancliffe Street, Wellington Road and Stansfeld Street.

4.25 Further information including an update on delivery and copy plans/maps of the route are available via the following link:

www.bwdconnect.org.uk/travel-choices/cycling/weavers-wheel/

Land ownership
4.26 Land and property within the SPD area is in mixed private and public ownership. The housing is predominantly privately owned.

4.27 The Council is proactively progressing land assembly within the terraced streets, including property acquisition and clearance, to create opportunities for new and attractive development.

Ground contamination
4.28 A number of the land parcels are adjacent to industrial premises. The Council’s Contaminated Land Strategy has identified that there are sites of potential concern within the SPD area which will require further investigation to determine whether or not they are contaminated and whether any mitigation measures are required. Landowners/developers are therefore advised to contact the Council’s Public Protection Department at an early stage in preparation of scheme proposals.

Air quality
4.29 The Witton junction was declared an Air Quality Management Area (AQMA) in 2005 because traffic fumes were exceeding the health based nitrogen dioxide objective. This junction takes much of the traffic from the Griffin area.

4.30 The Council implemented an air quality action plan and there has been a significant improvement. From 2011 onwards the air quality at nearby homes has been under the health based nitrogen dioxide objective. Development will be controlled to safeguard this improvement and to prevent the creation of new pollution hotspots that could result in the declaration of new AQMAs.

Noise
4.31 Noise is a material planning consideration. Areas in a high noise exposure category must have effective mitigation against noise for habitable rooms and garden areas. Properties with frontage on Bank Top/Redlam Brow will be
impacted upon by noise levels from the busy road and as a result effective mitigation measures would need to be discussed at pre-application stage.

**Heritage and conservation**
4.32 Griffin is characterised by traditional early 20\textsuperscript{th} century red brick terraces that developed as the town expanded in the industrial period into a major cotton manufacturing town. There are a number of buildings of local interest in the area that could be classified as undesignated heritage assets that make a positive contribution to the distinctiveness of the Griffin area, such as the Griffin Inn, St Luke with St Philip Church and Rainbow House.

4.33 There are no statutory listings within the area relating to listed buildings, conservation areas, Tree Preservation Orders and/or special protection areas.

4.34 The Griffin Conservation Area forms part of the western boundary of the SPD area (refer to Plan 1: *Griffin Supplementary Planning Document boundary and Griffin Conservation Area*). The conservation area is mainly focused upon Griffin Lodge and Griffin Park. However it incorporates an area of pre-1900 terraced housing to the north east, including St Philip’s Street, Clyde Street, Pink Place and Cavendish Street.

**Local community and housing issues**
4.35 The Council is committed to the regeneration of the Griffin neighbourhood. It acknowledges that there is a fundamental need for all development and future investment within the SPD area to respond to the community’s needs and aspirations for their area. Over time the Council has worked closely with the local community to identify their concerns, in particular housing issues, and to agree a way forward that has community support. Refer to the ‘Statement of community involvement’ at Appendix A.

4.36 In 2008 the Council commissioned a neighbourhood renewal assessment (NRA) for Griffin. The final report was published in January 2010. As part of this process a household survey (across 472 dwellings) was undertaken. The analysis provides a clear indication of local housing characteristics and the community’s perceptions of and priorities for future investment in their neighbourhood. Whilst it is acknowledged that this assessment was completed several years ago it is felt that the fundamental issues in the area remain the same. Highlights from the analysis are provided below and need to be regarded as an essential outcome of future development.

**Local housing characteristics**
4.37 Resident comments, captured from the household surveys, on their local housing offer indicates that they consider there is a:-

- Limited choice and low value housing offer;
- High proportion of owner occupation followed by private rent;
- Low level of social rent;
• Core of a settled community with many longstanding residents who have lived in the Griffin area and at the same address for more than 5 years. However at the same time a significant proportion of residents had moved to Griffin and to their current home within the previous year suggesting there is turnover within some stock, most likely the private rented stock;
• The main reasons for moving into the area included to be near family/friends, local shops and amenities and affordability.

Community aspirations
4.38 A majority of residents were satisfied with living in the area although a significant number were not. Resident aspirations for improvements included:

   i. Better housing conditions;
   ii. Action to deal with empty properties;
   iii. More choice of housing including affordable housing;
   iv. New build to replace obsolete housing; and
   v. Action needed to deal with neighbourhood problems.

4.39 Residents were asked whether they wanted to move home within the next 5 years. Reasons to stay included liking the property and the area. Reasons to go, which for many would need to be prompted by a change in financial circumstances, included the availability of an alternative property, in many cases a larger family home, in the area or another area.

4.40 The NRA report ‘Griffin Neighbourhood Renewal Assessment – NRA Report for Blackburn with Darwen Borough Council – Final version January 2010’ can be viewed at:-


Neighbourhood management
4.41 The Griffin area is within the West Neighbourhood management area. The Neighbourhood Manager is based at the nearby Mill Hill Community Centre and works very closely with Ward Councillors and partner agencies to support and empower the local community to be active citizens and play a key role in identifying local issues, setting priorities for improvement and investment, local decision making and service provision. Every two months a Mill Hill Ward Solution meeting is held which supports local community activists to form representative groups in order that residents can have a stronger voice in influencing the future of their neighbourhood.

Investment and development opportunities and challenges
4.42 The neighbourhood appraisal has demonstrated that altogether Griffin’s good location, its established function as a residential community and the close proximity of a range of community facilities and amenities provide the basic components of a desirable and sustainable place to live.
4.43 This is also reflected in the following SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis undertaken as part of previous consultation and research exercises into the area, including the NRA review.

4.44 The analysis confirms Griffin has many strengths and opportunities which offer great potential to transform the neighbourhood and secure its future as a sustainable and successful residential community. However in order to complete its transformation equal consideration needs to be given to redress its weaknesses. In particular there needs to be a more diverse and high quality housing offer, including a wider choice of family homes, to meet the needs of established residents and to attract new residents into the area, complemented by significant improvements in the general environmental and social conditions.
**SWOT analysis** (Strengths, Weaknesses, Opportunities and Threats)

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Good location with easy access to local services, town centre and employment areas</td>
<td>• Poor housing conditions</td>
</tr>
<tr>
<td>• Supply of affordable housing</td>
<td>• Poor quality housing and lack of choice of house types</td>
</tr>
<tr>
<td>• Close proximity to range of community services and facilities including local schools – St Wilfrid’s C of E High School and Technology College - and St Luke and St Philip’s C of E Primary School</td>
<td>• High density housing with lack of parking</td>
</tr>
<tr>
<td>• Within acceptable walking distance of Mill Hill neighbourhood centre with its local railway station</td>
<td>• Poor balance of tenure; high levels of private rented</td>
</tr>
<tr>
<td>• Good public transport links (bus and train) – all residences/industrial units within 400 m of a bus stop</td>
<td>• Lack of quality open space</td>
</tr>
<tr>
<td>• Easy pedestrian access to Witton Country Park</td>
<td>• Poor public realm</td>
</tr>
<tr>
<td>• Proximity to Griffin Park Play Area, new play area at Taylor Street and Harrison Street Recreation Ground</td>
<td>• Car dominated residential environments undermine local environmental quality</td>
</tr>
<tr>
<td>• Close proximity to Griffin Conservation Area</td>
<td>• Poor pedestrian links and access across the area</td>
</tr>
<tr>
<td>• Attachment of existing residents to the area</td>
<td>• Discontinuous cycle routes</td>
</tr>
<tr>
<td>• Active residents group in place</td>
<td>• Rat running traffic and HGVs routing through residential areas</td>
</tr>
<tr>
<td>• Close proximity to Griffin Park</td>
<td>• Poor visual linkages to local services, employment and residential areas</td>
</tr>
<tr>
<td></td>
<td>• Large number of vacant dwellings</td>
</tr>
<tr>
<td></td>
<td>• Vacant and derelict sites</td>
</tr>
<tr>
<td></td>
<td>• Anti social behaviour (drug taking, vandalism, rubbish tipping) and fear of crime</td>
</tr>
<tr>
<td></td>
<td>• Transient population</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Opportunities</th>
<th>Threats</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Land readily available for development</td>
<td>• Cost and deliverability</td>
</tr>
<tr>
<td>• Proactive land assembly and acquisition</td>
<td>• Primarily residential area</td>
</tr>
<tr>
<td>• Limited restrictions for development</td>
<td>• Lack of community facilities</td>
</tr>
<tr>
<td>• Affordable house prices</td>
<td>• Lack of off-street residential car parking</td>
</tr>
<tr>
<td>• Independent retailers</td>
<td>• Poor traffic management</td>
</tr>
<tr>
<td>• Close proximity of Griffin Conservation Area</td>
<td>• Left over open/green spaces</td>
</tr>
<tr>
<td>• Build on community aspirations</td>
<td>• Alleyways/pathways attract crime and fly tipping</td>
</tr>
<tr>
<td>• Good location</td>
<td>• Previous clearance breaking down well defined and permeable terraced grid pattern</td>
</tr>
<tr>
<td>• Ability to integrate the area with Griffin Park and Galligreaves Estate</td>
<td>• Current housing market</td>
</tr>
<tr>
<td></td>
<td>• Unrealistic expectations</td>
</tr>
</tbody>
</table>

4.45 Much of the analysis has focussed on the Griffin neighbourhood and community in its own right. However development must also be set within a wider town and borough context for regeneration and growth to succeed in the long term. Any new development within Griffin must understand these linkages and the scope for these relationships to add value to Griffin and the wider area, including
ongoing and planned investment on nearby development sites and in the town centre.

4.46 The following section provides the detail of the proposed development framework for the SPD including the package of development sites.
SECTION 5: DEVELOPMENT FRAMEWORK

5.1 The community has confirmed its vision for the neighbourhood is:

‘to create an area where young and old choose to live in good quality homes in a safe and well managed environment’.

5.2 The vision confirms that the community’s priorities for future investment and regeneration are for a wider choice of good quality homes adaptable to the needs of residents across the generations, in a safe and attractive neighbourhood.

5.3 This SPD is committed to ensuring that this vision is realised. The following will provide the essential guidance needed to secure development which will transform Griffin and create a more vibrant, attractive and sustainable urban community. This will contribute to the creation of a new image and identity for the neighbourhood that will help to raise aspirations and improve both resident and investor confidence.

5.4 Whilst the vision is primarily about the need to improve the housing offer; to widen the choice and in particular provide larger, good quality family homes. At the same time there is an acknowledged need for complementary investment to create a more sustainable neighbourhood. Previous sections of this SPD have outlined the context, the opportunities and the constraints which will need to be taken into consideration as part of the delivery of this vision. These considerations cover the full range of physical, economic and social issues that shape and impact on the community and the neighbourhood as a place to live. Going forward it will be essential that investment across these themes is coordinated in order to achieve sustainable change and deliver on community and Council aspirations for the regeneration of the area. Whilst a key role of the SPD is to promote change it will also reinforce the positive characteristics of Griffin that will have a strong influence on its future development and improvement.

Spatial development framework

5.5 The following details the spatial development framework for the regeneration of the area. This has evolved in response to a series of community and stakeholder engagement sessions referred to in previous sections and outlined in the Statement of community involvement in Appendix A.

5.6 The framework as shown on Plan 3: Spatial Development Framework is deliberately illustrative in order to offer landowners/developers a degree of flexibility in the detailing of redevelopment proposals. It identifies the key elements that need to be taken into account in the creation of an attractive new place and its character. The key elements illustrated on the plan include:-

- Housing development sites
- Retained terraced housing blocks
- Residential areas of potential change
- Movement and connectivity
- Key/hierarchy of buildings including landmarks and gateways
- Community hub and central village street
- Green network

5.7 Section 6: Design requirements for new development sets out the key design principles that will need to be taken into account in the detailing and delivery of development.

**Housing requirements: Improved housing offer**
5.8 It is acknowledged that the housing mix needs to strike a balance between meeting the housing needs of existing local residents and providing a wider choice of ‘aspirational’ housing, in terms of size, type, tenure, and price, which enables the existing community to relocate within the neighbourhood and attract new residents into the area.

5.9 The current housing offer is predominantly 2-bed street terraced property.

5.10 The Council’s aspirations for housing growth in this locality support the community’s vision for a wider choice of good quality homes. Housing delivery on the four identified development sites, alongside any other sites that may become available within Griffin, must broaden the choice of housing available with regard to house type and size. On this basis the Council expects the overall development to provide a mix of homes with a good quality of living space including 2, 3 and 4 bed properties, predominantly 3 and 4 bedroom family homes, with a mixture of housing typologies.

**Affordable housing**
5.11 There is a planning policy requirement to provide affordable housing on all residential development parcels. The preference here is for this to be provided on site. However if an acceptable case can be made, based for example on market conditions and scheme viability, the Council will consider alternative arrangements via a S106 agreement for provision off site, ideally within the Griffin neighbourhood or by a commuted sum payment. An option that the Council would consider favourably would be to bring empty properties back into use.

5.12 Current Council policy was set out in Section 3: Planning policy framework.

5.13 Additionally within Griffin an improved housing offer can also be achieved by investment in the retained stock, including owner investment alongside the provision of new high quality contemporary housing.

**Investment in retained terraced housing stock**
5.14 There is a core of retained terraced stock within the SPD area.
5.15 With funding made available as part of the Housing Market Renewal Programme the Council invested significantly in the external refurbishment of properties on Wellington Road, Griffin Street, Bombay Street, Norman Street, Hardman Street and Sandon Street. The package of work included, as required, brick cleaning, re-roofing, re-pointing of brickwork, replacement windows, doors and rainwater goods and the repair or rebuilding of front boundary and rear yard walls.

5.16 In addition to enhancing the appearance of the properties and the neighbourhood this investment has improved the condition and lifespan of the terraces, brought the external fabric up to modern standards and reduced ongoing maintenance costs. It is hoped that this will encourage and provide confidence for owners of retained property elsewhere to invest in their own properties, further improving Griffin as a residential location.

5.17 The Council would like to see any external work carried out by property owners to be of a similar standard and specification to the work completed to date. For further information on this specification please contact the Growth Team (see Section 8: Contacts).
Plan 3: Spatial development framework
Housing development sites
5.18 Four development sites have been identified as follows. These are shown on Plan 3: *Spatial development framework* and in more detail on Plan 4: *Development sites:*

1. Witton Parade
2. East Street/Bombay Street/Coleridge Street and Hardman Street
3. Stansfeld Street/Hancock Street
4. Newcastle Street

WITTON PARADE (0.17 ha)

5.19 This is a main frontage site to the A674/Redlam Brow, a key transport corridor into Blackburn town centre, and offers the opportunity for a gateway development at a key access point into the local area.

5.20 The development needs to complement the scale of the adjacent Griffin Inn and respect the vista to St Luke with St Phillip Church.

EAST STREET/ Bombay Street/Coleridge Street and Hardman Street (2.35 ha) and, STANSFELD STREET/ Hancock Street (2.12ha)

5.21 Both of these development sites also have main road frontage to the A674/Redlam Brow which provides a good opportunity to showcase new housing development.
5.22 These sites have been assembled by the Council via ongoing acquisition and clearance of terraced properties. Clearance has already been completed on a number of blocks in East/Bombay/Norman/Sandon/Stansfeld and Hancock Streets. Further demolition to complete site assembly will be carried out as complete blocks of terraced properties are acquired. The Council will be able to provide an update on land assembly on request.

EAST STREET/ BOMBAY STREET/COLERIDGE STREET AND HARDMAN STREET

5.23 This parcel of land includes designated green infrastructure. The principle of developing on the East Street Public Open Space has been accepted by the local community following earlier community engagement. This will be subject to quality replacement open space being suitably provided as part of the overall development across the identified housing allocation sites. The requirements for this have been set out in Section 3: Planning policy framework.

5.24 The timescale and sequencing of redevelopment will be critical for this parcel as this site will not be released until an acceptable solution for the replacement of the protected open has been agreed.

NEWCASTLE STREET

5.25 This site is located on the edge of an established employment area. The local topography separates the site from the employment area and gives it a stronger relationship with the surrounding residential area. However the proximity of industrial units on Stancliffe Street and the potential impact on the amenity of future residents in the new housing on this site will need to be considered in the preparation of scheme proposals.

5.26 Reference to the Environment Agency’s updated flood maps indicates that the site is immediately adjacent to an area within Flood Zone 2. This proximity needs to be acknowledged in the supporting material submitted with a planning application together with, as noted in Policy 16/3, evidence that demonstrates to the satisfaction of the Council’s Drainage Team that appropriate consideration has been given in scheme detailing and specification to minimise the impact of surface water run-off.

STANCLIFFE STREET EMPLOYMENT AREA

5.27 The southern boundary of Griffin is characterised by an established industrial and commercial development fronting onto Stancliffe Street and wrapping up Griffin Street along the south eastern edge of the conservation area boundary.

5.28 As noted the vision for Griffin will be achieved by its improvement and potential to offer a wider choice of housing. However investment and improvement in

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15 Accessed 16 May 2016
complementary environmental and community uses and activities, for example, investment in land in employment use, is important to the long term sustainability of the neighbourhood and its community.

5.29 It is therefore important that any opportunity to invest and improve the quality of the industrial and commercial area is considered, especially if opportunities for employment can be linked to housing redevelopment, including aspirational housing for higher wage earners. An attractive work environment together with a range of job opportunities, created either via growth and/or diversification of the employment opportunities, can be a critical economic driver to the long term success of the neighbourhood. This can benefit both the existing community and encourage newcomers to the neighbourhood.
Plan 4: Development sites
Hierarchy of buildings including landmarks and gateways

5.30 Gateways and focal points created by buildings, public open space, public art, signage and important views of landmarks offer good opportunities to create a distinctive and attractive place.

5.31 As part of the redevelopment and future investment in the Griffin neighbourhood there is both a need and an opportunity to create a new and attractive identity for the area. This can be achieved by the creation and/or enhancement of existing gateways and focal points and the integration of key landmark buildings into scheme proposals. The table below presents guidance on locations for gateways and focal points and the need to protect and/or enhance vistas and views to key local features as an integral part of investment and redevelopment within the neighbourhood. These are located on Plan 3: Spatial development framework.

<table>
<thead>
<tr>
<th>Location</th>
<th>Gateway / Focal Point</th>
<th>Elements to be considered in scheme development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Witton Parade development site</td>
<td>Witton Parade Gateway</td>
<td>A gateway development to mark the entrance to the new development from Redlam Brow and Bank Top. Distinct development of townhouses or apartments (potentially 3-4 storey) needs to link to landmark building – Griffin Inn.</td>
</tr>
<tr>
<td>St Luke with St Philip Church</td>
<td>Focal point and landmark</td>
<td>Protect the vista from Redlam Brow and from proposed community hub. Enhance its presence at the junction of Stansfeld Street/ Bank Top junction through any improvement to Bank Top frontage. Civic space opportunity as an integral part of the design and layout of the Stansfeld Street/Hancock Street development site. Integration with proposed central village street.</td>
</tr>
<tr>
<td>Griffin Inn (Public House)</td>
<td>Focal point and landmark</td>
<td>Protect vista from Redlam Brow and Bank Top. Opportunity to enhance environment around the Public House through development of Witton Parade site and any improvement to Bank Top road corridor.</td>
</tr>
<tr>
<td>Bank Top/Redlam Brow junction with Stansfeld Street</td>
<td>Northern Gateway</td>
<td>Key access point into neighbourhood from primary route corridor. Opportunity to create a highly ‘visible’ entrance to the central village street, major development on Stansfeld Street with connections to the community hub.</td>
</tr>
<tr>
<td>Stansfeld Street / Wellington Road junction</td>
<td>Focal point/community hub</td>
<td>Focus for the Griffin community hub accessed off the proposed central village street.</td>
</tr>
<tr>
<td>Wellington Street/Galligreaves Way</td>
<td>Eastern Gateway</td>
<td>Key gateway into neighbourhood off local distributor through Galligreaves. Provides opportunity to deal with existing poor quality space at junction of Galligreaves Way with Wellington Road and create an attractive, active space about community hub, green network and new development on the Stansfeld and Hancock Streets sites.</td>
</tr>
<tr>
<td>Wellington Road / Stancliffe Street</td>
<td>Wellington Street Southern Gateway</td>
<td>This is a key access point/gateway into the neighbourhood off Stancliffe Street for pedestrians and</td>
</tr>
</tbody>
</table>
### Elements to be considered in scheme development

<table>
<thead>
<tr>
<th>Location</th>
<th>Gateway / Focal Point</th>
</tr>
</thead>
<tbody>
<tr>
<td>junction</td>
<td></td>
</tr>
</tbody>
</table>

alternative modes of transport including the bus. It provides a connection to the proposed community hub, the adjoining residential area (Galligreaves estate) and local facilities including St Wilfrid’s Church of England Academy.
Opportunity for gateway development as part of potential new residential development on land within the Stancliffe Street employment area. Highway improvements to be considered include:
1. Junction improvements to improve visibility and safety; and
2. Examination of access to industrial units off Stansfeld Street/Thorner street from Havelock Street instead of industrial traffic needing to pass through a residential area.

- **Griffin Street / Stancliffe Street Junction**
  - **Griffin Street Gateway**

Opportunity exists through upgrading of junction, signage and pedestrian crossing to create a gateway to the south of Griffin. These works will improve the connection between Griffin and Mill Hill local centre and train station.

5.32 The above highway works should not be regarded as exhaustive and any other works, not listed, but required to accommodate development will be discussed during the pre-application stage with the Development Management Team.

### Movement and connectivity

#### Hierarchy of streets

5.33 Griffin is well served by a hierarchy of streets which make the area permeable and easily accessible by all modes of transport (as shown on Plan 5: Access and movement). The surrounding primary routes along Bank Top/Redlam Brow (A674) and Stancliffe Street provide good connections to surrounding facilities and activities including the town centre and out of town employment areas. A local distributor, Duckworth Street/Galligreaves Way runs between the two higher level primary routes and connects Griffin to the adjacent residential area on the Galligreaves estate.

5.34 The operational railway line to the south is a strong physical barrier. However there is a pedestrian route under the line via Taylor Street and Lower Hollin Bank Street which links to the towpath along the Leeds Liverpool Canal and to the Infirmary Waterside and Infirmary Hospital site developments, which lie just off Bolton Road.

- **Bank Top/Redlam Brow road corridor (A674)**
  5.35 Bank Top/Redlam Brow is an integral part of the A674, an important transport corridor within the borough and a key route into Blackburn centre. The A674 is a major commuter route and is heavily used by people entering and travelling within Blackburn.
5.36 Locally, it has an important role in providing a range of local shops to the residents of Griffin and should be safeguarded and improved. Bank Top/Redlam Brow also offers the opportunity for some new development which could support and enhance the variety of shops, contribute to a complementary mix of retail and local community facilities and include environmental improvements.

5.37 Griffin’s built form and its internal grid pattern of streets make the area particularly permeable and enable ease of movement for cars and pedestrians within the neighbourhood. The traffic management arrangements in place prevent cars from driving across the neighbourhood in an east west direction which ensures that many of the streets are relatively safe and function as destinations rather than busy through routes. Nonetheless the environmental quality of some of these spaces is currently poor and investment is needed to provide an enhanced public realm incorporating clearly defined pedestrian friendly routes.

**Pedestrian and cycle routes**

5.38 The quality of the pedestrian and cycle routes were identified as both a strength and a weakness in the SWOT analysis. As noted the current layout of streets is particularly permeable for pedestrians and cyclists. However the environmental quality of these routes and the priority given to pedestrians and cyclists is poor.

5.39 As part of future investment in the area, including new development, it is essential that safe, well-connected and attractive pedestrian and cycle routes are created and fully integrated within the scheme layout. Reference was made earlier to the route of the Weavers Wheel within the area. It is expected that cycle routes within the development should connect easily with this wider network. Altogether these routes should give priority to the pedestrian and cyclist and at the same time improve movement and connectivity to neighbouring residential areas/Witton Park/ local facilities including the shops at Bank Top, the nearby district centres and local schools/Leeds Liverpool Canal and connect to the hierarchy of nearby green and open spaces via a green infrastructure network.

5.40 There is an aspiration that these routes will be differentiated by shared surfaces that have the effect of slowing vehicular traffic and prioritising the pedestrian and cyclist. Alternative road surfaces (materials and colours), landscaped chicanes and Homezone schemes are options for consideration along the central village street and as an integral part of new development.

**Parking**

5.41 As noted the site is accessible via alternative forms of transport and is particularly well served by public transport. However the Council will not support a car free development.

5.42 The Council’s car parking standards are set out in Section 3: *Planning policy framework.*
**Travel Plans**

5.43 The Council is keen to maximise opportunities for sustainable transport that encourage alternative modes of transport to travelling by car such as walking and cycling, public transport and car sharing. It is expected that development proposals will be accompanied by a Travel Plan (TP) which identifies a specific package of deliverable measures to encourage the use of means of transport that are sustainable, beneficial to health, promote social inclusion and assist in reducing the impacts of climate change.

5.44 Detailed guidance on the preparation and implementation of Travel Plans is provided in the Council’s Travel Plan Supplementary Planning Document referenced in Section 3: *Planning policy framework*

**The community hub and central village street**

5.45 Although Bank Top/Redlam Brow provides a community focus in so much as there is a concentration of local shops there is no sense of community heart or centre here or within the wider Griffin neighbourhood.

5.46 The spatial framework proposes a central village street running from Bank Top/Redlam Brow down Stansfeld Street to connect with a new community hub in the area about the junction with Wellington Road.

5.47 The aim of the village street is to provide a high quality, pedestrian friendly, landscaped avenue through the heart of Griffin. It is envisaged this will be achieved by the widening of Stansfeld Street and enabled as part of the landscaped setting to new development on the Stansfeld Street/Hancock Street site. Sensitive and high quality surfacing and boundary treatments between the village street and adjacent development will be particularly important to ‘placemaking’ here.

5.48 Reference to ‘*Weavers Wheel Strategic Cycle Network*’ within Section 4 confirms that the cycle route runs Stansfeld Street and is therefore a significant consideration in the design and connectivity of this central area.

5.49 The southern section of the village street will connect with a cluster of community facilities, pedestrian and public transport connections which already exist close to the junction of Galligreaves Way with Wellington Road/Hancock Street and along Agnes Street. The existing facilities include St Luke and St Philip’s Primary School and Nursery with its all weather surface pitch which is available for community use, Hancock Street Children’s Centre, the Rainbow House Day Nursery, a new play area at Taylor Street, an Adult Training Centre and a variety of corner shops including newsagent and mini market. This cluster provides the core for developing a real hub for the community and a place where an extended choice of community facilities could develop as part of a mixed use scheme and benefit from mutual association. It is also an ideal location to consider for the replacement public open space from East Street.
Green infrastructure network

5.50 The definition of green infrastructure is\(^{16}\):

‘A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.’

5.51 The characteristics of the street terraced built form and high density layout has meant that there is very little open and/or private space, including defensible space about the dwellings, within the residential streets. In the past tree planting has been carried out in some of the streets as part of traffic management schemes. However these schemes have not made a significant impact on ‘greening’ the neighbourhood or providing open spaces for play, recreation and/or leisure. The consequence is that the streets appear stark and barren and altogether create an unattractive residential setting. Residents have an aspiration for a more attractive living environment. Reference to the community’s environmental objectives confirms their desire ‘to improve and enhance the environmental quality of the area’. It is anticipated that newcomers too will regard the quality of the residential environment as an influencing factor in decisions to purchase property in the neighbourhood.

\(^{16}\) As defined in the National Planning Policy Framework Glossary
5.52 The spatial development framework set out in Plan 3 identifies the opportunity offered by the development sites to create a multi-functional green network through the centre of the neighbourhood. The objective of this network including the ‘village street’ described earlier is to improve permeability and connectivity by foot and by cycle with adjoining neighbourhoods, local facilities and open spaces including Witton Park. The streets within this zone should be considered as ‘green routes’ where the pedestrian and cyclist have priority. These ‘green streets’ will also serve to create a connected series of existing, improved and new open spaces which will be delivered as an integral part of residential scheme layouts.

5.53 The spatial development framework set out in Plan 3 identifies the opportunity offered by the development sites to create an integrated multi-functional high quality green network through the centre of the neighbourhood incorporating the ‘village street’ described earlier. It is expected that the scope of function/s within the green network will include:

- Creation of a distinctive place and an attractive setting for the development;
- Creation of ‘green routes’ offering improved permeability and connectivity by foot and by cycle within the area and with adjoining neighbourhoods, local facilities and established open spaces including Witton Park;
- A connected series of new open spaces, including replacement/relocation of the designated green infrastructure as an integral part of residential scheme layouts. The developer is encouraged to think creatively about the options that the green space offers to support the physical and mental health and well-being of residents;
- Provision of opportunities for recreation;
- An integral element of the drainage strategy and the measures provided to deal with surface water run-off;
- Help to reduce pollutants and silt entering watercourses, resulting in improved water quality;
- Enhance ecological networks and promote biodiversity.

5.54 The Council’s local plan policies reinforce the requirement for green infrastructure to be an integral element in the design of development. Further guidance on the requirements for providing green infrastructure including the design considerations that need to be taken into account in the preparation of detailed scheme proposals in new residential developments are provided in the ‘Green Infrastructure & Ecological Networks Supplementary Planning Document (SPD).

5.55 The green infrastructure SPD confirms that the provision of open space within each development scheme should be quality focussed and design-led rather than being informed by the use of prescriptive standards for each type of green space.
5.56 The Council will require the developer to retain the maintenance responsibilities for the green infrastructure provided on site. This will be imposed through a planning condition to ensure that future maintenance and management is carried out to an acceptable and consistent standard across all the development areas.
Plan 5: Access and movement
SECTION 6: DESIGN REQUIREMENTS FOR NEW DEVELOPMENT

6.1 This section sets out the Council’s seven themes for securing high quality urban design and identifies the key urban design principles which will need to be taken into consideration in the development and delivery of individual scheme proposals. The overarching requirement is to ensure future investment within Griffin delivers high quality, sustainable homes and an attractive neighbourhood.

6.2 This SPD does not provide detailed layouts for the individual development sites. The emphasis remains with the developer’s design team to explore alternative layouts and detailed design opportunities for each site and to demonstrate how their scheme best meets the community’s vision for their area and the requirements of the SPD.

6.3 The following should be read alongside the requirements relating to design quality in Section 3: Planning policy context.

6.4 Design is a material consideration when determining planning applications, and poor quality or inappropriate design can be a reason for refusing an application.

Design principles
6.5 The Council has set out urban design principles and more detailed design requirements for development in the following documents; these have previously been referred to in Section 3: Planning policy context. Developers are advised to refer to these as part of their scheme preparations.

Blackburn with Darwen Design Guide, SPD
6.6 The Borough Design Guide outlines seven cross cutting themes and provides general guidance for securing high quality urban design on individual sites/developments. The themes are as follows:

1. Character: ‘a place with its own identity’
2. Townscape: ‘a place where buildings clearly distinguish public and private spaces’
3. Public Realm: ‘a place with attractive and successful outdoor spaces’
4. Movement and Legibility: ‘a place that is easy to understand and move through’
5. Sustainability: Sustainability flows through all the principles.
6. Diversity and adaptability: ‘a place with variety and choice that can meet changing needs’
7. Colour

Blackburn with Darwen Residential Design Guide, SPD
6.7 This document sets out the Borough’s design requirements for new residential schemes.
6.8 It complements the Borough Design Guide and is based on the same seven key design themes noted above. It builds on rather than repeats the guidance and therefore it is important to read both documents together.

6.9 The following pages will identify the key design principles, based on the above themes, and particular neighbourhood specific considerations (local interpretation) which it is expected will have a strong influence on detailed scheme layout and design.

6.10 Developers will be expected to demonstrate how their scheme meets these requirements in the submission of their supporting material with their planning application/s.
### Key principles

- To promote a design specific to the scheme/site;
- To enhance the setting of existing buildings, in particular landmark buildings and spaces;
- To create a ‘place’ with a distinctive character;
- To exploit attractive views, vistas and landmarks in the layout and detailed design of new development;
- To encourage high quality new development;
- To promote integration of the existing, traditional building features with contemporary building design and requirements.

### Local interpretation

- The neighbourhood has a traditional terraced character. The blocks of red brick terraces are an important feature in Griffin’s identity and local distinctiveness. They define its architecture, appearance and palette of materials;
- Landmark buildings including the Griffin Inn (PH), St Luke with St Philip Church, Rainbow House, Havelock Inn (PH) and Griffin House make a significant contribution to the hierarchy of buildings and urban grain within the neighbourhood. They are important orientation points within the existing grid pattern of streets;
- New development should enhance views and setting of landmark buildings;
- Whilst there is a degree of uniformity/repetition in the layout of the terraced blocks, at the same time individual blocks do have particular/unique detailing that distinguishes them from adjacent blocks, for example, brick bonding patterns, decorative brickwork in window and doorway detailing.

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Developers will be encouraged to integrate the traditional building features with contemporary building design.

Existing features within Griffin adds to the character of the area and these should be integrated within the design of new development.
Acknowledgements

1. & 2. Trafalgar Street, Rochdale; Copyright OMI Architects.
Key principles

- To ensure new development respects the scale and massing of neighbouring developments in particular the two storey terrace;
- To provide attractive and active street frontages that provide good natural surveillance;
- To ensure new streets are defined by a well structured building layout;
- To ensure car parking is well integrated and situated so it supports the street scene;
- To reduce the negative visual impact of vehicles.

New development should respect the scale and massing of the existing terraced properties in Griffin

Car parking should be well integrated into the site

Local interpretation

- Griffin’s townscape is strongly linked to its character and is defined by its nineteenth century block structure, terraced architecture and grid pattern layout of streets;
- The layout and continuity of this built form with its active street frontage:
  - Establishes a strong relationship between the buildings;
  - Creates a sense of enclosure in the street;
  - Frames the spaces between the buildings;
  - Has a strong influence on the
connections between streets and adjacent areas and pedestrian and vehicle movement patterns; and
- Channels views into and out of the area.

- It is not intended that new development should mimic or replicate the terrace block. It should seek to acknowledge the townscape characteristics of this built form and at the same time reflect and interpret these features in a creative scheme that both complements the existing and creates a new and contemporary ‘place’ with a wider housing offer;

- The detailing of the building components offers the potential for a varied appearance across the different development sites;

- The physical relationship between the Together Housing Group Griffin Park and Galligreaves estates and the Great Places development on Montrose Street is poor with the Galligreaves Estate effectively turning its back onto Griffin. All new development must establish strong links, both visually and functionally, with each of the other development sites and the retained fabric;

- The elevational arrangement of architectural elements should create a visually interesting façade to the street. Distinctive roof lines and rooftops should be key considerations.

Acknowledgements
1. Trafalgar Street, Rochdale; Copyright OMI Architects.
2. Goodwill Drive, Rayners Lane, Harrow; MEPK Architects; Home Group.
3. Selwyn Street, Oldham, off street parking solution; TADW Architects; Great Places Housing Group.

New development should aim to reinterpret the traditional terrace in a modern and innovative way.
PUBLIC REALM ‘a place with attractive and successful outdoor spaces’

Key principles

- To create an attractive neighbourhood including public spaces and routes that are pleasant, safe, and active;
- To ensure the public realm is sensitively integrated within new development and provides a visual and/or active link with the existing neighbourhood;
- To ensure the public realm is clearly defined and overlooked;
- To explore opportunities to establish defensible space within the existing neighbourhood;
- To provide a high quality public realm incorporating attractive and robust materials;
- To incorporate front gardens and a ‘green setting’ for new development.

Local interpretation

- Griffin’s street terraced urban form creates a distinct and well defined public realm;
- Griffin’s redevelopment should include a distinctive public realm that is not dominated by the car;
- Consideration should be given to robust boundary treatments;
- Planting, such as street trees, will provide softening and greening of the street scene; areas of left over space must be avoided.

Acknowledgements

1. Selwyn Street, Oldham – incorporating public realm in the development; TADW Architects; Great Places Housing Group.
## MOVEMENT AND LEGIBILITY ‘a place that is easy to understand and move through’

### Key principles
- To promote a safe and easy to understand network of streets that provide good connectivity, permeability and accessibility;
- To ensure new developments sit comfortably within the established street pattern;
- To provide streets which are pedestrian, cycle and vehicle friendly.

![Innovative solutions to car parking will be encouraged](image1)

![Streets should provide good connectivity permeability and accessibility](image2)

### Local interpretation
- New development must result in a clearly defined network of routes which will improve the connectivity both within the neighbourhood and with the wider area;
- New development must seek to differentiate the priorities of routes and movement through the area through new signage and the treatment of roads and pavements, both in design and materials;
- Further legibility will be provided through the design of public realm, network of open spaces and the use of landmark buildings and features.

![Griffin has several landmark buildings which should be used to improve legibility of the site such as Rainbow House (above left) and St Luke with St Philip Church (above right)](image3)

### Acknowledgements
1. Goodwill Drive, Rayners Lane, Harrow; MEPK Architects; Home Group.
2. Trafalgar Street, Rochdale; Copyright OMI Architects.
### Key principles

- Sustainable design and construction techniques which improve energy efficiency will be encouraged in the development;
- Applications should show the orientation of development and show levels of sunlight to maximise natural solar gain;
- The development should optimise energy and other resource use and performance through the building shape, orientation, servicing, detailing and materials.

### Local interpretation

New development will be required to:

- Mitigate and adapt to the effects of climate change in terms of energy efficiency, and maximise the opportunities for renewable energy generation;
- Provide contemporary designed homes that utilise solar gain, orientation and energy saving measures;
- Integrate Sustainable Urban Drainage Systems (SuDS) where appropriate;
- Demonstrate compliance with Building for Life 12 criteria;
- Demonstrate compliance with Secured by Design guidance;
- Include robust green infrastructure framework within the development;
- Develop appropriate infrastructure to facilitate low carbon living;
- Demonstrate the use of Modern Methods of Construction (MMC);
- Apply the principles of 'Considerate Constructor' throughout the construction period [http://www.ccscheme.org.uk/index.php](http://www.ccscheme.org.uk/index.php)

1. **Renewable and low carbon energy generation will be promoted and encouraged on site.** Selwyn Street in Oldham (above) were awarded Building for Life 'gold' standard for the design of the homes which benefit from solar panels, wind turbines on the higher houses and water butts in back gardens collect rainwater.

2. **New homes will be built to high environmental standards.** The development shown above in Garston was the first Code for Sustainable Homes Level 6 house built by a major homebuilder (Barratt).
New homes will be required to meet Building for Life silver standard as a minimum.

**Acknowledgements**

1. Selwyn Street, Oldham; TADW Architects; Great Places Housing Group.
2. Barratt Green House, Garston near Watford; Copyright Denis Jones.
3. Goodwill Drive, Rayners Lane, Harrow; MEPK Architects; Home Group.
### Key principles

- To encourage diversity;
- To ensure the accommodation mix reflects the needs of the local community and is able to be adapted over time to meet occupants’ changing needs.

### Local interpretation

- New development will offer diversity via a mix of compatible house types and sizes that work together to offer an improved choice and mix of new housing alongside the established homes;
- These new house types could include:
  - A modern interpretation of the terrace – double fronted, with front amenity space, rear gardens and courtyard parking;
  - Semi-detached properties, with front amenity space, rear gardens and off street parking;
  - Three storey townhouses with courtyards or rear gardens and integral garages;
  - Bungalows; and
  - Detached properties with front amenity space, rear gardens and off street parking.
- Development proposals should provide a housing supply that is adaptable to changing social, technological and economic conditions within the community and the housing market. An indicative housing mix has been identified in Section 5: Housing mix;
- Homes should be designed to allow households to extend.
## Key principles

- New development to integrate with surrounding development;
- New development should reflect and interpret existing features and characteristics to create a more modern ‘place’;
- New development should enhance the setting of existing buildings and spaces;
- Particular care should be given to corners, roof lines and how the building meets the ground;
- To respond to the scale and materials of surrounding buildings;
- Use appropriate and high quality materials;
- Materials and colours used should reinforce the local character.

## Local interpretation

- Draw upon existing colours present in the area which add to its character such as the stone boundary wall of St Luke with St Philip Church, the red brick of existing terraces and Griffin House and integrate these into the new development;
- The area is predominately red brick and as a result new development should utilise the established base material of red brick and use contrasting materials to provide visual interest and architectural emphasis;
- Consideration should be given to fenestration, boundary treatments and street surfacing.

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### Acknowledgments
1. Trafalgar St, Rochdale; Copyright OMI Architects.
2. Barratt Green House, Garston near Watford; Copyright Denis Jones
Draw upon existing colours present in the area such as the existing red brick of the terraced properties (image 2), boundary wall of St Luke with St Philip Church (image 3) and Griffin House (image 4).

Acknowledgements
1. Devon St, Oldham; TADW Architects; Great Places Housing Group.
SECTION 7: THE WAY FORWARD: MAKING A PLANNING APPLICATION

Requirements for planning applications

7.1 The guidance contained in this document will be used by the Council’s Development Management Team as one of a number of considerations in the review of and determination of applications for development.

7.2 Acknowledging that the SPD includes four individual development sites there is a possibility that sites may come forward for development separately/on a phased basis over time. At the same time it is essential to recognise the importance of securing consistency in approach and quality, a complementary housing offer and the co-ordination of infrastructure provision/delivery between sites.

7.3 In order to avoid piecemeal development which may prejudice the delivery of the development framework set out in the SPD the Council’s preferred approach and the information that is expected to be submitted with individual planning applications is set out in the following paragraphs.

7.4 Prior to the submission of any planning application/s the developer/s are strongly advised to contact Network Rail to discuss any potential impact of the proposal on the safety, operation and integrity of the railway and Network Rail. First contact should be directed to: TownPlanningLNW@networkrail.co.uk

7.5 Developers are encouraged to engage in pre-application discussions prior to submitting a planning application. Further advice on the Council’s pre-application process and associated costs can be obtained via the following web address: http://www.blackburn.gov.uk/Pages/Planning-advice.aspx

7.6 Planning applications must be supported in the usual way by appropriate documentation. Information regarding the Council’s validation requirements and the procedure for applying for planning permission can be obtained on the Council website at: http://www.blackburn.gov.uk/Pages/Planning-permission-applications.aspx

7.7 To enable the Council to make a full and proper assessment of the contribution and potential impact of individual proposals on the comprehensive development of the wider development area/s the Council will expect the following information to be submitted with each planning application:-

- Applicants should use their Design and Access Statement and Planning Statements to demonstrate how the proposed development would fit together with, and help deliver, the wider redevelopment of the area/adjacent development parcels.
• Applicants will need to provide a robust explanation of how the proposed development is compliant with planning policy including the ‘Key development considerations’ set out in Local Plan Policy 16/4: Griffin Development Site.

• Transport Assessment. Applicants will need to demonstrate that their proposals are based on a robust site wide assessment of the transport requirements, traffic impacts and associated mitigation measures, if needed, for the development.

7.8 The above list is not exhaustive.

Environmental Impact Assessment
7.9 Under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 the development proposed may require an Environmental Impact Assessment. Consequently, to establish whether or not a planning application would require an EIA, a Screening Opinion may be sought by the applicant from the Planning Authority. ‘Screening’ is a procedure used to determine whether a proposed project is likely to have significant effects on the environment. It should normally take place at an early stage in the design of the project. However, it can also occur after a planning application has been made. If it is concluded that an EIA is required, a Scoping Opinion should then be sought to establish the extent of issues to be considered in the assessment and reported in an Environmental Statement. If an EIA is required, the Environmental Statement should be submitted along with the formal planning application taking into account the matters outlined in the Council's Scoping Opinion.

Community engagement
7.10 Planning applications for development should demonstrate how the community have been engaged and consulted, and, how this has informed proposals. Community consultation should be undertaken in accordance with the principles set out in the Statement of Community Involvement.

Appointment of design team
7.11 The commissioning of an architect with a good track record of work on residential schemes is essential. The RIBA website provides information regarding architect’s services and methods of appointment:-

http://www.architecture.com
SECTION 8: CONTACTS

**Growth Team**
Simon Jones  
Programme Director  
(01254) 273255

Helen Holland  
Planning Strategy Manager  
(01254) 585672

Subhan Ali  
Strategic Housing Development Manager  
(01254) 585768

**Development Management** (for advice regarding the planning application process)  
Email: planning@blackburn.gov.uk  
Tel: 01254 585960 to speak to the Duty Officer available Monday, Tuesday, Thursday and Friday between 1.30pm-4.00pm.

**Highways**
This function is carried out by Capita on behalf of the Council by:  
Engineer Development Control  
Capita  
Castleway House  
17 Preston New Road  
Blackburn  
(01254) 273742

**Public Protection**  
Email: publicprotection@blackburn.gov.uk  
Tel: 01254 267699
SECTION 9: APPENDICES

A. Statement of community involvement

B. Consultation statement (Regulation 12: Public participation)

C. Draft screening statement on the determination of the need for Strategic Environmental Assessment (SEA)

D. Summary of responses received through Supplementary Planning Document and Sustainability Appraisal consultation (to inform preparation of SPD adopted in July 2011)

E. Plans
   - Plan 1: Griffin Supplementary Planning Document boundary & adjacent Conservation Area
   - Plan 2: Uses and activities
   - Plan 3: Spatial Development Framework
   - Plan 4: Development sites
   - Plan 5: Access and movement

F. Flood Risk Map

G. Adoption statement
Appendix A: Statement of community involvement

Community involvement has run throughout the preparation of the SPD/s, both the version adopted in July 2011 and this draft update. Over this time there have been 4 distinct opportunities for the community and interested groups/agencies to comment and influence the content of the document. These include:-

1. Community engagement in early masterplanning (2005-2011);
2. Consultations relating to the preparation of the SPD July 2011 adopted version;

The following table provides an overview of the consultation carried at each of the 4 occasions noted above.

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
<th>Aim/scope of consultation</th>
<th>Area covered/groups consulted</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1. COMMUNITY ENGAGEMENT in EARLY MASTERPLANNING</td>
<td></td>
<td></td>
</tr>
<tr>
<td>February 2005</td>
<td>Griffin Masterplan Newsletter</td>
<td>To advertise the masterplan study and initial 'Come and Have Your Say' days.</td>
<td>All properties in Griffin</td>
</tr>
<tr>
<td>09/10 March 2005</td>
<td>Griffin Initial 'Come and Have Your Say' day</td>
<td>To understand the local strengths, weaknesses, opportunities and threats and to begin engagement with local residents</td>
<td>All properties in Griffin</td>
</tr>
<tr>
<td>18 March 2005</td>
<td>MP Jack Straw Public Meeting</td>
<td>To provide a further chance for local residents to provide comments on the local strengths, weaknesses and opportunities of Griffin</td>
<td>All properties in Griffin</td>
</tr>
<tr>
<td>May 2005</td>
<td>Griffin Masterplan Newsletter</td>
<td>Feedback on first stage consultation and advertise Masterplan options consultation</td>
<td>All properties in Griffin</td>
</tr>
<tr>
<td>25/26 May 2005</td>
<td>Griffin Masterplan Options 'Come and Have Your Say' day</td>
<td>Feedback on first stage consultation and consultation feedback on 3 masterplan options. Display boards also available at Town Hall</td>
<td>All properties in Griffin</td>
</tr>
<tr>
<td>July 2005</td>
<td>Griffin Masterplan Newsletter</td>
<td>Feedback on second stage consultation</td>
<td>All properties in Griffin</td>
</tr>
<tr>
<td>August 2005</td>
<td>Griffin Masterplan Newsletter</td>
<td>Invitation to final exhibition and information on the preferred Griffin Masterplan and next steps</td>
<td>All properties in Griffin</td>
</tr>
<tr>
<td>Date</td>
<td>Event</td>
<td>Aim/scope of consultation</td>
<td>Area covered/groups consulted</td>
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<tr>
<td>-----------------------------</td>
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<td>-------------------------------------------------------------------------------------------</td>
<td>------------------------------------------------</td>
</tr>
<tr>
<td>16/17 August 2005</td>
<td>Griffin Preferred Masterplan Exhibition</td>
<td>Information on the preferred Griffin Masterplan and next steps</td>
<td>All properties in Griffin</td>
</tr>
<tr>
<td>November 2008, August 2009/December 2009</td>
<td>Griffin NRA Newsletter</td>
<td></td>
<td>All properties in Griffin</td>
</tr>
<tr>
<td>July 2009</td>
<td>Face to face questionnaires conducted with sample of residents</td>
<td>Made up part of the NRA information gathering</td>
<td>269 properties within Griffin were approached, with 215 households agreeing to take part (80%)</td>
</tr>
<tr>
<td>July 2009, August 2009/January 2010</td>
<td>Consultation 'drop in' events</td>
<td>To update local residents about the NRA process and gather resident views on proposal to declare a renewal area</td>
<td>All residents Griffin</td>
</tr>
<tr>
<td>14 December 2010-29 January 2011</td>
<td>Consultation on the draft NRA report – advert in Telegraph and on Council website</td>
<td>People informed that the draft report was out for public consultation.</td>
<td>All residents in Griffin</td>
</tr>
</tbody>
</table>

2. CONSULTATIONS RELATING to the PREPARATION of the SPD JULY 2011 ADOPTED VERSION March/April 2011

| 09 March – 08 April 2011 | Formal public consultation period on the draft Griffin Supplementary Planning Document | To provide an opportunity for developers, stakeholders and residents to comment on the content of the SPD. | Letters posted to every property and business in the Griffin area and to developers to inform them the document was out for consultation, how to comment and where to access the SPD. Stakeholders (Environment Agency, Historic England and Natural England) sent a copy of the document to |
### 3. STATUTORY CONSULTATIONS at KEY STAGES in the PREPARATION of the LOCAL PLAN PART 2: SITE ALLOCATIONS and DEVELOPMENT MANAGEMENT POLICIES

January 2011-March 2014

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
<th>Aim/scope of consultation</th>
<th>Area covered/groups consulted</th>
</tr>
</thead>
<tbody>
<tr>
<td>January 2011-10 March 2014</td>
<td>Preparation of Local Plan Part 2: Site Allocations and Development Management Policies.</td>
<td>To provide opportunities at key stages in the preparation of updated local plan for the community and other groups/agencies with an interest in the area to inform the content of the document. The Griffin sites, identified in the draft SPD are housing land allocation within the local plan; Policy 16/4.</td>
<td>Consultation was carried out borough-wide. Local events were held as part of Ward Solution meetings and at Ivy Street Community Centre (07 March 2013). Full details of the consultation including resident comment and Council response are set out in the Statement of Consultation prepared to support the local plan examination; these are available on the Council’s website ref 1.04a,b and c: <a href="http://www.blackburn.gov.uk/Pages/Local-Plan-Part-2-submission-documents.aspx">http://www.blackburn.gov.uk/Pages/Local-Plan-Part-2-submission-documents.aspx</a></td>
</tr>
</tbody>
</table>

### 4. STATUTORY CONSULTATION on the 2017 SPD UPDATE DOCUMENT

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
<th>Aim/scope of consultation</th>
<th>Area covered/groups consulted</th>
</tr>
</thead>
<tbody>
<tr>
<td>16 February-21 March 2016</td>
<td>Regulation 12 consultation</td>
<td>Planning regulations require local authorities to consult on the scope of the SPD at an early stage in the preparation of the document. This is intended to capture principal issues that the community and interested</td>
<td>The approach and response to this stage of consultation is set out below in Appendix B:</td>
</tr>
<tr>
<td>Date</td>
<td>Event</td>
<td>Aim/scope of consultation</td>
<td>Area covered/groups consulted</td>
</tr>
<tr>
<td>------------</td>
<td>--------------------------------------------</td>
<td>------------------------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td></td>
<td>groups, including identified consultation bodies, consider need to be addressed in the document.</td>
<td>Consultation statement.</td>
</tr>
<tr>
<td>July/August 2017</td>
<td>Consultation on draft document</td>
<td>To provide an opportunity for developers, stakeholders and residents to comment on the content of the draft SPD.</td>
<td>All stakeholders and statutory organisations included on the Planning Service mailing list sent notification of the consultation, how to comments and where to access the SPD.</td>
</tr>
</tbody>
</table>

The Council is committed to continuing to engage with local residents and all stakeholders as proposals and individual schemes for the regeneration of the neighbourhood are brought forward for delivery, typically as a planning application/s.
Appendix B: Consultation statement (Regulation 12: Public participation)

The Town and Country Planning (Local Planning) (England) Regulations 2012 (Regulation 12) states that before a local planning authority adopt a supplementary planning document it must prepare a statement setting out:

i. Persons consulted during the preparation of the draft SPD;
ii. A summary of the main issues raised; and
iii. How those issues have been addressed in the draft SPD.

The regulations require this consultation statement to be made available with the SPD.

Public participation in the preparation of the SPD update has taken place at the following key stages:

1. At a preliminary stage to determine the scope for the document, and
2. At consultation on a draft document including the screening statement on the need for a strategic environmental assessment.

The table below sets out the information required by the regulations.

For completeness a summary of the consultation feedback during the preparation of the original (July 2011) SPD are set out in Appendix D; this includes comments on the screening statement on the determination of the need for Strategic Environmental Assessment dated August 2011 (Appendix C).

The persons/organisations consulted included neighbouring planning authorities, service and utility providers, statutory consultation bodies, local architects, planning agents, housing associations, housebuilders and community groups/representatives.
<table>
<thead>
<tr>
<th>organisation</th>
<th>summary of main issues</th>
<th>how main issues have been addressed in consultation draft document</th>
</tr>
</thead>
</table>
| Network Rail (NR) | 1. The SPD area shares a boundary to the south with an operational railway. 2. Consideration should be given to financial contributions from developers towards enhancements for customers at Mill Hill Railway Station such as improved seating and waiting shelter in response to increased use as a result of redevelopment. 3. Requirements for consultation/publicity on development within 10 metres of the railway are set out in:  
*The Town and Country Planning (Development Management Procedure) (England) Order 2015: Publicity for applications for planning permission within 10 metres of relevant railway land* para 16. 4. With reference to asset protection. NR would welcome correspondence/discussions with developers/ the Council prior to the submission of any planning application to determine any impacts from the development on the safety, operation and integrity of the railway and NR. Contact | 1. Noted in the document in Section 4: *Neighbourhood appraisal.* 2. Noted in document in Section 3: *Planning policy framework/Developer contributions.* The detail can be discussed at planning application stage with individual developers/Council and Network Rail. 3. This will be picked up as required at planning application stage as an integral part of the Council’s consultation on individual proposals/planning applications. 4. Noted in Section 7: *The way forward: Making a planning application* |

**Preliminary consultation: SCOPE of the DOCUMENT**
| **Environment Agency** | 1. Document should make reference to Blackburn with Darwen being the Lead Local Flood Authority with responsibility for the management of surface water.  
   2. There are no flood defence works planned for this area within the medium term. |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Historic England</strong></td>
<td>No comments to make at this stage.</td>
</tr>
<tr>
<td><strong>Highways England</strong></td>
<td>No comments to make on proposed update.</td>
</tr>
</tbody>
</table>
| **Canal and River Trust** | 1. The Trust owned Leeds Liverpool Canal/corridor is located outside the SPD boundary to the south on the other side of the railway line and would therefore not be directly affected by the proposed re-development. However there are road links and the River Darwen which provide linkage south of the railway line.  
   2. The SPD should maximise the opportunities to provide pedestrian and cycle linkages to the south. Suggest the document content is enhanced to provide additional pedestrian and cyclist linkage toward s the Leeds Liverpool Canal towpath. The River Darwen is a missed opportunity to provide linkages to the south and to join the Leeds Liverpool Canal. Suggest the green infrastructure links to the south, particularly along the River Darwen corridor could be enhanced. |
| 1. The proximity of the canal corridor is noted in Section 4: *Neighbourhood appraisal* alongside information on the Weavers Wheel strategic cycle network which connects the Griffin area to the canal corridor.  
   2. The SPD recognises that a significant strength/opportunity in this area is the proximity to a range of local facilities via established pedestrian and cycle connections. This is referenced in Section 4. |
| Section 5: *Vision for the redevelopment of Griffin* sets out the requirement for development/scheme layouts to create safe and attractive pedestrian and cycle routes alongside the enhancement of established routes including the connections to the Leeds Liverpool Canal and wider green infrastructure network which includes the River Darwen corridor. |
| United Utilities (UU) | 1. Confirmed no comments at this stage.  
| | 2. Moving forward request that the Council continues to consult on all future planning documents. UU are keen to continue to work in partnership with the Council to ensure all new growth can be delivered sustainably, and with the necessary infrastructure in line with the Council’s growth targets. |
| | 1. Noted.  
| | 2. The Council is in contact and is working with all utility providers on the forward planning of infrastructure needed to develop the Council’s growth targets/strategy. This is captured on an annual basis in the updating of the Council’s Infrastructure and Delivery Plan which sets out the infrastructure position for the delivery of the local plan, in particular the housing delivery targets. |

| The Wildlife Trust for Lancashire, Manchester and North Merseyside | 1. The Trust’s response makes reference to NPPF policy on ‘Conserving and enhancing natural environment’ para 114 that:  
| | ‘Local authorities should: set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure;  
| | Consider this approach should be carried forward in into local detail in a neighbourhood based SPD such as Griffin.  
| | 2. Local Plan Part 2 Policy 9: Development and the Environment needs to be referenced particularly in relation to green infrastructure and ecological network and ‘Green Infrastructure and Ecological Networks Supplementary Planning Document (December 2015).  
| | 3. Consider the content in the adopted July 2011 version relating to biodiversity continues to |
| | 1. A key reason for updating the Griffin SPD is to take account of current planning policies that have come into force since the 2011 version was adopted. This includes NPPF. The draft SPD makes reference in Section 3: Planning policy framework to the NPPF and confirms that national planning policy will apply to local detailing and decision making.  
| | 2. Policy 9 is referenced in the amended Section 3: Planning policy framework.  
| | Since this consultation closed the Council has prepared and adopted a Green infrastructure and ecological networks supplementary planning document. This GI SPD provides additional guidance on the local plan’s parent policies relating to the protection, enhancement and creation of green infrastructure and ecological networks and including considerations relating to |
have relevance and should be retained; particular reference is made to original paras 3.15 and 5.44-5.50. Suggest additional guidance should be included on temporary ‘greening’ of clearance sites awaiting development. Inclusion of integral bat-tiles and bird boxes in new construction would be welcome.

4. Advise that the majority of the web-linked references in para 5.46 (2011 version document) are now out-dated due to changes in local and regional government structures and responsibilities; more up to date/current references are include :-

*Town and Country Planning Association & The Wildlife Trusts, planning for a healthy environment – good practice guidance for green infrastructure and biodiversity (July 2012)*

In relation to local food production (as noted on July 2011 version SPD) –

*Good planning for good food: How the planning system in England can support healthy and sustainable food,* Sustain (January 2011) by Harriet White and Suzanne Natelson.

5. Response includes a number of suggestions that the revised version SPD may like to address in outline:

a) Is there scope for a Griffin Neighbourhood Plan, or one for the wider Mill Hill Ward?

b) It is vital to secure long-term funding biodiversity.

3. The available and up-to-date information/references have been retained in the update. Additional guidance, as suggested, is now provided in the GI SPD. This is reference din Sections 3 and 5 of the draft document.

4. The planning position on GI is now consolidated in the GI SPD referred to above. The requirements of the GI SPD will apply, as appropriate, to all development within the SPD area.

5. a) The development framework within this SPD is principally based on early masterplanning with the community and as such may substantially reflect the detail/information the community may in other circumstances have wished to include in a Neighbourhood Plan.

To date we have not had a request from the community to support the preparation of a Neighbourhood Plan for the local Griffin area or the wider ward. If the community would like to progress this opportunity, perhaps alongside the procurement of a developer the Council would be willing to work with the community to produce a Neighbourhood Plan.
for the ongoing management of green infrastructure so that it continues to meet its multifunctional goals. Does your authority have a specific plan to secure maintenance, enhancement, recovery, creation and management of functional green infrastructure and ecological networks at and around the Griffin neighbourhood, or is that wholly dependent on what a prospective applicant may put forward?

If the latter, will production of a masterplan be required and/or acceptance of a Section 106 agreement be preferred to secure delivery?

c) Would a partnership project be an acceptable way forward- e.g. between a developer, the local authority and a NGO such as this wildlife trust –perhaps funded through Landfill Community Fund. Perhaps as part of a specially created local not-for-profit company or similar.

<table>
<thead>
<tr>
<th>Natural England (NE)</th>
<th>NE do not wish to provide specific comments; advise that the following general advice on the issues and opportunities the SPD offers are considered:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>1. GREEN INFRASTRUCTURE</strong></td>
</tr>
<tr>
<td></td>
<td>The SPD should consider making provision for green infrastructure (GI) within development in line with any GI strategy covering the area/requirements set out in National Planning Policy Framework and</td>
</tr>
</tbody>
</table>

b) Policy 40 in Local Plan Part 2 and the GI SPD makes it clear that the Council will not fund ongoing management and maintenance of green infrastructure. Developers are expected to take responsibility and at planning application stage to identify their preferred model for ongoing maintenance. This requirement will be conditioned with the planning consent.

c) The Council is willing to consider a range of options for ongoing maintenance of green infrastructure and accepts that alternative models may be more successful/effective on different sites.

Noted

1. The Council has an adopted *Green infrastructure and ecological networks supplementary planning document*; this SPD expands on national and local planning policies and picks up the wider benefits raised in Natural England’s response. The GI SPD is referenced in Section 3: *Planning policy*
Planning Practice Guidance. Advise on the multi-functional benefits of urban green space. Urban GI is also recognised as one of the most effective tools for managing environmental risks such as flooding and heat waves. Greener neighbourhoods and improved access to nature can also improve public health and quality of life and reduce environmental inequalities. Response notes that consideration needs to be given to issues relating to the protection of natural resources, including air quality, ground and surface water and soils within urban design plans. Signpost to the Town and Country Planning Association’s ‘Design Guide for Sustainable Communities’ and their more recent ‘Planning for a Healthy Environment: Good Practice Guidance for Green Infrastructure and Biodiversity’.

2. BIODIVERSITY ENHANCEMENT

The SPD should consider incorporating features which are beneficial to wildlife within development in line with the requirements set out in National Planning Policy Framework para 118.

3. LANDCSAPE ENHANCEMENT

The SPD should explore opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green infrastructure provision and access to and contact with nature. Identify a number of tools including townscape assessments for planners and developers to consider how new development might make a positive contribution to the character and functions of the landscape through sensitive siting and good design and avoid unacceptable impacts.

framework. Development proposals within the Griffin area will be expected to apply the principles set out in the GI SPD.

Additionally Section 3 clearly sets out the Council’s requirements for the re-provision of the existing green infrastructure within the area.

Section 5: Vision for the redevelopment of Griffin sets out the green infrastructure requirements in the detailing of scheme proposals; this takes into account the comments made by Natural England.

With regard to natural resources the Council’s position for developers is set out in the Local Plan Part 2 core policies.

Reference to TCPA documents is included in GI SPD.

2. Covered in GI SPD.

3. Covered in Sections 4 and 5 of this draft SPD and supporting policies in national and local planning policies.

4. Covered in Section 3 of draft SPD.

5. Addressed in Section 3 and Appendix C.
4. Other DESIGN CONSIDERATIONS

Advise consideration is given to design principles set out in the National Planning Policy Framework including impacts of lighting on landscape and biodiversity.

5. Strategic Environment Assessment/Habitats Regulations Assessment

A SPD requires a Strategic Environmental Assessment only in exceptional circumstances as set out in Planning Practice Guidance. While SPDs are unlikely to give rise to likely significant effects on European Sites, they should be considered as a plan under the Habitat Regulations in the same way as any other plan or project. If it is determined that a Strategic Environmental Assessment or Habitats regulations Assessment consultation with the EA is required in accordance with advice set out in Planning Practice Guidance.

<table>
<thead>
<tr>
<th>Organisation</th>
<th>Summary of MAIN ISSUES</th>
<th>How MAIN ISSUES have been addressed in consultation draft document</th>
</tr>
</thead>
<tbody>
<tr>
<td>Environment Agency</td>
<td>Agree with the conclusion that the SPD does not require a Strategic Environmental Assessment. The inclusion of green infrastructure is welcomed. Under 5.53 it would be useful to mention that as well as providing a drainage function, GI will also help to reduce pollutants and silt entering watercourses, resulting in improved water quality.</td>
<td>Sentence regarding improvements to water quality have been added to paragraph 5.53 as suggested.</td>
</tr>
<tr>
<td><strong>Canal and River Trust</strong></td>
<td>The Trust has no comments to make on the document.</td>
<td>Noted.</td>
</tr>
<tr>
<td>--------------------------</td>
<td>-------------------------------------------------</td>
<td>--------</td>
</tr>
<tr>
<td><strong>Network Rail</strong></td>
<td>Proposal areas 1, 2 and 3 (and in the Griffin area) could result in an increase in footfall at Mill Hill Railway Station. Consideration might be given to developer contributions to fund enhancements at the station, this could be via CIL or pooled S106 contributions.</td>
<td>Comments noted. Requirements for S106 contributions will be considered once a planning application for development is received.</td>
</tr>
<tr>
<td><strong>Highways England</strong></td>
<td>No comments to make on the draft.</td>
<td>Noted.</td>
</tr>
<tr>
<td><strong>Natural England</strong></td>
<td>No specific comments but advise to consider the following advice:</td>
<td></td>
</tr>
<tr>
<td><strong>Green Infrastructure</strong></td>
<td>SPD could consider making provision for GI within development. There may be significant opportunities to retrofit GI in urban environments. Could also consider issues relating to the protection of natural resources, including air quality, ground and surface water and soils within urban design plans.</td>
<td>Local Plan Part 2 includes policies which require GI to be provided on site, or contributions to be made towards improving existing GI; existing ecological and landscape features on the site to be retained and enhanced; and design principles. Further guidance on these policies is included within the Green Infrastructure &amp; Ecological Networks SPD.</td>
</tr>
<tr>
<td><strong>Biodiversity enhancement</strong></td>
<td>SPD could consider incorporating features which are beneficial to wildlife within development, in line with paragraph 118 of the NPPF. May wish to consider providing guidance on, for example, the level of bat roost or bird box provision within the built structure, or other measures to enhance biodiversity in the urban environment.</td>
<td>Not seen as necessary to repeat requirements in Griffin SPD.</td>
</tr>
<tr>
<td><strong>Landscape enhancement</strong></td>
<td>SPD may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through GI provision and</td>
<td></td>
</tr>
</tbody>
</table>

80
access to and contact with nature.

**Other design contributions**
The NPPF includes a number of design principles which could be considered, including the impacts of lighting in landscape and biodiversity.

**Strategic Environmental Assessment**
Natural England agree with the Council’s conclusion that the SPD will not require a strategic environmental assessment.
Appendix C

Draft Screening Statement on the determination of the need for Strategic Environmental Assessment (SEA) for the Griffin Supplementary Planning Document.

1. Introduction:

Section 3: Planning policy framework noted that national Planning Policy guidance states that:

‘Supplementary planning documents do not require a sustainability appraisal but may in exceptional circumstances require a strategic environmental assessment if they are likely to have significant environmental effects that have not already been assessed during the preparation of the Local Plan.’

The following comprises the screening completed to determine whether the proposals set out in the draft SPD are likely to have significant environmental effects. The screening has been completed in line with the criteria specified in Schedule 1 of The Environmental Assessment of Plans and Programmes Regulations 2004’.

2. Purpose of the draft SPD

This draft SPD has been prepared to support investment decisions and to enable the preparation and delivery of proposals for the regeneration and redevelopment of the Griffin area. It outlines a spatial development framework for the SPD area and identifies a number of development parcels for redevelopment. The SPD provides guidance on planning, urban design, housing mix including affordable housing, public realm improvements, car parking standards, highway and access and other related issues to assist in the preparation of individual scheme proposals.

It is anticipated the identified development area will be delivered over the short to medium term (3-5 years). The guidance in the SPD will apply equally to all future development to ensure that proposals are developed and brought forward in a consistent and complementary manner in terms of quality of design, choice of housing and overall contribution to the regeneration of the neighbourhood.

The SPD is set within a statutory planning framework.

The SPD within the plan hierarchy

The SPD is a low tier document in the plan hierarchy below the Local Plan which is in two parts: the Core Strategy (adopted January 2011) and Local Plan Part 2 Site Allocation and Development Management Policies (adopted December 2015). The SPD supplements and interprets the policies in these parent documents.

The SPD provides detailed guidance on the layout and design of new development, in particular new house building. It does not create additional or new policy framework.
3. The Screening process

The screening process as set out in Regulation 9 and Schedule 1 of the regulations includes two sets of criteria for determining the likely significance of effects on the environment. These relate to firstly the characteristics of the SPD and secondly the characteristics of the effects and of the area likely to be affected. There are criteria and questions relating to each of these which are set out in the following Tables 1 and 2:

Table 1: Characteristics of the SPD

<table>
<thead>
<tr>
<th>1.</th>
<th>Criteria</th>
<th>Is there an effect?</th>
<th>Significant environmental effect?</th>
<th>Justification</th>
</tr>
</thead>
</table>
| (a) | The degree to which the SPD sets a framework for projects and other activities, either with regard to location, nature, size and operating conditions or by allocating resources | Yes | No | The Council’s local plan sets the planning framework for the borough. The local plan is in two parts including the Blackburn with Darwen Borough Core Strategy (Part 1) and Part 2 Site Allocations and Development Management Policies. The Part 2 Plan has allocated the development parcels in Griffin for housing to assist delivery of the borough’s housing target to 2026.  
The SPD is a lower tier document below the local plan. It does not set policy. It provides interpretation and additional guidance on the application of a range of policies in the local plan relevant to housing development. |
| (b) | The degree to which the SPD influences other plans including those in a hierarchy | Yes | No | The SPD is the lowest tier of the plan hierarchy as noted above. As such it is influenced by local plan policies but does not have any significant influence on them.  
The SPD will be of principal use to housebuilders/developers to inform their detailing of scheme proposals and to the Council’s Development Management Team in their negotiations on scheme content, layout and design. It will be a material consideration in the |
### Table 2: Characteristics of the effects and of the area likely to be affected

<table>
<thead>
<tr>
<th>1. Criteria</th>
<th>Is there an effect?</th>
<th>Significant environmental effect?</th>
<th>Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>determination of planning applications alongside national and local policies.</td>
</tr>
<tr>
<td>(c)</td>
<td>The relevance of the SPD for the integration of environmental considerations in particular with a view to promoting sustainable development</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>(d)</td>
<td>Environmental problems relevant to the SPD</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>(e)</td>
<td>The relevance of the SPD for the implementation of Community (EC) legislation on the environment (e.g. plans and programmes linked to waste management or water protection)</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Criteria</th>
<th>Significant environmental effect?</th>
<th>Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a)</td>
<td>No</td>
<td>Although there will be short term</td>
</tr>
<tr>
<td>Frequency and reversibility of the effects of the SPD</td>
<td>Effects in the area covered these will just relate to development activity; there will be no long term effects.</td>
<td></td>
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<tr>
<td>-----------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>(b) The cumulative nature of the effects</td>
<td>It is expected that the SPD will contribute to a gradual cumulative improvement in the quality of residential design and diversity of housing within the urban area in the Borough. However, as the lowest level in the plan hierarchy, the SPD will not itself be the primary driver of this.</td>
<td></td>
</tr>
<tr>
<td>(c) The transboundary nature of the effects of the SPD</td>
<td>There are no trans-boundary issues across Member States.</td>
<td></td>
</tr>
<tr>
<td>(d) The risks to human health or the environment (e.g. due to accidents)</td>
<td>There may be potential short term health problems related to the disruption and stress of physically moving home for those remaining residents whose home is to be acquired and demolished. However the Council has a well managed programme to deal with displacement and will work very closely with individual residents to minimise the disruption. There may also be some short term health problems related to the construction of new development. The Council will work very closely with contractors at the procurement stage to ensure the contractor adopts good practice in keeping with the principles of ‘Considerate constructor’ to ensure any risk and impact of construction work is minimised. Any short term health problems will be overcome by the longer term aim to create an attractive and sustainable neighbourhood including a choice of well-designed, adaptable high quality new housing.</td>
<td></td>
</tr>
<tr>
<td>(e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)</td>
<td>The SPD covers an area of approximately 20 hectares and represents only a small pocket of the borough. Any effects will be minimal within this area or close to its boundary. It is envisaged that in the long term the form and quality of regeneration activity identified in the SPD will create positive impacts.</td>
<td></td>
</tr>
</tbody>
</table>
socially, economically and environmentally both within the defined SPD boundary and the rest of the borough.

(f) The value and vulnerability of the area likely to be affected due to:

i. Special natural characteristics or cultural heritage;

ii. Exceeded environmental quality standards or limit values; or

iii. Intensive land use;

No The SPD does not override the protection afforded to heritage assets, acceptable environmental standards and land use by adopted policies in the higher level local plan documents.

With regard to heritage assets the SPD does not include any Conservation Areas; the Griffin Conservation Area forms part of the western boundary of the SPD area. The conservation area is protected by particular legislation – Planning (listed buildings and conservation areas) Act 1990 and policies within the adopted Local Plan.

(g) The effects on areas or landscapes which have a recognised national, EU or international protection status

No There are no designations within the SPD which have any national, EC or international protection status.

4. **Statement of Determination**

**Determination of the need for SEA**

It is considered that Strategic Environmental Assessment is not required for the Griffin SPD for the reasons set out in section 3 above.

**Consultation with statutory bodies**

The following organisations have been consulted and their comments are incorporated into the screening. All organisations agreed with the recommendations in the Statement of Determination that SEA is not required for the Griffin SPD.

- Historic England
- Natural England
- Environment Agency
Appendix D: Summary of responses received through Supplementary Planning Document and Sustainability Appraisal consultation (to inform preparation of SPD adopted in July 2011)

PREFACE

This appendix was included as Appendix F in the SPD adopted in July 2011. As a significant amount of the original content has been repeated in this updated version SPD it seemed appropriate that the consultation completed and used to inform the earlier version of the SPD was included as supporting information.

SUMMARY OF RESPONSES

Under Regulation 18(4) (b) of the Town and Country Planning (Local Development)(England) Regulations 2004, the Council must produce a statement that sets out a summary of the main issues raised during consultation and how these issues have been addressed in the adopted version of the Supplementary Planning Document (SPD).

The Council is also required to consult with certain statutory bodies including Historic England, Natural England and the Environment Agency on the need for a Sustainability Appraisal (SA).

The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009 which came into force on 06 April 2009 removed the automatic need for a Sustainability Appraisal (SA) of Supplementary Planning Documents (SPDs). The regulations indicate that a SA will be required if a SPD requires a Strategic Environmental Assessment (SEA). SPDs therefore need to be screened to see if they require SEA and the recommendations shared with the statutory consultation bodies identified above for their comment and agreement. The screening statement is attached at Appendix C. Feedback from the consultation with the statutory bodies is included within the following statement. All accepted that an SEA was not needed.

The draft SPD was approved for public consultation at the meeting of the Council’s Senior Policy Team (SPT) for Regeneration on 14 February 2011 and by the SPT for Housing on 21 February 2011.

The draft Griffin Supplementary Planning Document was published for a four week statutory consultation period from 09 March – 08 April 2011. A notice of the arrangements for the consultation was printed in the local press, copy documents were sent to all statutory consultees and were made available for viewing at Blackburn Town Hall, Blackburn Central Library, Mill Hill Library, Hancock Street Children’s Centre, the GP’s practice on Redlam and on the Council’s website.

Following public consultation, any necessary changes were made to the document and the final SPD was adopted by the Council’s Executive Board on 14th July 2011.
The table below provides a summary of the comments received through the public consultation on both the screening statements and the SPD:

<table>
<thead>
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<td><strong>Sustainability appraisal consultation</strong></td>
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<td>Environment Agency</td>
<td>Concur with reasons set out in the draft screening statement that a Strategic Environmental Assessment (SEA) is not required and on the basis that the development parcels are not formal site allocations. With reference to Table 1 (e) in the screening statement: ‘the relevance of the SPD for the implementation of Community (EC) legislation on the environment (e.g. plans and programmes linked to waste management and water protection). The EA consider the SPD will have an effect in that the identified development opportunities will have an effect on the delivery of EU Directives such as the Water Management Directive. However the effect will not be significant given the place of the SPD in the plan hierarchy.</td>
<td>Noted</td>
<td>No amendments to SPD. SA is not required.</td>
</tr>
<tr>
<td>Natural England</td>
<td>NE confirmed they did not wish to comment on SPD or the screening statement. Provided brief comments concerning NE’s interests, along with Habitats Regulations Assessment screening and the Biodiversity Duty introduced by the Natural England and Rural Communities Act 2006.</td>
<td>Noted</td>
<td>SA is not required.</td>
</tr>
<tr>
<td></td>
<td>A Habitats Regulations Assessment screening was carried out for the Core Strategy and is available on the Council’s website. This screening of the</td>
<td></td>
<td>SPD amended to include reference to Habitats Regulations Assessment and Biodiversity Duty.</td>
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<tr>
<td>Environment Agency</td>
<td>Agree with Council determination that SEA in not required for the Griffin SPD.</td>
<td>Noted</td>
<td>No amendments to SPD.</td>
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<tr>
<td><strong>Draft Supplementary Planning Document consultation</strong></td>
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<td>Philip Carter, Planning Liaison Officer, Environment Agency</td>
<td>Para. 1.4 indicates that 4 development sites have been identified for residential development. One site (Newcastle St) is adjacent to Flood Zone 3, which is defined as having high probability of flooding in PPS25. Although the topography of the Newcastle St site makes it unlikely to be affected by flood risk, prior to the completion of a Level 2 Strategic Flood Risk Assessment (SFRA), we would request that within paragraph 1.4, the Newcastle Street site is referred to as ‘potential’ development site. Ground contamination is identified as a potential issue within some parts of the SPD area (para.4.14). Where development poses a risk to controlled waters, the Environment Agency have a role in considering ground contamination. We support the recommendation in para. 5.15 to defer any decisions.</td>
<td>Agreed. Text has been amended to reflect these comments.</td>
<td>Yes - Newcastle Street development site is now referred to as a ‘potential’ site until a Stage 2 SFRA has been produced.</td>
</tr>
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<td></td>
<td></td>
<td>Agreed</td>
<td>Yes - this is now reflected in the document.</td>
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<td></td>
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<td>Noted</td>
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<td>No</td>
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<td>Rachael Bust, Chief Planner/Principal Manager, The Coal Authority</td>
<td>No specific comments to make on the document at this stage.</td>
<td>Noted</td>
<td>No</td>
</tr>
<tr>
<td>Lindsay Alder, LDF Manager, Highways Agency</td>
<td>No specific comments to make with regards to the contents of the document.</td>
<td>Noted</td>
<td>No</td>
</tr>
<tr>
<td>Diane Clarke, Town Planning Technician, Network Rail</td>
<td>Network Rail has no comment to make.</td>
<td>Noted</td>
<td>No</td>
</tr>
<tr>
<td>Ruth Critchley, Advisor, Natural England</td>
<td>The specific topic of the SPD does not significantly relate to our interest. Therefore on this occasion we do not wish to give detailed comments. The SPD must be screened in relation to the Habitats Regulations. If not already undertaken, the council will need to undertake a screening to determine whether an Appropriate Assessment is required. All local authorities and other bombing sites are covered through the screening process for the Borough’s Core Strategy.</td>
<td>Noted</td>
<td>No - this has been covered through the screening process for the Borough’s Core Strategy.</td>
</tr>
</tbody>
</table>

The SPD should not assume development in Flood Zone 3 will ultimately be acceptable and we request that para. 5.42 is reworded to reflect this.

The Environment Agency can offer advice and guidance on flood risk, not just proposed works to watercourses. We recommend this is reflected in the SPD, and also that the contact number is updated.

Agreed

Yes – text amended to reflect this.

Yes - EA responsibilities and contact details updated.
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<td>public authorities in England and Wales now have a Duty to have regard to the conservation of biodiversity in exercising their functions.</td>
<td>Duty is covered in the Core Strategy.</td>
<td></td>
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<tr>
<td>Darrell Cemm, Fire Safety Enforcement Officer, Lancashire Fire and Rescue</td>
<td>May need to contact the Fire Station should street names change, streets become one way, bollards erected to pedestrianise areas etc.</td>
<td>Noted</td>
<td>No – issue not dealt with in SPD. This will be arranged once new houses have been developed</td>
</tr>
<tr>
<td></td>
<td>The Fire Service needs to know about any HMOs (Houses in Multiple Occupation) as there is an increased risk of fires.</td>
<td>Noted</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>The types of properties currently in the area do not provide the safest type of housing for HMOs, therefore any improvement such as the rebuild or purpose built flat type accommodation will be safer.</td>
<td>Noted</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Social housing is certainly needed in Griffin.</td>
<td>Agreed</td>
<td>No – the SPD requires a mixture of both house types and tenures in the redevelopment of Griffin.</td>
</tr>
<tr>
<td>Richard Green. Architectural Liaison Officer, Blackburn with Darwen Borough Council</td>
<td>I was very happy with the inclusion of Secured by Design as a requirement for the new development going forward.</td>
<td>Noted</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>There is a small typo on page 41 where a web link for Secured by Design guides has slipped down a line.</td>
<td>Agreed</td>
<td>Yes – position of link now corrected.</td>
</tr>
<tr>
<td>Marion Roberts, Service Development Officer (Environmental Services), Blackburn with Darwen Borough Council</td>
<td>A far reaching and holistic document, but clear and ordered throughout.</td>
<td>Noted</td>
<td>No</td>
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<td>Jackie Whelan, Principal Planner (Conservation &amp; Design), Blackburn with Darwen Borough Council</td>
<td>Section 4.19 I would add that there are a number of buildings of local interest in the area that could be classified as undesignated heritage assets that make a positive contribution to the distinctiveness of the Griffin area. Section 6: Design Objectives – I feel the visuals do not always help interpret the principles. An existing image of a particular part of the Griffin area would help support the local interpretation. Images should also be captioned to show the principles that they are being used to demonstrate.</td>
<td>Agreed</td>
<td>Yes – wording has been added to Heritage and Conservation section.</td>
</tr>
<tr>
<td>Gwen Kinloch, Environment Manager, Blackburn with Darwen Borough Council</td>
<td>I’m pleased to see reference to energy efficiency and sustainability, although I would have preferred the principles to have come through more strongly. The reference to electric car charging points almost seems like a throw-away remark. Rather than ask developers to consider only one solution perhaps they should be tasked with introducing relevant (and affordable) infrastructure. I presume there will be demolition if there are to be opportunities for new green infrastructure? Will development be allowed on the existing green spaces if no new spaces are to be provided?</td>
<td>Agreed</td>
<td>Yes – a paragraph has been added to the introduction to highlight the importance of encouraging a low carbon community in Griffin. Yes – this has now been replaced by ‘develop appropriate infrastructure to facilitate low carbon living.’</td>
</tr>
<tr>
<td>Release of the East Street area of open space for development will only be progressed once the developer has agreed to include an area of open space if there are to be opportunities for new green infrastructure.</td>
<td>Yes</td>
<td>No</td>
<td></td>
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<tr>
<td>Private individual</td>
<td>You need to be aware of a new document produced by Community Forests Northwest – Green Infrastructure to Combat Climate Change: A Framework for Action.</td>
<td>space within the redevelopment.</td>
<td>Noted Yes – link to the document has been included within the SPD.</td>
</tr>
<tr>
<td>Private individual</td>
<td>There are a lot of older people living in Gordonstoun Place which back on to the proposed development site at East/Bombay/ Coleridge and Hardman Streets. They would not like there to be a children’s play area or recreation area at the back of their homes.</td>
<td>Intention is that this are will be developed for family housing and future play area – to replace the existing off East Street – is relocated and integrated within the Stansfeld/Hancock Streets development.</td>
<td>No</td>
</tr>
<tr>
<td>Private individual</td>
<td>Not happy that the SPD does not provide any certainty regarding the future of their property. If the property is to be demolished in the future would not like to have to take out a mortgage. Most of the comments related to poor quality of local service provision including extent of rubbish/ poor rubbish collection and street cleaning arrangements; site treatments/misuse of sites/lack of maintenance of grassed areas; and increasing number of landlords and bedsits/impact this is having on neighbourhood.</td>
<td>Confirmed residents would be contacted and provided with opportunities to be involved with the development of proposals for this part of the neighbourhood; unlikely to be before 2012/2013. Forwarded comments regarding local services to Neighbourhood Manager and provided contact details for future reference. Encouraged individual to attend MAPS meetings.</td>
<td>No</td>
</tr>
<tr>
<td>Private individual</td>
<td>Had not been able to look at a copy of the document. Wanted to know what the proposals were for Hancock Street and Wellington Road.</td>
<td>Outlined proposals for Hancock Street and wide area. Outlined position regarding closing down of HMR funding</td>
<td>No</td>
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<tr>
<td>Private individual</td>
<td>Interested in information on proposals and timescale for delivery of improvements/redevelopment for Hancock Street and surrounding blocks.</td>
<td>Hancock Street is part of a future phase of work and is included in ‘area for potential change’. Council has limited funds to complete the committed works. HMR programme has been withdrawn. Unlikely to secure funding for ‘area of change’ until next financial year at the earliest. Confirmed</td>
<td>No</td>
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<td>commitment to work through options and develop detailed proposals with residents once the Council has more certainty regarding future funding. Referred to options for feedback.</td>
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Appendix E:

Plan 1: Griffin Supplementary Planning Document boundary & adjacent Conservation Area

Plan 2: Uses and activities

Plan 3: Spatial development framework

Plan 4: Development sites

Plan 5: Access and movement
Plan 1: Griffin Supplementary Planning Document boundary and adjacent Conservation Area
Plan 2: Uses and activities
Plan 5: Access and movement
Appendix F: Flood Risk Map
Appendix G: Adoption Statement

Planning and Compulsory Purchase Act 2004


Blackburn with Darwen Local Development Framework

Griffin Supplementary Planning Document (SPD)


Under Regulation 16 2b of the Town and Country Planning (Local Development) (England) Regulations 2004 (SI 2004 No.2204) any person aggrieved by the SPD may apply to the High Court for permission to apply judicial review of the decision to adopt the SPD. Any application for leave must be made promptly and in any event not later than three months after the date on which the SPD was adopted.