



**BLACKBURN**  
*with*  
**DARWEN**  
BOROUGH COUNCIL

# **BLACKBURN WITH DARWEN AUTHORITY MONITORING REPORT 15**

**1<sup>st</sup> April 2020 – 31<sup>st</sup> March 2021**

**Growth Team,  
Blackburn with Darwen Borough Council,  
One Cathedral Square,  
Blackburn,  
BB1 1FB**

**[www.blackburn.gov.uk](http://www.blackburn.gov.uk)**

## Table of Contents

<b>1. Introduction .....</b>	<b>2</b>
<b>2. Local Plan preparation – reporting on the Local Development Scheme (LDS) .....</b>	<b>3</b>
<b>3. Duty to Co-operate .....</b>	<b>6</b>
<b>4. Local Plan Policies: progress.....</b>	<b>8</b>
<b>LAND SUPPLY FOR BUSINESS DEVELOPMENT.....</b>	<b>8</b>
<b>QUANTITY, QUALITY &amp; MIX OF HOUSING .....</b>	<b>11</b>
<b>ENVIRONMENTAL PROTECTION &amp; ENHANCEMENT .....</b>	<b>14</b>
<b>Quality of Place.....</b>	<b>14</b>
 <b>Appendix 1: 5 Year Housing Land Supply update .....</b>	 <b>15</b>

# 1. Introduction

- 1.1. The key purposes of an Authority Monitoring Report (AMR) are to: provide a general portrait of the social, economic and environmental conditions in the Borough; measure various indicators to assess the performance of planning policies set out in the adopted development plan; and assess the Council's progress in producing its development plan documents against the timetable set out in the Local Development Scheme (LDS).
- 1.2. Blackburn with Darwen Borough Council adopted its Core Strategy, which establishes the strategic vision and policies for the district, in January 2011; the Local Plan Part 2: Site Allocations and Development Management Policies was adopted in December 2015. The aim of the Part 2 plan is to shape the future development of Blackburn with Darwen in order to create jobs, attract and retain a skilled labour force, and strengthen the borough's competitive position in the North West. It identifies strategic land allocations which are essential to delivering these objectives; and sets out development management policies which will be used in assessing planning applications. The Core Strategy and Part 2 form the existing development plan for the Borough.
- 1.3. The Council approved a new LDS in 2018 first setting out the intention to develop a single Local Plan to replace the Core Strategy and Local Plan Part 2. The new Local Plan is to look ahead to 2037. The Council approved a revised LDS in July 2021. This sets out the timetable to adoption of the new Local Plan in 2023. *Further details are set out in Section 2 of this AMR.*
- 1.4. The Duty to Cooperate places a legal duty on Local Planning Authorities, County Councils in England, and identified public bodies to engage constructively, actively and on a continuing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. *A brief summary of recent and ongoing DtC work in Blackburn with Darwen is provided in Section 3 of this AMR.*
- 1.5. This AMR 15 covers the 2020/21 monitoring year specifically (the monitoring period 1<sup>st</sup> April 2020 – 31<sup>st</sup> March 2021). Reporting on indicators is limited to a small set of core indicators only as was reported in AMR14 last year. Some of the core indicators are reported on for the last 3-year period 2018-2021 to provide a time series of key datasets. *The core indicators are set out in Section 4 of this AMR.*
- 1.6. We welcome any comments you have on this report to help improve it for future years. You can contact the Council's Growth team on (01254) 585356 or at email: [forwardplanning@blackburn.gov.uk](mailto:forwardplanning@blackburn.gov.uk)

## 2. Local Plan preparation – reporting on the Local Development Scheme (LDS)

2.1 The LDS sets out any new and revised planning policy documents the Council intends to produce. The latest published LDS is dated July 2021 and is available to view on the Council's [website](#). It sets out plans to update the Local Plan which is the Council's priority at this stage. The Council's new Local Plan is currently in its 'Preparation' phase (Regulation 18). Table 1 below provides an update on progress against the work stages reported in the most up to date LDS, referencing the relevant Town and Country Planning Regulations which the Council must adhere to.

**Table 1: Scheduled work and progress on the new Blackburn with Darwen Local Plan**

Regulation <sup>1</sup>	Work Stage	Timetable (July 2021 LDS)	Comments
Preparation (Regulation 18)	Scoping the issues and options and commission of initial key evidence base	Jan – Dec 2018	Complete
	Consult on Issues and Options	Feb – Apr 2019	Complete
	Consider responses to Issues and Options	May – Jul 2019	Complete
	Commissioning/delivery of additional evidence base to inform emerging draft plan, site selection process, policy development	Jan 2019 – Dec 2020	Complete
	Consult on draft Local Plan under Regulation 18	Jan-Feb 2021	Complete
	Production of supporting technical papers for Publication Draft Local Plan	March – Dec 2021	In progress
Publication (Regulations 19/20)	Consult on Publication Draft Local Plan	Jan-Feb 2022	
	Consider responses to Publication Draft and finalise Submission Draft	March – June 2022	
Submission (Regulation 22)	Prepare documentation and Submit Local Plan for examination	June-July 2022	
Examination (Regulations 23/24/25)	Process run by a Planning Inspector from the Planning Inspectorate (includes consultation on any Main Modifications to the Plan prior to receipt of the final report from the Planning Inspector).	July 2022 onwards (Planning Inspectorate estimate a period of 12 months for the examination stage)	
Adoption (Regulation 26)	Formal adoption of the plan by the Council	Estimated Summer 2023	

2.2 The LDS does not currently set out any plans for further Supplementary Planning Documents (SPDs) or Masterplans to be produced by the Council. Once the Council has progressed further

<sup>1</sup> [Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#)

with its Local Plan and has a clearer view on priorities beyond its adoption, a revised LDS will provide further information on any future work programme. Table 2 below provides a summary of existing DPDs, SPDs/Masterplans adopted or worked on since 2011 to help set the overall context of the planning policy situation in the Borough.

**Table 2: Existing planning policy documents for Blackburn with Darwen**

Document Title	Brief Description	Comments
<b>Development Plan Documents / Procedural</b>		
<a href="#">Core Strategy</a> – “Local Plan Part 1”	Sets out the vision, objectives and spatial development strategy including strategic policies and a Key Diagram.	Adopted Jan 2011
<a href="#">Site Allocations and Development Management Policies</a> – “Local Plan Part 2”	Sets out more detailed policies building on the Core Strategy, including identifying specific areas of land for development.	Adopted Dec 2015
<a href="#">Statement of Community Involvement</a> (SCI)	Sets out the methods of public consultation, updated in 2020 to reflect the impacts of Covid19.	Adopted Jul 2020
<a href="#">Joint Minerals and Waste Local Plan</a>	Prepared by a Joint Advisory Committee for Strategy Planning at Lancashire County Council - set planning policies and site allocations for mineral and waste planning matters.	Ongoing review of Local Plan – submission expected in 2022.
<b>Supplementary Planning Documents</b>		
Blackburn Town Centre SPD	Provides a framework to guide development within the town centre area.	Adopted Aug 2018
Griffin SPD	To support investment decisions and to guide the preparation and delivery of proposals for the regeneration and redevelopment of the Griffin neighbourhood.	Adopted Nov 2017
Residential Design Guide SPD	To provide targeted advice to help enhance the quality of new homes and residential places across the Borough.	Adopted Nov 2017
Planning for Health SPD	To provide supporting info and guidance on how our environment, and the planning decisions made, impact upon the health of the population of BwD.	Adopted Apr 2016
Green Infrastructure & Ecological Networks SPD	To help applicants and developers to ensure that proposals for development make the most of opportunities of improving existing, and creating new, green infrastructure and ecological networks.	Adopted Dec 2015
Darwen Town Centre Conservation Area SPD	Establishes and sets out the ‘significance’ of the area to help understand and assess potential impacts of future development proposals on heritage assets.	Adopted Aug 2014

Document Title	Brief Description	Comments
Corporation Park Conservation Area SPD	Establishes and sets out the 'significance' of the area to help understand and assess potential impacts of future development proposals on heritage assets.	Adopted Aug 2014
HMO and residential conversions and sub-divisions SPD	Provides additional detail explain how the Council will apply policies in the Local Plan relating to the conversion of buildings into apartments, HMOs or hostels.	Adopted Apr 2012
<b>Masterplans</b>		
<a href="#">Holden Fold</a>	Framework for the future development of an allocated urban extension off Holden Fold / Roman Road in north-east Darwen	Adopted Feb 2021
<a href="#">Bank Hey</a>	Framework for the future development of an allocated urban extension off Heys Lane in south Blackburn	Adopted Jul 2020
<a href="#">Roe Lee</a>	Framework for the future development of an allocated site at Roe Lee in north Blackburn	Adopted Nov 2016
<a href="#">North Blackburn</a>	Framework for the future development of an allocated urban extension area in north Blackburn	Adopted Feb 2016
<a href="#">Gib Lane</a>	Framework for the future development of an allocated urban extension off Gib Lane in west Blackburn	Adopted Sep 2015
<b>Other Documents</b>		
<a href="#">Air Quality Planning Advisory Note</a>	Provides guidance for how developers can take action to reduce health impacts associated with development and transport emissions	Completed Jul 2018
<a href="#">Parking Standards</a>	Sets benchmark parking standards for different types of use class, including minimum dimensions and bicycle/motorcycle parking provision	Adopted Apr 2014
<a href="#">Wind Turbine Developer Guide</a>	Sets out how the Council will consider issues around wind turbine development proposals	Completed May 2013
<a href="#">Housing Space Standards Policy</a>	Adopts minimum space standards for new dwellings and housing in multiple occupation	Completed Jun 2012

### 3. Duty to Co-operate

- 3.1 In accordance with requirements set out in planning regulations<sup>2</sup> local planning authorities must give details to their communities in their Authority Monitoring Reports of the actions they have undertaken under the duty to cooperate. This needs to include details of the actions taken to respond constructively to requests for cooperation from neighbouring planning authorities and other bodies covered by the duty.
- 3.2 The Localism Act 2011 places a legal duty on local planning authorities, county councils in England and other public bodies (prescribed bodies) to cooperate with each other to address strategic planning priorities that cross local boundaries in the preparation of their development plan and other local development documents. Section 33A of the Planning and Compulsory Purchase Act 2004 defines the duty in relation to planning for sustainable development and sets out the requirement for all identified bodies to engage constructively, actively and on a continuing basis to ensure effective planning in relation to the strategic matters in their Local Plans. The scope of strategic matters includes the planning and delivery of supporting infrastructure. The [National Planning Policy Framework](#) (NPPF) and the National Planning Practice Guidance (NPPG) on [Plan Making](#) provides additional advice and guidance on the requirements of the duty. In 2018 the NPPF introduced a new requirement for Local Authorities to prepare a 'Statement of Common Ground' as evidence of effective joint working.
- 3.3 The following organisations are subject to the duty in relation to strategic planning in Blackburn and Darwen. Local planning authorities/county councils: -
- Ribble Valley Borough Council
  - Hyndburn Borough Council
  - Rossendale Borough Council
  - Bury Council
  - Bolton Council
  - Chorley Borough Council
  - South Ribble Borough Council
  - Preston City Council<sup>3</sup>
  - Lancashire County Council
- 3.4 Other prescribed consultation bodies<sup>4</sup> of relevance to Blackburn with Darwen<sup>5</sup> include: -
- The Lancashire Local Enterprise Partnership (LEP)
  - The Lancashire Local Nature Partnership (LNP)
  - The Coal Authority
  - The Environment Agency
  - Historic England
  - Natural England
  - Network Rail
  - Highways England
  - Transport for Greater Manchester (TfGM) and Transport for the North

---

<sup>2</sup> The Town and Country Planning (Local Planning) (England) Regulations 2012, regulation 34 part 6

<sup>3</sup> Preston City Council is not strictly a neighbouring local planning authority as defined in planning legislation. However there has previously been cooperation on a number of cross boundary strategic matters which warrants their involvement in the preparation and delivery of the Blackburn with Darwen development plan (and Preston, Chorley and South Ribble prepare a joint Local Plan).

<sup>4</sup> Listed under Regulation 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012

<sup>5</sup> A number of the public bodies identified in the guidance are not relevant to BwD including the Mayor of London, Marine Management Organisation etc.

- Relevant telecommunications companies (mobile operators)
- Relevant health providers (BwD Clinical Commissioning Group, NHS England Lancashire Area Team)
- Relevant gas and electricity companies (United Utilities, National Grid, Electricity North West, Cadent Gas)
- Relevant water and sewerage undertakers (United Utilities)
- Homes England

3.5 In addition to the prescribed bodies listed above BwD consider it crucial during plan preparation to engage with several other bodies and organisations on cross boundary issues relating to infrastructure planning and delivery. These include bodies such as Sport England and the Emergency Services. The outcomes of such cooperation have previously been set out in the 'Local Plan Part 2: Infrastructure and Delivery Plan'. A revised Infrastructure Delivery Plan will be produced to accompany the new Local Plan at Regulation 19 stage. The Council and these organisations are committed to ongoing engagement throughout plan delivery; the Infrastructure and Delivery Plan is updated on a regular basis to reflect these discussions and resultant requirements.

3.6 *Scope of Duty to Cooperate Activities* - NPPF paragraph 20 states that strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:

- a) housing (including affordable housing), employment, retail, leisure and other commercial development;
- b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- c) community facilities (such as health, education and cultural infrastructure); and
- d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

3.8 Using the above scoping as a guide there is regular contact and joint working with neighbouring local authorities on a variety of issues via well-established and constituted local governance structures that operate across Pennine Lancashire and the wider Lancashire area and on individual planning applications that have cross boundary implications. The local governance structures in place include: -

- PLACE (Pennine Lancashire Authorities Chief Executives)
- Growth Lancashire
- LEP (Lancashire Enterprise Partnership)/Lancashire Local Transport Board (Transport for Lancashire (TfL))
- DPOG (Development Plan Officers Group)
- LCOG (Lancashire Conservation Officers Group)
- DCOG (Development Control Officers Group)

3.9 The Council will publish further details of duty to co-operate work through a Statement of Common Ground in support of the new Local Plan.



## 4. Local Plan Policies: progress

4.1 The following section reports on a number of core monitoring indicators which aim to identify how well policies within the Local Plan are performing against their aims. AMRs published prior to AMR14 attempted to report against all indicators within the plan. This AMR follows AMR14 in reporting on a small number of core indicators only. There are a number of reasons for this:

- 1) the Council has set out its intention to review all policies in the new Local Plan therefore the importance of measuring the effectiveness of specific policies is reduced;
- 2) resourcing issues and Covid-19 have impacted on the time available to undertake monitoring during recent periods;
- 3) changes in the availability of national datasets since adoption of the current Local Plan has led to uncertainty regarding the accuracy of some data; and
- 4) some sources of information are available from other published sources such as the Council's annual Infrastructure Funding Statement and its various evidence base reports prepared in support of the new Local Plan.

4.2 As part of preparation of the new Local Plan an updated set of monitoring indicators will be agreed on to help ensure that all can be reported on reliably in future years.

4.3 The Core Indicators that the Council is reporting on for the periods 2018-19, 2019-20 and 2020-21 are set out below under the spatial intervention headings in the adopted Local Plan and previous AMRs:

- Land supply for business development;
- Quantity, quality and mix of housing;
- Environmental Protection and Enhancement; and
- Quality of Place.

### **LAND SUPPLY FOR BUSINESS DEVELOPMENT**

**Indicator: Gross Ha/floorspace developed for B1, B2, B8.**

Monitoring Year	B1a		B2		B8		Total	
	Sq.m	Ha	Sq.m	Ha	Sq.m	Ha	Sq.m	Ha
2018/2019	1,498	0.24	399	0.04	7,821	3.07	9,718	3.35
2019/2020	3,319	1.00	12,885	5.00	561	0.20	16,765	6.20
2020/2021	12,595	3.11	1309.5	0.31	2868	0.2868	17275	3.76

4.4 There has been a total of 3.76 hectares of new land developed for employment use within the borough in the 2020/21 monitoring period which represents a decrease of 2.44 hectares compared to monitoring period 2019/20 where 6.2 hectares was developed. This difference can

largely be attributed to reduced completions being registered at the strategic employment site at Frontier Park in the 2020/21 period (compared with 2019-20)<sup>6</sup>.

#### Number of jobs created/safeguarded

- 4.5 No official sources of data are available on jobs created or safeguarded for the borough. Whilst there are estimates on the number of jobs in the borough, this does not identify if jobs have been 'created' or not. For example, jobs could increase but this could be as a result of an employer re-locating into the borough, bringing employees with them; where an employer had a full time job but now has two part time jobs; or a business may have created jobs but another cut jobs which may show as a '0' net increase etc. As a result, without accurate information available on this indicator, this has not been reported on in the 2020/21 monitoring period.
- 4.6 Although not directly linked to the indicator measure, the total number of jobs and analysis of the economically active population are still useful contextual datasets. Data available from Nomis for the period 2018-21 are set out below.

	<b>Job Density (Total jobs within BwD)</b>
2018	79,000
2019	73,000

Data source: Nomis (2021)

	<b>Number of people economically active (within BwD)</b>	<b>Percentage of working age (16-64) population</b>
2018	63500	66.9%
2019	64600	68%
2020	63300	67.3%
2021	65,100	70.3

Data source: Nomis (2021)

- 4.7 Year-to-year jobs figures published by Nomis can show considerable variability. Data should also be read in the context of longer-term trends. Considerable net jobs growth has been reported since the last recession in 2010 (set out in the Economic Update of the Council's Housing and Economic Needs Assessment).

	<b>Total employment change (within BwD)</b>
2001-2011	-4,138
2011-2019	10,357

Data source: Oxford Economics (2021)

#### Number of new businesses established/ business count

- 4.8 Monitoring the number of new businesses established in an area provides an indication of the level of entrepreneurship and the health of the business population.
- 4.9 Most recent figures from 2020 (accessed from ONS UK Business Demography) show that there was a reduction in enterprises in the borough of 80. From the most recent data (2020)

<sup>6</sup> A proportion of completions at this site for the purposes of monitoring are attributed to Blackburn with Darwen's figures even though the site is located in Hyndburn Borough. The two local authorities share a functional economic market area and signed an agreement to this effect when the site was allocated.

accessed from Nomis on UK Business Counts, the total number of businesses within the borough now stands at 4,895. The vast majority of these (85.8%) are identified as micro (0-9 employees) which is consistent with the rest of the North West whose majority of enterprises are also at micro scale (88.8%).

#### **Average earning of residents of the Borough**

- 4.10 The average gross weekly pay for full time workers in the borough in 2020 is £456.90, which is £103.40 less than the regional average of £560.30 and £130.20 less than the national average of £587.10 (Nomis, 2021).
- 4.11 The borough's average gross weekly pay has reduced from £491.10 in 2019 to £456.90 in 2020, a reduction of £34.20 (Nomis, 2021).
- 4.12 The Local Plan's aim is to ensure a supply of high quality employment sites are developed within the borough which in turn will increase wage levels.

<b>Average earnings of residents of the borough for 2020 (Data accessed from Nomis 2021)</b>			
	<b>BwD (Pounds)</b>	<b>NW (Pounds)</b>	<b>GB (Pounds)</b>
<b>Gross weekly pay</b>			
Full time workers	456.9	560.3	587.1
Male full time workers	485.1	588.6	622.9
Female full time workers	435.9	519.1	544.3
<b>Hourly pay (excluding overtime)</b>			
Full time workers	11.67	14.44	15.18
Male full time workers	11.89	14.85	15.64
Female full time workers	11.32	13.95	14.42

#### **Ha of new land developed for employment use**

- 4.13 As stated above, there has been 3.76 hectares of new land developed for employment use within the borough in the 2020-21 monitoring period.

#### **Ha developed in employment allocation sites for non-B-Class uses**

- 4.14 There have been no non B-class uses of development completed on employment allocations within this monitoring period. Employment allocations represent good quality, ready to develop land for employment development which the Council want to see brought forward for such uses in order to create new jobs in the borough. This indicates that the employment allocation policies within the Local Plan are being implemented effectively, ensuring the highest quality employment land is reserved for employment use.

#### **Levels of unemployment**

- 4.15 The table below highlights that since 2018, levels of employment in the borough have increased slightly from 3,500 persons (equivalent to 5.2% of the borough's population) to 3,700 in 2020 (equivalent to 5.4% of the borough's population).
- 4.16 Similarly, levels of unemployment in 2020 have increased both regionally and nationally compared to 2018 figures (from 4% in 2018 to 4.2% in 2020 and from 4.2% in 2018 to 4.6%

respectively). This can largely be attributed to the Covid-19 pandemic which has had a profound effect on the UK labour market

<b>Levels of unemployment (Data accessed from Nomis 2021)</b>				
	<b>BwD (Count)</b>	<b>BwD (%)</b>	<b>NW (%)</b>	<b>GB (%)</b>
2018	3500	5.2	4	4.2
2019	3700	5.5	4.1	3.9
2020	3700	5.4	4.2	4.6

## **QUANTITY, QUALITY & MIX OF HOUSING**

Indicator: Total gross number of new homes completed within the borough

<b>2018/19</b>	<b>Inner urban areas</b>	<b>Outer urban areas</b>	<b>Town centres</b>	<b>Countryside areas /green belt</b>	<b>Village settlements</b>	<b>Tock holes</b>	<b>Classed as rural exceptions</b>	<b>Total</b>
<b>Conversion/COU</b>	33	11	61	3	1	0	0	<b>109</b>
<b>New build</b>	174	209	1	2	1	0	0	<b>387</b>
<b>Total</b>	<b>205</b>	<b>220</b>	<b>62</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>496</b>

<b>2019/20</b>	<b>Inner urban areas</b>	<b>Outer urban areas</b>	<b>Town centres</b>	<b>Countryside areas /green belt</b>	<b>Village settlements</b>	<b>Tock holes</b>	<b>Classed as rural exceptions</b>	<b>Total</b>
<b>Conversion/COU</b>	3	3	9	4	0	0	0	<b>19</b>
<b>New build</b>	33	247	0	2	0	0	0	<b>282</b>
<b>Total</b>	<b>36</b>	<b>250</b>	<b>9</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>301</b>

<b>2020/21</b>	<b>Inner urban areas</b>	<b>Outer urban areas</b>	<b>Town centres</b>	<b>Countryside areas /green belt</b>	<b>Village settlements</b>	<b>Tock holes</b>	<b>Classed as rural exceptions</b>	<b>Total</b>
<b>Conversion/COU</b>	4	55	5	3	0	0	0	<b>67</b>
<b>New build</b>	176	245	0	0	0	0	0	<b>421</b>
<b>Total</b>	<b>180</b>	<b>300</b>	<b>5</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>488</b>

Indicator: Number of demolitions

2018/19 – 10 dwellings

2019/20 – 0 dwellings

2020/21 – 4 dwellings

Indicator: Number of empty homes: long term empties reoccupied

2018/19 – 271 long term vacant (>6 months) were brought back into use during the 2018/19 period

2019/20 – 559 long term vacant (>6 months) were brought back into use during the 2019/20 period

2020/21 – 176 long term vacant (>6 months) were brought back into use during the 2020/21 period

**Indicator: Number of executive housing developments completions in urban areas (Council tax bands E-H)**

The tables below show the breakdown of all new housing completions by Council Tax Band D or above, including as a percentage of overall new completions by year.

	Band D	Band E	Band F	Band G	Band H	Total
<b>2018/19</b>	68	70	4	3	1	146
<b>2019/20</b>	59	107	18	3	0	187
<b>2020/21</b>	85	80	6	0	0	171
<b>Total</b>	212	257	28	6	1	504

Source: Blackburn with Darwen housing land monitoring

	Bands A-C Count	Bands A-C %	Bands D and above count	Bands D and above %	Total housing
<b>2018/19</b>	350	70.56 %	146	29.44 %	496
<b>2019/20</b>	114	37.87 %	187	62.13 %	301
<b>2020/21</b>	317	64.95 %	171	35.05 %	488
<b>Total</b>	781	60.78 %	504	39.22 %	1285

Source: Blackburn with Darwen housing land monitoring

The table below shows the current overall total breakdown for the Borough of Bands A-C and Bands D+

	Bands A-C Count	Bands A-C %	Bands D and above count	Bands D and above %	Total housing
<b>2020</b>	53,618	86.78 %	8,166	13.22 %	61,784

Source: Blackburn with Darwen Council Tax Base (CTB1)

**Indicator: % of housing developments on Brownfield Land**

2018/19 – 254 of 387 new build units were on brownfield land, equating to **72%** of new build homes  
 2019/20 – 104 of 282 new build units were on brownfield land, equating to **37%** of new build homes  
 2020/21 – 210 of 421 new build units were on brownfield land, equating to **49%** of new build homes

**Indicator: Housing Target**

4.17 The NPPF (para. 73) requires all local planning authorities in England to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement. The Council can demonstrate a 17.8 years' supply of deliverable housing land as set out in Appendix 1 of this AMR.

4.18 The borough's current housing requirement is based on the government's standard methodology which identifies a housing need figure for Blackburn with Darwen of 161 (including a 5% buffer). This figure, however, does not reflect the growth ambitions of the Council. Work is progressing on updating our Local Plan which will identify a revised, locally-set housing need figure for the borough which will take into account our economic growth aspirations.

**Indicator: % of houses: apartments completed**

4.19 The ratio of new homes built in the 2020-21 monitoring period compared to new apartment units completed is 87%:13% respectively. This highlights that there are significantly more houses being completed within the borough compared to apartment developments. This is consistent with the aims of the current Local Plan which requires the principal element of the dwelling mix on a site to be detached and semi-detached housing.

**Indicator: Number of 1/2/3/4/5+bed dwellings completed (new-builds)**

<b>2018/19</b>	<b>1-bed</b>	<b>2-bed</b>	<b>3-bed</b>	<b>4-bed</b>	<b>5+-bed</b>	<b>Total</b>
Terraced	-	-	9	-	-	9
Semi-detached	-	8	47	25	-	80
Detached	2	-	36	121	4	163
Apartment	26	84	-	-	-	110
Bungalow	1	24	-	-	-	25
<b>Total</b>	<b>29</b>	<b>116</b>	<b>92</b>	<b>146</b>	<b>4</b>	<b>387</b>

<b>2019/20</b>	<b>1-bed</b>	<b>2-bed</b>	<b>3-bed</b>	<b>4-bed</b>	<b>5+-bed</b>	<b>Total</b>
Terraced	-	12	8	2	-	22
Semi-detached	1	3	20	23	-	47
Detached	-	-	51	138	16	205
Apartment	8	-	-	-	-	8
Bungalow	-	-	-	-	-	-
<b>Total</b>	<b>9</b>	<b>15</b>	<b>79</b>	<b>163</b>	<b>16</b>	<b>282</b>

<b>2020/21</b>	<b>1-bed</b>	<b>2-bed</b>	<b>3-bed</b>	<b>4-bed</b>	<b>5+-bed</b>	<b>Total</b>
Terraced	-	26	42	1	-	69
Semi-detached	-	28	67	11	-	106
Detached	-	2	28	149	7	186
Apartment	2	42	10	-	-	54
Bungalow	-	-	-	-	-	-
<b>Total</b>	<b>2</b>	<b>98</b>	<b>147</b>	<b>161</b>	<b>7</b>	<b>415</b>

**Indicator: % of 1/2/3/4/5+bed dwellings completed (new-builds)**

<b>2018/19</b>	<b>1-bed</b>	<b>2-bed</b>	<b>3-bed</b>	<b>4-bed</b>	<b>5+-bed</b>	<b>Total</b>
Terraced	-	-	2.32	-	-	2.32
Semi-detached	-	2.06	12.14	6.45	-	20.67
Detached	0.51	-	9.30	31.26	1.03	42.11
Apartment	6.71	21.70	-	-	-	28.42
Bungalow	0.25	6.20	-	-	-	6.45
<b>Total</b>	<b>7.49</b>	<b>29.97</b>	<b>23.77</b>	<b>37.72</b>	<b>1.03</b>	<b>387</b>

<b>2019/20</b>	<b>1-bed</b>	<b>2-bed</b>	<b>3-bed</b>	<b>4-bed</b>	<b>5+-bed</b>	<b>Total</b>
Terraced	-	4.25	2.83	0.70	-	7.8
Semi-detached	0.35	1.06	7.09	8.15	-	16.6
Detached	-	-	18.08	48.93	5.67	72.69
Apartment	2.83	-	-	-	-	2.83
Bungalow	-	-	-	-	-	-
<b>Total</b>	<b>3.19</b>	<b>5.31</b>	<b>28.01</b>	<b>57.80</b>	<b>5.67</b>	<b>282</b>

<b>2020/21</b>	<b>1-bed</b>	<b>2-bed</b>	<b>3-bed</b>	<b>4-bed</b>	<b>5+-bed</b>	<b>Total</b>
<b>Terraced</b>	-	6.26	10.12	0.24	-	<b>16.62</b>
<b>Semi-detached</b>	-	6.74	16.14	2.65	-	<b>25.54</b>
<b>Detached</b>	-	0.48	6.74	35.90	1.68	<b>44.81</b>
<b>Apartment</b>	6.74	10.12	2.40	-	-	<b>13.01</b>
<b>Bungalow</b>	-	-	-	-	-	-
<b>Total</b>	<b>0.48</b>	<b>23.61</b>	<b>35.42</b>	<b>38.79</b>	<b>1.68</b>	<b>415</b>

**Indicator: Number of affordable houses completed**

2018/19 – 169 affordable housing units completed – 43% of all housing completions in 2018/19

2019/20 – 25 affordable housing units completed – 9% of all housing completions in 2019/20

2020/21 - 141 affordable housing units completed – 33.97% of all housing completions in 2020/21

**Indicator: Net additional Gypsy and Traveller pitches & plots for Travelling Showpeople**

2018/19 – 10 new pitches for Gypsy and Travellers created

2019/20 – 0 new pitches created

2020/21 – 0 new pitches created

**ENVIRONMENTAL PROTECTION & ENHANCEMENT**

**Indicator: Number of renewable energy generation developments: type and renewable energy capacity**

2018/19 – There were three planning applications granted permission for solar power schemes totalling around 520kw. No other technologies registered.

2019/20 – One planning application granted permission for an energy from waste plant in Darwen totalling 50MW. No other technologies registered.

2020/21 – No technologies granted planning permission

4.20 It is important to note that although the 2020-21 monitoring period has not reported any renewable energy generation developments within the borough, most renewable energy developments now fall under permitted development rights and therefore do not require planning permission. As a result, these will not be picked up through the planning system.

**Quality of Place**

**Indicator: S106 contributions received**

4.21 The Council publishes an annual Infrastructure Funding Statement (IFS) on its [website](#). The IFS provides a summary of financial contributions the Council has secured through Section 106 agreements from new developments for off-site infrastructure works and affordable housing. It also summarises contributions that have been paid to date and projects delivered in the Borough arising via S106 agreements.

## Appendix 1: 5 Year Housing Land Supply update

### 5 Year Housing land supply position 1<sup>st</sup> April 2021-31<sup>st</sup> March 2026

<b>HOUSING REQUIREMENT</b>		
A	Local Housing Need: Dwellings per annum 2021-26	153
B	Local Housing Need: Requirement for 1st April 2021 - 31st March 2026	765
C	5% buffer to ensure choice and competition in the market for land (B * 0.05)	38
<b>D</b>	<b>Total housing requirement for period from 1st April 2021 - 31st March 2026 (B+C)</b>	<b>803</b>
E	Annual requirement for period from 1st April 2021 to 31st March 2026 (D/5)	161
<b>HOUSING SUPPLY</b>		
F	Sites with planning permission currently under construction (number of units outstanding) (discounted by 15% for lapses)	840
G	Net outstanding full planning permissions expected to be built by 31st March 2026 (discounted by 15% for lapses)	530
H	Dwellings allocated in Local Plan Part 2 that are expected to be built by 31st March 2026	732
I	Large sites anticipated to come forward by 2026 (with supporting evidence)	409
J	Small site windfall allowance (including demolition allowance 10dpa)	350
<b>K</b>	<b>Expected housing supply for the period from 1st April 2021 to 31st March 2026 (F+G+H+I+J)</b>	<b>2,861</b>
<b>L</b>	<b>Housing Supply in Years (K / E)</b>	<b>17.8</b>

The housing land supply position in Blackburn with Darwen remains significantly high due to the housing need figure continuing to reflect the nationally set standard methodology housing figure (due to the age of the Council's Local Plan). The new Local Plan will set a local housing need figure against which future calculations of the five-year supply will be made.



**Sites making up the five year housing land supply 1<sup>st</sup> April 2021- 31<sup>st</sup> March 2026**

<b>F</b>	<b>Sites with planning permission currently under construction (number of units outstanding)</b>		
	<b>Site name &amp; address</b>	<b>Planning app. ref</b>	<b>No. of units (by March 2026)</b>
	Alaska Street, Blackburn (S001)	10/18/0270	23
	Albion Mill, Albion Street, Blackburn (S002)	10/14/0433	5
	Beechwood Garden Centre, Roman Road, Blackburn (S005)	10/19/0340	5
	Land at Cranberry Lane, Darwen (S017)	10/17/1313	46
	Fenisccliffe Bank, Tower/Hillcrest Road, Blackburn (S025)	10/19/0677	15
	Gib Lane Phase A, Blackburn (S031)	10/14/1331	59
	Gib Lane Phase C, Blackburn (S033)	10/17/0211	125
	Old Blackburnians Memorial Ground, Lammack Road, Blackburn (S051)	10/16/0077	42
	Tower View, Marsh House Lane, Darwen (S055)	10/18/1048	17
	North Blackburn – Phase 1 Land at Yew Tree Drive (S060)	10/17/0578	125
	Land to West of Rugby Club, Blackburn (S062)	10/20/0265	62
	Pole Lane North, Darwen (S064)	10/16/0789	101
	Pole Lane South, Darwen (S065)	10/19/0317	110
	Land off Queen Victoria Street, Blackburn (S067)	10/19/0317	68
	Roe Lee – Phase 1 North Site, Blackburn (S070)	10/18/0895	132
	Land off School Lane, Guide, Blackburn (S078)	10/18/0075	26
	Albert Street, Hoddlesden (S082)	10/18/0326	14
	Laneside, Shorrocks Lane, Blackburn (S093)	10/19/1182	8
	Land and properties off Billinge End Road, Blackburn (S225)	10/18/0396	5
			Total: 988
			<b>Total (inc. 15% lapse rate): 840</b>
<b>G</b>	<b>Net outstanding full planning permissions expected to be built by 31<sup>st</sup> March 2026</b>		
	<b>Site name &amp; address</b>	<b>Planning application ref</b>	<b>Number of units delivered by March 2026</b>
	Belgrave Mill Site, Bolton Road, Darwen (S007)	10/05/1095	67
	Lomond Gardens, Blackburn (S011)	10/19/0542	35
	Salisbury Road, Darwen (S020)	10/20/0513	9
	Griffin (Phase 1), Blackburn (S037)	10/19/1145	141
	Hollins Grove, Darwen (S048)	10/20/0107	37
	Palm Tree Islamic School (Former Montague Health Centre), Oakenhurst Road, Blackburn (S059)	10/19/0706	76
	Sappi (Phase 1a), Blackburn (S074)	10/18/0290	95
	Sappi (Phase 1b), Blackburn (S075)	10/18/1097	37
	St Stephen's Conservative Club, Robinson Street, Blackburn (S200)	10/19/0275	13
	Land at Bowen Street, Blackburn (S201)	10/19/1062	25
	St Chad's, 216 Pleckgate Road, Blackburn (S202)	10/19/1057	6
	Land at Fountain Street, Darwen (S203)	10/19/0113	10

<b>F Sites with planning permission currently under construction (number of units outstanding)</b>			
Vacant land off Victoria Buildings, Waterside, Darwen (S204)		10/19/0807	10
14 East Park Road, Blackburn (S226)		10/18/0404	7
Land off Wellington Street, Mill Hill, Blackburn (S227)		10/20/0346	42
Wayoh Barn, Blackburn Road, Edgworth (S228)		10/20/0464	5
Land at Moulding Close, Blackburn (S229)		10/20/0637	9
Total: 624			
<b>Total (inc. 15% lapse rate): 530</b>			
<b>H Dwellings allocated in Local Plan Part 2 that are expected to be built by 31<sup>st</sup> March 2026</b>			
<b>Site name &amp; address</b>	<b>Local Plan ref</b>	<b>Supporting evidence of delivery</b>	<b>Units to be delivered by March 2026</b>
Ellison Fold Way Phase 1 & 2, Darwen (S004 & S056)	16/14	McDermott Homes to bring forward the site with planning application due to be submitted imminently.	177
Fishmoor Drive (Parcel 3) – Roman Road/Newfield School, Blackburn (S028)	16/8	Council working with Together Housing Group and Countryside Properties to bring this site (in addition to other sites in South East Blackburn area) forward for development.  Planning application due to be submitted imminently.	97
Gib Lane Phase D (S034)	16/9	Kingswood Homes progressing with the next phases of the Gib Lane development site – outline permission granted and reserved matters application due to be submitted.  Subject to reserved matters approval, construction to commence in late 2021.	106
Gib Lane Phase E (S035)	16/9	Kingswood Homes progressing with the next phases of the Gib Lane development site – outline permission granted and reserved matters application due to be submitted.  Subject to reserved matters approval, construction to commence in late 2021.	43
Haslingden Road (Fishmoor Reservoir), Blackburn (S039)	16/7	Site out for tender under the Homes England framework. Feasibility study, framework document and supporting information attached to tender.  Anticipated planning application in 2021.	120

<b>F</b>	<b>Sites with planning permission currently under construction (number of units outstanding)</b>		
Bank Hey, Blackburn (S042)	16/10	<p>Masterplan signed up to by landowners and adopted by the Council in June 2020. Significant site assessment work has been undertaken in support of the Masterplan demonstrating delivery and viability.</p> <p>Developer due to submit planning application for the site in late 2021.</p>	97
Holden Fold, Darwen (S044-6)	16/12	Masterplan has been adopted by the Council. Supporting technical documents demonstrate delivery and viability.	67
Springside Works, Belmont (S080)	16/18	Site planning permission has lapsed during Covid lockdown – application received to extend existing permission under temporary regulations.	25
			<b>Total: 732</b>
<b>I</b>	<b>Large sites anticipated to come forward by 2026 (with supporting evidence)</b>		
<b>Site name &amp; address</b>	<b>Supporting evidence of delivery</b>		<b>Units to be delivered by March 2026</b>
Brokenstone Road (S010)	Site has been granted outline planning permission and housebuilder progressing with reserved matters application which is due to be submitted imminently.		67
Fishmoor Drive (Parcel 1) – former TGH land, Blackburn (S026)	<p>Council working with Together Housing Group and Countryside Properties to bring this site (in addition to other sites in South East Blackburn area) forward for development. A public consultation on proposals took place in early 2020. Regular liaison meetings take place between the Council’s Growth Team, Together Housing and Countryside Properties.</p> <p>Planning application for developing the site due to be submitted imminently.</p>		120
Fishmoor Drive (Parcel 2) – former T2000 (S027)	<p>Council working with Together Housing Group and Countryside Properties to bring this site (in addition to other sites in South East Blackburn area) forward for development. A public consultation on proposals took place in early 2020. Regular liaison meetings take place between the Council’s Growth Team, Together Housing and Countryside Properties.</p> <p>Planning application for developing the site due to be submitted imminently.</p>		69

<b>F</b>	<b>Sites with planning permission currently under construction (number of units outstanding)</b>	
Milking Lane (S057)	Site has been granted outline planning permission. Housebuilder due to submit reserved matters application imminently.	72
Land off Whalley Old Road, Blackburn (S196)	Site has been granted outline planning permission. Work on a preparing a Design Code has commenced and site investigations due to begin. Reserved matters application due to be submitted in 2022.	81
		<b>Total: 409</b>