



BLACKBURN
with
DARWEN
BOROUGH COUNCIL

BLACKBURN WITH DARWEN AUTHORITY MONITORING REPORT 16

1st April 2021 – 31st March 2022

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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 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 will look ahead to 2037, and the Council approved a revised LDS in July 2021 which sets out the timetable to adoption of the new Local Plan in 2023. *Further details are set out in Section 2 of this AMR.* Until this Local Plan is adopted, the AMR will continue to measure progress against Part 1 and Part 2 of the current development plan, although it is expected many of the indicators will also be of relevance to the new Plan.
- 1.4. The Duty to Cooperate places a legal duty on Local Planning Authorities (LPAs), 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 16 covers the 2021/22 monitoring year specifically (the monitoring period 1st April 2021 – 31st March 2022). Reporting on indicators is limited to a small set of core indicators only as was reported in AMR 15 last year. Some of the core indicators are reported on for the last 4-year period 2018-2022 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 by 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 July 2021 and is available to view on the Council's [website](#) and sets out plans to update the Local Plan. 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 (July 2021 LDS)	Comments
Preparation (Regulation 18)	Scoping the issues and options and commission of initial key evidence base	Jan – Dec 2018	Completed
	Consult on Issues and Options	Feb – Apr 2019	Completed
	Consider responses to Issues and Options	May – Jul 2019	Completed
	Commissioning/delivery of additional evidence base to inform emerging draft plan, site selection process, policy development	Jan 2019 – Dec 2020	Completed
	Consult on draft Local Plan under Regulation 18	Jan-Feb 2021	Completed
	Production of supporting technical and evidence papers for Publication Draft Local Plan	March – Dec 2021	Completed
Publication (Regulations 19/20)	Consult on Publication Draft Local Plan	Jan-Feb 2022	Completed (March 2022)
	Consider responses to Publication Draft and finalise Submission Draft	March – June 2022	Completed
Submission (Regulation 22)	Prepare documentation and Submit Local Plan for examination	June-July 2022	<i>On schedule</i>
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)	<i>Examination in Public (EiP) expected to be held late 2022/early 2023</i>
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

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 in 2022.
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	Adopted Feb 2021
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
Other Policies		
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	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	Sets out how the Council will consider issues around wind turbine development proposals	Completed May 2013
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. AMRs published prior to AMR14 attempted to report against all indicators within the plan. This AMR follows AMR15 in reporting on a small number of core indicators only. There are a number of reasons for this:

- i. 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;
- ii. resourcing issues can impact on the time available to undertake monitoring;
- iii. 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
- iv. 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. These are set out in Appendix D of the latest version of the new emerging Local Plan.

4.3 The Core Indicators that the Council is reporting on for the periods 2018-19, 2019-20, 2020-21 and 2021-22 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: Annual gross floorspace / land hectares developed for Office ((B1)/E(g)), Industry (B2) and Storage or Distribution (B8) uses within the borough

Monitoring Year	(B1a /) E(g) *		B2		B8		Total	
	Sq.m	Ha	Sq.m	Ha	Sq.m	Ha	Sq.m	Ha
2018/2019 (BwD Boundary)	1,498	0.24	399	0.04	7,821	3.07	9,718	3.35
2018/2019 (Frontier Park) **	564	0.751	0	0	14,017	4.07	14,581	4.82
2018/2019 (Total)	2,062	0.99	399	0.04	21,838	7.14	24,299	8.17
2019/2020 (BwD Boundary)	3,319	1	12,885	5	561	0.2	16,765	6.2
2019/2020 (Frontier Park)	0	0	0	0	2824	1.1	2,824	1.1
2019/2020 (Total)	3,319	1	12,885	5	3,385	1	19,589	7
2020/2021 (BwD Boundary)	12,595	3.11	1560	0.34	3,119	0.31	17,275	3.76
2020/2021 (Frontier Park)	0	0	0	0	10,256	2.58	10,256	2.58
2020/2021 (Total)	12,595	3.11	1,560	0.34	13,375	2.89	27,530	6.34
2021/2022 (BwD Boundary)	3,263	0.56	2,138	0.74	287	0.34	5,687	1.64
2021/2022 (Frontier Park)	0	0	2,601	0.84	5543	1.79	8,144	2.63
2021/2022 (Total)	3,263	0.56	4,739	1.58	5,830	2.13	13,831	4.27
Total 2018-2022 (BwD Boundary)	20,675	4.91	16,982	6.12	11,788	3.92	49,445	14.95
Total 2018-2022 (Frontier Park)	564	0.75	2,601	0.84	32,640	9.24	35,805	10.83
Total 2018-2022	21,239	5.66	19,583	6.96	44,428	13.16	85,250	25.78

Source: BwD BC 2022

*NB: Use classes are set by the Use Class Order 1987 (as amended). Until September 2020, office (and light industry) uses were classed as 'B1(a)'. From September 2020, following amendments to the Order, office (and light industry) uses are now classed as 'E(g)'. As the data is reported for both pre- and post- 2020, both use class names are referenced in relation to office use, although the class 'B1a' is officially no longer relevant, having been replaced by 'E(g)'.

**NB: In previous Authority Monitoring Reports the 'Frontier Park' site was excluded from the above indicator as the site is not within the borough boundary. However, the site is a joint scheme between Blackburn with Darwen Borough Council and Hyndburn Borough Council and so to reflect this will be included in the monitoring report for comprehensiveness.

4.4 In 2021/22, a total of 1.64 hectares of new land was developed for employment use within the borough. A further 2.63 hectares of land was developed at Frontier Park (in Hyndburn), providing a mix of B2 and B8 employment uses. A proportion of completions (40%) at Frontier Park 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. For monitoring transparency, the above table shows employment development at Frontier Park in 2021/22 separately. Taking both sources into account, a total of 4.27 hectares of employment land was therefore

developed in 2021/22. Between 2018 and 2022, a total of 14.95 hectares of land has been developed in Blackburn with Darwen (an average of 3.73ha of land per annum) for employment or 25.78 hectares of land with the inclusion of Frontier Park (and an average of 6.45ha of land per annum).

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 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 2021/22 monitoring period.

Number of new businesses established/ business count

4.6 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.

4.7 Most recent figures from 2021 (accessed from ONS, 2022) show that there was an increase in enterprises in the borough of 330. From the most recent data (2021) accessed from Nomis on UK Business Counts, the total number of businesses within the borough now stands at 5225. The vast majority of these (86.3%) are identified as micro (0-9 employees) which is consistent with the rest of the North West where the majority of enterprises are also at micro scale (89%).

GVA (Blackburn with Darwen Productivity Summary June 2022)

4.8 An additional picture of the economic health of the Borough is gained from looking at GVA. Whilst not necessarily directly related to the business count, it does reflect on productivity of which the number of businesses will influence. The ONS published latest GVA figures (up to 2020) in June 2022. Year on year GVA growth in Blackburn with Darwen to 2020 outstripped Lancashire, Northwest and England growth rates. A similar trend is shown when looking back over the past 10 years, as summarised in the table below.

Year on Year Gross Value Added (% change)				
Year	BwD	Lancashire	North West	England
2010/11	2%	2%	1%	2%
2011/12	2%	3%	3%	3%
2012/13	5%	3%	4%	4%
2013/14	4%	4%	4%	5%
2014/15	8%	6%	4%	4%
2015/16	5%	6%	4%	4%
2016/17	1%	2%	4%	4%
2017/18	0%	0%	3%	4%
2018/19	3%	4%	5%	4%
2019/20	2%	-4%	-3%	-3%

Source: ONS 2022

4.9 GVA growth per head shows similar improvements with comparators over the previous year (to 2020) and the previous 10-year period. However whilst local individual productivity continues to climb, the Borough continues to lag behind the value added by the individual of the regional and national economies. Compared to the North West, individuals in BwD add c. £4,700 less to national productivity, whilst compared to England, local residents add c.£8,200 less when compared to the English average of £29,757.

Year on Year GVA per head				
Year	BwD	Lancashire	North West	England
2010	£15,972	£17,768	£20,119	£23,451
2011	£16,237	£18,059	£20,195	£23,824
2012	£16,601	£18,585	£20,684	£24,478
2013	£17,451	£19,053	£21,411	£25,332
2014	£18,256	£19,725	£22,186	£26,382
2015	£19,647	£20,798	£22,980	£27,165
2016	£20,583	£21,909	£23,771	£28,096
2017	£20,723	£22,323	£24,638	£28,992
2018	£20,758	£22,202	£25,207	£29,826
2019	£21,225	£22,957	£26,232	£30,840
2020	£21,560	£21,982	£25,363	£29,757

Source: ONS 2022

Average earning of residents of the Borough

4.10 The Local Plan aims to ensure a supply of high quality employment sites are developed within the borough to help increase wage levels.

4.11 The average gross weekly pay for full time workers in the borough in 2021 is £530.30, which is £47.70 less than the regional average of £578.00 and £82.80 less than the national average of £613.10 (Nomis, 2022). This indicates that the borough's average wage levels still remain behind those of regional and national counterparts.

4.12 However, there are signs of some improvements. The borough's average gross weekly pay has increased from £456.90 in 2020 to £530.30 in 2021, an increase of £73.40 (Nomis, 2022).

Average earnings of residents of the borough for 2021			
	BwD (Pounds)	NW (Pounds)	GB (Pounds)
Gross weekly pay			
Full time workers	530.3	578.0	613.1
Male full time workers	541.7	615.8	655.5
Female full time workers	458.9	529.0	558.1
Hourly pay (excluding overtime)			
Full time workers	12.96	14.70	15.65
Male full time workers	13.25	15.33	16.26
Female full time workers	12.19	14.02	14.86

Source: [Nomis 2022](#)

Hectares (ha) of new land developed for employment use

4.13 As stated above, there has been 6.85 hectares of new land developed for employment use (defined as B2, B8 or E(g) class uses) within the borough in the 2021-22 monitoring period.

Hectares (ha) developed in employment allocation sites for non-employment uses

4.14 There has been no allocated employment land lost to non-employment uses 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 levels of unemployment in the borough have increased gradually from 5.2% in 2018 to 6.0% in 2021, and the borough's unemployment figures are higher than that of both the North West and Great Britain.

4.16 Levels of unemployment in the North West have also increased between 2018 (4%) and 2021 (4.6%). It is likely that this performance can be attributed to the Covid-19 pandemic having had a profound effect on the UK labour market. Nationally, unemployment figures fluctuate across the 4 year period, although peaked in 2020 at the height of the Covid-19 pandemic.

Levels of unemployment (2021)				
	BwD (Count)	BwD (%)	NW (%)	GB (%)
2018	3500	5.2	4	4.2
2019	3700	5.5	4.1	3.9
2020	3700	5.5	4.3	4.7
2021	4000	6.0	4.6	4.4

Source: [Nomis 2022](#)

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	0	301
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2020/21	Inner urban areas	Outer urban areas	Town centres	Countryside areas /green belt	Village settlements	Tock holes	Classed as rural exceptions	Total
Conversion/COU	4	55	5	3	0	0	0	67
New build	176	245	0	0	0	0	0	421
Total	180	300	5	3	0	0	0	488

2021/22	Inner urban areas	Outer urban areas	Town centres	Countryside areas /green belt	Village settlements	Tock holes	Classed as rural exceptions	Total
Conversion/COU	21	19	0	7	3	0	0	50
New build	150	245	0	0	1	0	0	396
Total	171	264	0	7	4	0	0	446

Indicator: Number of demolitions

	Number of dwellings demolished
2018/19	10
2019/20	0
2020/21	4
2021/22	4

Indicator: Number of empty homes: Long-term vacant (for more than 6 months) properties brought back into use annually

	Number of long-term vacant properties brought back into use
2018/19	271
2019/20	559
2020/21	176
2021/22	678

Indicator: Proportion of executive housing units completed in urban areas (Council tax bands E-H)

	Band E Units	Band E %	Band F Units	Band F %	Band G Units	Band G %	Band H Units	Band H %	Total Band E-H
2018/19	70	89.74	4	5.13	3	3.85	1	1.28	78
2019/20	107	83.59	18	14.06	3	2.34	0	0	128
2020/21	80	93.02	6	6.98	0	0	0	0	86
2021/22	90	97.83	2	2.17	0	0	0	0	92
Total	347	90.36	30	7.81	6	1.56	1	0.26	384

Indicator: Proportion of housing units completed on brownfield (previously-developed) land

Year	New build units on brownfield land	Total new build units	% on brownfield
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2018/19	254	387	72%
2019/20	104	282	37%
2020/21	210	421	49%
2021/22	173	396	43%
Total	741	1486	50%

4.15 National and local planning policy encourages development to be sited on previously developed land where appropriate. Since 2018, 50% of new housing units completed in the borough have been on brownfield land. However, a performance of 50% is not considered to be a failure. Many of the remaining units completed on greenfield sites derive from sites allocated in the Local Plan for residential development and are therefore still in compliance with local planning policies guiding development to ensure the best use of land.

Indicator: Housing Target

4.16 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 21 years' supply of deliverable housing land as set out in Appendix 1 of this AMR.

Indicator: % of houses: apartments completed

4.17 In 2021/22, a total of 372 new houses were built, compared to 24 apartments. The ratio of new homes built in the 2021-22 monitoring period compared to new apartment units completed is 31:2 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: Numbers 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	0	0	9	0	0	9
Semi-detached	0	8	47	25	0	80
Detached	2	0	36	121	4	163
Apartment	26	84	0	0	0	110
Bungalow	1	24	0	0	0	25
Total	29	116	92	146	4	387

2019/20	1-bed	2-bed	3-bed	4-bed	5+-bed	Total
Terraced	0	12	8	2	0	22
Semi-detached	1	3	20	23	0	47
Detached	0	0	51	138	16	205
Apartment	8	0	0	0	0	8
Bungalow	0	0	0	0	0	0
Total	9	15	79	163	16	282

2020/21	1-bed	2-bed	3-bed	4-bed	5+-bed	Total
Terraced	0	26	42	1	0	69

Semi-detached	0	29	67	11	0	107
Detached	0	2	30	151	8	191
Apartment	2	42	10	0	0	54
Bungalow	0	0	0	0	0	0
Total	2	99	149	163	8	421

2021/22	1-bed	2-bed	3-bed	4-bed	5+-bed	Total
Terraced	0	20	14	0	0	34
Semi-detached	0	44	73	13	0	130
Detached	0	0	51	132	16	199
Apartment	14	10	0	0	0	24
Bungalow	0	9	0	0	0	9
Total	14	83	138	146	16	396

Indicator: Percentage 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	0	0	2.33	0	0	2.33
Semi-detached	0	2.07	12.14	6.46	0	20.67
Detached	0.52	0	9.30	31.27	1.03	42.12
Apartment	6.72	21.71	0	0	0	28.42
Bungalow	0.26	6.20	0	0	0	6.46
Total	7.49	29.97	23.77	37.73	1.03	

2019/20	1-bed	2-bed	3-bed	4-bed	5+-bed	Total
Terraced	0	4.26	2.84	0.71	0	7.80
Semi-detached	0.35	1.06	7.09	8.16	0	16.67
Detached	0	0	18.09	48.94	5.67	72.70
Apartment	2.84	0	0	0	0	2.84
Bungalow	0	0	0	0	0	0
Total	3.19	5.32	28.01	57.80	5.67	

2020/21	1-bed	2-bed	3-bed	4-bed	5+-bed	Total
Terraced	0	6.18	9.98	0.24	0	16.39
Semi-detached	0	6.89	15.91	2.61	0	25.42
Detached	0	0.48	7.13	35.87	1.90	45.37
Apartment	0.48	9.98	2.38	0	0	12.83
Bungalow	0	0	0	0	0	0
Total	0.48	23.52	35.39	38.72	1.90	

2021/22	1-bed	2-bed	3-bed	4-bed	5+-bed	Total
Terraced	0	5.05	3.54	0	0	8.59
Semi-detached	0	11.11	18.43	3.28	0	32.83
Detached	0	0	12.88	33.33	4.04	50.25
Apartment	3.54	2.53	0	0	0	6.06
Bungalow	0	2.27	0	0	0	2.27
Total	3.54	20.96	34.85	36.87	4.04	

Indicator: Number of affordable houses completed

	Number of affordable housing units completed
2018/19	169
2019/20	25
2020/21	141
2021/22	94

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

	Net GTTS pitches/plots provided
2018/19	10
2019/20	0
2020/21	0
2021/22	0

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

2021/22 – No technologies granted planning permission

4.18 It is important to note that although the 2021-22 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

4.19 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 from S106 agreements.

Appendix 1: 5 Year Housing Land Supply update

5 Year Housing land supply position – July 2022

	HOUSING REQUIREMENT	
A	Local Housing Need: Dwellings per annum 2022-27	153
B	Local Housing Need: Requirement for 1st April 2022 - 31st March 2027	765
C	5% buffer to ensure choice and competition in the market for land (B * 0.05)	38
D	Total housing requirement for period from 1st April 2022 - 31st March 2027 (B+C)	803
E	Annual requirement for period from 1st April 2022 to 31st March 2027 (D/5)	161
	HOUSING SUPPLY <i>(detailed in tables below)</i>	
F	Sites with planning permission currently under construction (number of units outstanding) (discounted by 15% for stalled sites)	1327
G	Net outstanding full planning permissions expected to be built by 31st March 2027 (discounted by 15% for lapses).	677
H	Dwellings allocated in Local Plan Part 2 that are expected to be built by 31st March 2027	631
I	Large sites anticipated to come forward by 2027 (with supporting evidence on deliverability)	440
J	Small site windfall allowance (including demolition allowance of 10dpa) ⁶	280
K	Expected housing supply for the period from 1st April 2022 to 31st March 2027 (F+G+H+I+J)	3355
L	Housing Supply in Years (K / E)	21

⁶ Windfall allowance not to be included in first two years of plan period to avoid double counting

Sites making up the five-year housing land supply 1st April 2022- 31st March 2027

F	Sites with planning permission currently under construction (number of units outstanding)		
	Site name & address	Planning app. ref	No. of units (by March 2027)
	Charles St Development Site, Blackburn (H014)	10/09/0857	12
	Lomond Gardens, Blackburn (H011)	10/21/0277	30
	Land at Cranberry Ln, Darwen (H017)	10/17/1313	6
	Ellison Fold Way Phase 1 (H056)	10/21/0122	127
	Ellison Fold Way Phase 2 (H004)	10/21/0122	60
	Fishmoor Drive (Parcel 1) (H026)	10/20/0934	150
	Fishmoor Drive Parcel 2 (H027)	10/20/0934	69
	Fishmoor Drive Parcel 3 (H028)	10/20/0934	114
	Gib Lane Phase A, Blackburn (H031)	10/14/1331	21
	Gib Lane Phase C, Blackburn (H033)	10/17/0211	116
	Land between Haslingden Road/Brandy House Brow and Old Bank Lane (H038)	10/09/0414	46
	Old Blackburnians Memorial Ground, Lammack Rd, Blackburn (H051)	10/16/0077	14
	Tower View, Marsh House Lane, Darwen (H055)	10/18/1048	17
	North Blackburn – Phase 1 Land at Yew Tree (H060)	10/17/0578	125
	Land west of Rugby Club, Blackburn (H062)	10/16/0789	62
	Land at Queen Victoria Street (H067)	10/19/0056	68
	Pole Lane North, Darwen (H064)	10/16/0789	92
	Pole Lane South (H065)	10/19/0317	125
	Roe Lee – Phase 1 North Site, Blackburn (H070)	10/18/0895	108
	Sappi, Blackburn (H074)	10/19/1072	95
	Land off School Lane, Guide, Blackburn (H078)	10/18/0075	8
	Land at Albert Street, Hoddlesden (H082)	10/18/0326	14
	Laneside, Shorrocks Ln, Blackburn (H093)	10/19/1182	8
	Land east of Rugby Club, Blackburn (H189)	10/21/0636	47
	Land and properties off Billinge End Road (H225)	10/18/0396	5
	Former St Stephen's Conservative Club, Blackburn (H200)	10/19/0275	13
	Vacant land off Victoria Buildings, Waterside (H204)	10/19/0807	10
			Total: 1562
			Inc. Discount for 15% lapse rate = 1327

G	Net outstanding full planning permissions expected to be built by 31st March 2027		
	Site name & address	Planning application ref	Number of units delivered by March 2027
	Belgrave Mill Site, Bolton Rd, Darwen (H007)	10/05/1095	87
	Brokenstone Road, Blackburn (H010)	10/21/1083	97
	Salisbury Road, Darwen (H020)	10/20/0513	9
	Gib Lane (Phase D), Blackburn (H034)	10/21/1022	125
	Gib Lane (Phase E), Blackburn (H035)	10/21/1022	68
	Hoddlesden Mill (H043)	10/22/0064	72
	Hollins Grove, Darwen (H048)	10/20/0107	37
	Milking Lane, Lower Darwen (H057)	10/21/1001	76

Palm Tree Islamic School (Former Montague Health Centre), Oakenhurst Road (H059)	10/19/0706	76
Sappi (Phase 1b), Blackburn (H075)	10/18/1097	67
St Chad's, 216 Pleckgate Rd, Blackburn (H202)	10/19/1057	6
Land at Fountain Street, Darwen (H203)	10/19/0113	10
14 East Park Road, Blackburn (H226)	10/18/0404	7
Wayoh Barn, Blackburn Road (H228)	10/20/0464	5
Land at Moulding Close (H229)	10/20/0637	9
Land at corner of Harcourt Road & Cheltenham Road (H230)	10/19/0952	8
Site of The Albany, St Alban's Road, Darwen	10/21/0544	10
Land at Davyfield Farm, Roman Road, Eccleshill	10/20/1036	19
Land attached to 378 Bolton Road on corner of Bury Fold Lane, Darwen	10/21/1134	8
Total: 796		
Inc. Discount for 15% lapse rate = 677		

H Dwellings allocated in Local Plan Part 2 that are expected to be built by 31st March 2027			
Site name & address	Local Plan Part 2 ref	Supporting evidence of delivery	Units to be delivered by March 2027
Land at Blackburn RUFC, Blackburn (H222)	16/2	Agents confirmed through correspondence that development on the site is anticipated to commence within 5-year plan period. Part of the North Blackburn housing allocation within Local Plan 2 which has adopted Masterplan in place. Agent confirmed information within the Local Plan trajectory is accurate.	23
Roe Lee Mill site (H072)	16/3	Allocated for development in Local Plan Part 2. New owner of the site in correspondence with the Council to bring the site forward for development in the short term.	26
Griffin (H037) Phase 2	16/4	Phase 1 completed. Great Places progressing with bringing Phase 2 forward for development.	88
Haslingden Rd (Fishmoor Reservoir) Site (H039)	16/7	Planning application currently being considered (ref: 10/21/1426), due to go to Planning and Highways Committee in May 2022; recommended for approval.	150
Bank Hey, Blackburn (H042)	16/10	Site is being developed by national housebuilder. Planning application due to be submitted in 2022. Land at Bank Hey Masterplan adopted by the Council.	127
Land at Bog Height Road (H224)	16/10	Agents confirmed through correspondence that development on the site is anticipated to commence within 5-year plan period. Site forms part of the adopted Land at Bank Hey Masterplan. Agent confirmed information within the Local Plan trajectory is accurate.	75

Holden Fold, Darwen (H044-6)	16/12	Site has been subject to informal tender process, concluding on 13 th May 2022. Council will appoint preferred developer in 2022, with planning application due to be submitted in November 2022 and development commencing in Spring 2023. Land at Holden Fold Masterplan adopted by the Council.	97
Springside Works, Belmont (H080)	16/18	Previously granted outline planning permission (planning app. Ref 10/14/0440) for up to 110 dwellings. Agent has confirmed a clear intention by the landowner to progress the development of the site. Is at present instructed by a national housebuilder with regard the design of the residential layout – planning application due to be submitted in July 2022. Agent confirmed information within the Local Plan trajectory is accurate.	45
			Total: 631

I Large sites anticipated to come forward by 2027 (with supporting evidence on deliverability)		
Site name & address	Supporting evidence of delivery	Units to be delivered by March 2027
Blackburn golf course (practice ground), Blackburn (H009)	Housebuilder progressing with bringing the site forward for development. Information contained within the Local Plan housing trajectory confirmed as accurate.	30
Clarendon Road East (H015)	Outline planning permission granted for up to 60 dwellings (planning app. Ref: 10/19/0467). Council is progressing with CPO for part of the site with unregistered ownership. Currently preparing the tender documents to offer the site for development. The tender is proposed to run concurrently with the CPO process with development being planned in two phases.	60
Queens Park sites, Blackburn (H068)	Council owned site. A Feasibility study has been completed and the Council has commissioned an engineering assessment of the site to identify suitability and number of plots for the site. Subject to a positive report this will be followed by further site works to prepare the plots for sale.	20
Land at North East Blackburn (H195)	Landowners' agents confirmed intention to bring forward the site for development through preparation of a Development Framework. Council is working closely with landowners and their agents to progress works to ready the site for development.	150
Whalley Old Road,	Outline planning permission granted for up to 165 dwellings (planning app. Ref 10/20/0716). Vistry Partnerships due to submit reserved matters application in July 2022.	106

Blackburn (H196)		
Land at former Longshaw HOP, Crosby Road, Blackburn (H198)	Council owned site. The Council has commenced preliminary work to bring the site forward for development.	18
Issa Way South, Blackburn (MU008)	Council owned site. Preliminary work on development options commenced.	56
		Total: 440