



BLACKBURN
with
DARWEN
BOROUGH COUNCIL

BLACKBURN WITH DARWEN AUTHORITY MONITORING REPORT 14

1st April 2019 – 31st March 2020

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Table of Contents

1. Introduction	2
2. Local Plan preparation – reporting on the Local Development Scheme (LDS)	3
3. Duty to Co-operate	6
4. Local Plan Policies: progress.....	8
LAND SUPPLY FOR BUSINESS DEVELOPMENT.....	8
QUANTITY, QUALITY & MIX OF HOUSING	9
ENVIRONMENTAL PROTECTION & ENHANCEMENT	10
QUALITY OF PLACE	10
Appendix 1: 5 Year Housing Land Supply update	12

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 Part 2 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 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, 15 years from its anticipated adoption date in 2022. A revised LDS was updated in January 2020 replacing the 2018 document with a revised timetable to adoption of the new Local Plan in 2022. Due to the impacts of Covid-19 preparation of the new Local Plan has been delayed, at present by around 3 months. The Council may produce a further revision to its LDS once a clear and realistic timetable can be determined. At present however it is unable to do this due to ongoing impacts of Covid-19, and proposed Government reforms on Planning and the preparation of Local Plans. *Further details are provided 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 14 covers the 2019/20 monitoring year specifically (the monitoring period 1st April 2019 – 31st March 2020). Due to the ongoing review of policies set out in the adopted Local Plan, and impacts on resources of the Covid-19 pandemic, reporting on indicators is limited to a small set of core indicators only this year. Some of the core indicators are reported on for both the 2018/19 and 2019/20 monitoring years due to the absence of an AMR13 publication. *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

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 January 2020 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. 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 ¹	Work Stage	Timetable (Jan 2020 LDS)	Comments
Reg.18 (Preparation)	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 – Jun 2020	Covid19 impacts – est. 3 month delay
	Consult on draft Local Plan under Regulation 18	Sep 2020	Covid19 impacts – est. 3 month delay (Exec board Dec 2020 - consultation planned January 2021)
Reg.19 (Publication)	Consult on Publication Draft Local Plan	Mar – May 2021	Covid19 impacts – est. 3 month delay
	Consider responses to Publication Draft and finalise Submission Draft	May – Aug 2021	Covid19 impacts – est. 3 month delay
Reg.22 (Submission)	Prepare documentation and Submit Local Plan for examination	Sep 2021	Covid19 impacts – est. 3 month delay
Regs.23-25 (Examination)	Consideration of representations to the Publication Plan by the appointed person, independent examination, and publication of the recommendations of the appointed person (to include consultation on any Main Modifications to the Plan)	Nov 2021 onwards	Covid19 impacts – est. 3 month delay
Reg.26 (Adoption)	Formal adoption of the plan by the Council	Estimated Summer 2022	Covid19 impacts – estimated 3 month delay

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. When the Council has progressed further

¹ [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
Development Plan Documents / Procedural		
Core Strategy – “Local Plan Part 1”	Sets out the vision, objectives and spatial development strategy including strategic policies and a Key Diagram.	Adopted Jan 2011
Site Allocations and Development Management Policies – “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
Statement of Community Involvement (SCI)	Sets out the methods of public consultation, updated in 2020 to reflect the impacts of Covid19.	Adopted Jul 2020
Joint Minerals and Waste Local Plan	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 later in 2020.
Supplementary Planning Documents		
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
Corporation Park Conservation Area SPD	Establishes and sets out the ‘significance’ of the area to help understand and assess	Adopted Aug 2014

	potential impacts of future development proposals on heritage assets.	
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
Masterplans		
Holden Fold	Framework for the future development of an allocated urban extension off Holden Fold / Roman Road in north-east Darwen	Draft consultation - Sep 2020
Bank Hey	Framework for the future development of an allocated urban extension off Heys Lane in south Blackburn	Adopted Jul 2020
Roe Lee	Framework for the future development of an allocated site at Roe Lee in north Blackburn	Adopted Nov 2016
North Blackburn	Framework for the future development of an allocated urban extension area in north Blackburn	Adopted Feb 2016
Gib Lane	Framework for the future development of an allocated urban extension off Gib Lane in west Blackburn	Adopted Sep 2015
Air Quality Planning Advisory Note		
Air Quality Planning Advisory Note	Provides guidance for how developers can take action to reduce health impacts associated with development and transport emissions	Completed Jul 2018
Parking Standards		
Parking Standards	Sets benchmark parking standards for different types of use class, including minimum dimensions and bicycle/motorcycle parking provision	Adopted Apr 2014
Wind Turbine Developer Guide		
Wind Turbine Developer Guide	Sets out how the Council will consider issues around wind turbine development proposals	Completed May 2013
Housing Space Standards Policy		
Housing Space Standards Policy	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 regulations² 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 Council³
 - Lancashire County Council
- 3.4 Other prescribed consultation bodies⁴ of relevance to Blackburn with Darwen⁵ 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

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

³ 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).

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

⁵ 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. Previous AMRs have attempted to report against all indicators within the plan. This AMR however reports 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 in its LDS (and AMR 12 published in 2018) 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 the 2018-19 and 2019-20 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 It is anticipated that as part of the new Local Plan a new 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 and 2019-20 are set out below under the spatial intervention headings set out in the adopted Local Plan and previous AMRs.

- Land supply for business development;
- Quantity, quality and mix of housing;
- Environmental Protection and Enhancement;
- 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
2018/19	1,498	0.24	399	0.04	7,821	3.07	9,718	3.35
2019/20	3,319	1.00	12,885	5.00	561	0.20	16,765	6.20

QUANTITY, QUALITY & MIX OF HOUSING

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

2018/19	Inner urban areas	Outer urban areas	Town centres	Countryside areas /green belt	Village settlements	Tock holes	Classed as rural exceptions	Total
Conversion/COU	32	11	61	3	1	0	0	108
New build	174	209	1	2	1	0	0	387
Total	205	220	62	4	2	0	0	495

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

Indicator: Number of demolitions

2018/19 – 10 dwellings

2019/20 – 0 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

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

	Band E	Band F	Band G	Band H	Total
2018/19	70	4	3	1	78
2019/20	107	18	3	0	128
Total	177	22	6	1	206

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

Indicator: Housing Target

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 13.9 year supply of deliverable housing land as set out in Appendix 1 of this AMR.

Indicator: % of houses: apartments completed

See following indicator which includes breakdown of dwelling type

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

2018/19	1-bed	2-bed	3-bed	4-bed	5+-bed	Total
Terraced	-	-	9	-	-	9
Semi-detached	-	8	49	25	-	82
Detached	2	1	36	121	4	164
Apartment	26	84	-	-	-	110
Bungalow	1	24	-	-	-	25
Total	29	117	94	146	4	390

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

Indicator: Number of affordable houses completed

2018/19 – 169 affordable housing units completed

2019/20 – 25 affordable housing units completed

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

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

2019/20 – 0 new pitches provided

ENVIRONMENTAL PROTECTION & ENHANCEMENT**Indicator: Number of renewable energy generation developments: type and renewable energy capacity**

2018/19 – There were 3 planning permissions granted approval for solar power schemes totalling around 520kw. No other technologies registered.

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

QUALITY OF PLACE**Indicator: S106 contributions received**

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 – September 2020

HOUSING REQUIREMENT		
A	Local Housing Need: Dwellings per annum 2020-25	160
B	Local Housing Need: Requirement for 1st April 2020 - 31st March 2025	800
C	5% buffer to ensure choice and competition in the market for land (B * 0.05)	40
D	Total housing requirement for period from 1st April 2020 - 31st March 2025 (B+C)	840
E	Annual requirement for period from 1st April 2020 to 31st March 2025 (D/5)	168
HOUSING SUPPLY		
F	Sites with planning permission currently under construction (number of units outstanding)	1,083
G	Net outstanding full planning permissions expected to be built by 31st March 2025 (discounted by 10% for lapses). Note: anticipated unit delivery set out in G incorporates a flat 50% reduction for 2020/21 across all sites to reflect Covid impacts ⁶)	495
H	Dwellings allocated in Local Plan Part 2 that are expected to be built by 31st March 2025	422
I	Large sites anticipated to come forward by 2025 (with supporting evidence)	227
J	Small site windfall allowance	150
K	Demolitions	50
L	Expected housing supply for the period from 1st April 2020 to 31st March 2025 (F+G+H+I+J-K)	2,327
M	Housing Supply in Years (L / E)	13.9

⁶ The Council intends to undertake a more rigorous exercise of contacting landowners/developers to discuss the site specific impacts of Covid-19 as part of its Local Plan consultation in 2020/21

Sites making up the five year housing land supply 1st April 2020- 31st March 2025

F	Sites with planning permission currently under construction (number of units outstanding)		
	Site name & address	Planning app. ref	No. of units (by March 2025)
	Alaska St, Blackburn (S001)	10/18/0270	73
	Albion Mill, Albion St, Blackburn (S002)	10/14/0433	49
	Beechwood Garden Centre, Roman Rd, Blackburn (S005)	10/19/0340	14
	Charles St Development Site, Blackburn (S014)	10/09/0857	14
	Land at Cranberry Ln, Darwen (S017)	10/17/1313	93
	Crossfield St, Blackburn (S018)	10/17/0226	2
	Fenisccliffe Bank, Tower/Hillcrest Rd, Blackburn (S025)	10/19/0677	30
	Gib Lane Phase A, Blackburn (S031)	10/14/1331	94
	Gib Lane Phase B, Blackburn (S032)	10/15/0901	5
	Gib Lane Phase C, Blackburn (S033)	10/17/0211	112
	Old Blackburnians Memorial Ground, Lammack Rd, Blackburn (S051)	10/16/0077	55
	North Blackburn – Phase 1 Land at Yew Tree (S060)	10/17/0578	112
	Pole Lane North, Darwen (S064)	10/16/0789	110
	Land off Queen Victoria St, Mill Hill, Blackburn (S067)	10/19/0056	68
	Roe Lee – Phase 1 North Site, Blackburn (S070)	10/18/0895	135
	Roe Lee – Phase 2 Farm Site, Blackburn (S071)	10/18/0895	1
	Land off School Lane, Guide, Blackburn (S078)	10/18/0075	45
	Crossfield St Former Bakery Site, Blackburn (S088)	10/17/0226	9
	Laneside, Shorrock Ln, Blackburn (S093)	10/19/1182	16
	Bank Hey View, Heys Ln, Blackburn	10/17/0109	8
	St. Stephen’s Conservative Club, Robinson St, Blackburn (S200)	10/19/0275	14
	Land at Bowen St, Blackburn (S201)	10/19/1062	24
			Total: 1,083

G	Net outstanding full planning permissions expected to be built by 31st March 2025		
	Site name & address	Planning application ref	Number of units delivered by March 2025
	Belgrave Mill Site, Bolton Rd, Darwen (S007)	10/05/1095	27
	Gib Lane (Phase D), Blackburn (S034)	10/19/0662	81
	Gib Lane (Phase E), Blackburn (S035)	10/19/0662	18
	Griffin (Phase 1) (S037)	10/19/1145	56
	Hollins Grove, Darwen (S048)	10/20/0107	37
	Tower View, Marsh House Rd, Darwen (S055)	10/18/1048	17
	Land west of Rugby Club, Blackburn (S062)	10/20/0265	62
	Pole Lane South, Darwen (S065)	10/19/0317	110
	Sappi (Phase 1a), Blackburn (S074)	10/18/0290	96
	Albert Street, Huddlesden (S082)	10/18/0326	14
	Harcourt Rd / Cheltenham Rd, Blackburn (S092)	10/12/0177	6
	St Chad's, 216 Pleckgate Rd, Blackburn (S202)	10/19/1057	6
	Land at Fountain Street, Darwen (S203)	10/19/0113	10
	Vacant land off Victoria Buildings, Waterside, Darwen (S204)	10/19/0807	10
			Total: 550

H Dwellings allocated in Local Plan Part 2 that are expected to be built by 31st March 2025			
Site name & address	Local Plan ref	Supporting evidence of delivery	Units to be delivered by March 2025
Ellison Fold Way Phase 1 & 2, Darwen (S004 & S056)	16/14	Part of site is Council owned and publicised that a developer has been selected to bring forward the site. Pre-app advice request has now been received. Developer intention to submit for planning in December 2020.	90
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. 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. Area of the site which formed Newfield School is on Part 2 of the Brownfield Land Register and has Permission in Principle.	67
Griffin Development Site (Phase 2), Blackburn (S037)	16/4	Council received funding from Government (One Public Estate Land Release Fund) which has enabled works to be undertaken on this brownfield site to prepare it for development and ensure delivery within 5 years. House builder progressing with Phase 1 planning application (see G list of sites) is contracted to complete Phase 2.	60
Haslingden Road (Fishmoor Reservoir), Blackburn (S039)	16/7	Site out for tender under the Homes England framework. Feasibility study, framework document etc. attached to tender. Anticipated planning application in 2021.	90
Bank Hey, Blackburn (S042)	16/10	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.	67
Holden Fold, Darwen (S044-6)	16/12	Draft masterplan has been prepared for consultation. Supporting technical documents demonstrate delivery and viability.	37

Roe Lee (Phase 3) Mill Site, Blackburn	16/3	Discussions with the landowner have been held recently, part of a wider development site at Roe Lee	6
Springside Works, Belmont (S080)	16/18	Site planning permission has lapsed during Covid lockdown – application received to extend existing permission under temporary regulations.	5

Total: 422

I Large sites anticipated to come forward by 2025 (with supporting evidence)		
Site name & address	Supporting evidence of delivery	Units to be delivered by March 2025
Fishmoor Drive (Parcel 1) – former TGH land, Blackburn (S026)	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.	97
Fishmoor Drive (Parcel 2) – former T2000 (S027)	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.	67
Hoddlesden Mill, Hoddlesden (S043)	Pre-application advice has recently been sought. Planning application expected in late 2020	7
Milking Lane, Lower Darwen (S057)	Outline Planning Permission in place. Link road currently under construction. Housing parcel to be marketed early 2021 through a JV led by the Council. Reserved Matters planning application anticipated by end of 2021	56
		Total: 227

