



BLACKBURN
with
DARWEN
BOROUGH COUNCIL

BLACKBURN WITH DARWEN AUTHORITY MONITORING REPORT 11

1st April 2016 – 31st March 2017

**Growth Team
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1. Introduction

- 1.1. The Authority Monitoring Report (AMR) measures various indicators to assess the performance of planning policies set out in the adopted development plan and provides a general portrait of the social, economic and environmental conditions in the Borough. The AMR also assesses the Council's progress in producing its development plan documents against the timetable set out in the Local Development Scheme (LDS).
- 1.2. This AMR covers the monitoring period 1st April 2016 – 31st March 2017.
- 1.3. Blackburn with Darwen Borough Council has made considerable progress on the production of its development plan. The [Core Strategy](#), which establishes the strategic vision and policies for the district, was adopted in January 2011; and the Blackburn with [Darwen Local Plan Part 2: Site Allocations and Development Management Policies](#) was adopted in December 2015. The Local Plan Part 2, alongside the previously adopted Core Strategy (Part 1 of the Local Plan), aims 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.
- 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. Blackburn with Darwen submitted a Duty to Cooperate Statement as part of the evidence documents supporting the Local Plan Part 2 and can be viewed [here](#). Going forward, this will be monitored in the Authority Monitoring Report.
- 1.5. We welcome any comments you have on this year's Authority Monitoring Report. 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 over the next 12 months. This monitoring report reviews progress on Blackburn with Darwen BC's LDS and indicates whether the timetable and milestones included within it are being achieved. An updated timetable based on the LDS, including achievements and slippages is set out within this section. The current LDS was published in January 2017 and covers the period January 2017-January 2018.

Document Title	Brief Description	Publication of Sustainability Appraisal Scoping Report (DPDs only)	Pre-submission "Publication" consultation on DPDs (Reg 27) or consultation on draft SPD (Reg 17)	Submission to Secretary of State (DPDs only)	Adoption	Comments
Development Plan Documents						
Core Strategy – "Local Plan Part 1"	Sets out vision, objectives and spatial development strategy including a Key Diagram	Complete	Complete	February 2010	January 2011	Adopted.
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.	January 2014	January 2014	July 2014	December 2015	Adopted.
Statement of Community Involvement (SCI) (2006)	Sets out the method of consultation			December 2005	August 2006	An update note relating to consultation on the Local Plan Part 2 was published in January 2014. A comprehensive review of the SCI will commence in 2018.
Supplementary Planning Documents / Character Appraisals						
Environmental	See Local Plan	N/A	2015	N/A	2015	Not progressing – Local Plan

Protection						Part 2 policies sufficient to address environmental protection issues arising from new development.
Blackburn Town Centre SPD		N/A		2018	2018	Working progress
Onshore Oil and Gas Exploration, Production and Distribution	See the Minerals and Waste Local Plan	N/A	2015	N/A	2015	Working progress
Wind Turbine Development SPD	See Local Plan	N/A	2017	N/A	2017	Not progressing – Local Plan Part 2 Policy 37: Wind Turbines seen as sufficient detail to determine applications for turbine development.
Darwen Town Centre Conservation Area SPD		N/A		N/A	August 2014	
Corporation Park Conservation Area SPD		N/A		N/A	August 2014	
Planning for Health SPD		N/A		N/A	April 2016	
Developer Contributions SPD		N/A	2017	N/A	2017	To be commenced in 2018.
Griffin SPD update		N/A		N/A	Nov 2017	
Green Infrastructure & Ecological Networks SPD		N/A		N/A	Dec 2015	
Residential Design Guide SPD		N/A		N/A	Nov 2017	
HMO and residential		N/A		N/A		To be commenced in 2018.

conversions and sub-divisions SPD						
Masterplans						
Gib Lane		N/A		N/A		
North Blackburn		N/A		N/A		
East of Heys Lane		N/A		N/A		Ongoing. To be adopted in 2018.
Roe Lee		N/A		N/A		
East Darwen		N/A		N/A		To be commenced.
Development Briefs						
Freckleton St/Wainwright Way					July 2016	
Ewood					April 2016	
Furthergate						To be commenced.

3. Duty to Co-operate

- 3.1 In accordance with requirements set out in planning regulations¹ 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)² and the National Planning Practice Guidance (NPPG)³ provides additional advice and guidance on the requirements of the duty. NPPG paragraph 012⁴ notes that cooperation should continue through Plan delivery and review.
- 3.3 *Prescribed Bodies and other Organisations* - The following organisations are subject to the duty in relation to strategic planning in Blackburn and Darwen. The plans within Appendix 1 shows the positions of neighbouring authorities included in the duty and adjacent local authority partnerships.
- 3.4 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 Council⁵
 - Lancashire County Council
- 3.5 'Prescribed' bodies: -
- Environment Agency
 - Historic Buildings and Monuments Commission for England (known as Historic England)
 - Natural England
 - Civil Aviation Authority

¹ The Town and Country Planning (Local Planning) (England) Regulations 2012, regulation 34 part 6

² National Planning Policy Framework, paragraphs 178-181

³ Planning Practice Guidance - Duty to cooperate section. Paragraphs 020 022 accessed 6 October 2015

⁴ Accessed 6 October 2015

⁵ 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.

- Homes and Communities Agency
- BwD Clinical Commissioning Group
- NHS England Lancashire Area Team
- Transport for Greater Manchester (TfGM)
- Highway authority (LCC and Highways England)
- Lancashire Local Enterprise Partnership
- Lancashire Local Nature Partnership

3.6 Local Enterprise Partnerships (LEPs) and Local Nature Partnerships (LNPs) are not subject to the requirements of the duty. However local planning authorities (LPAs) and those organisations that are subject to the duty must cooperate with LEPs and LNPs in preparing their Local Plans. LEPs and Local Nature Partnerships are prescribed for this purpose in planning legislation⁶.

3.7 A number of the public bodies identified in the guidance are not relevant to BwD including:-

- The Mayor of London/Transport for London;
- Office of Rail Regulation. BwD does not deal with any operational matters concerning health and safety on the rail network.
- Marine Management Organisation. BwD does not have any coastline with the sea or tidal waterways that would require cooperation with this agency.

3.8 In addition BwD considered it crucial during plan preparation to engage with several other bodies and organisations on cross boundary issues relating to infrastructure planning and delivery. The outcome of this cooperation is set out in the 'Local Plan Part 2: Infrastructure and Delivery Plan. The Council and these organisations are committed to ongoing engagement throughout plan delivery; the Infrastructure and Delivery Plan will be updated on a regular basis to reflect these discussions and resultant requirements. The following organisations are therefore also included in the Council's duty to cooperate activities:

- Network Rail
- Energy/utility providers (United Utilities, National Grid, Electricity North West)
- Sport England
- the Emergency Services
- Mobile Operators

3.9 *Scope of Duty to Cooperate Activities* - NPPF paragraph 156 sets out the scope of strategic policies that should be covered in Local Plans including policies to deliver: -

- the homes and jobs needed in the area;
- the provision of retail, leisure and other commercial development;
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- the provision of health, security, community and cultural infrastructure and other local facilities; and

⁶ [The Town and Country Planning \(Local Planning\) \(England\) \(Amendment\) Regulations 2012](#)

- climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.
- 3.10 *Activities Undertaken between April 2016 and March 2017* - Using the above scoping as a guide, Appendix 2 sets out a summary of the strategic cross boundary planning priorities between BwD and each of the neighbouring local planning authorities and other organisations identified in paragraphs 3.3-3.6. These strategic planning priorities were identified at plan preparation stage and will continue to be monitored throughout plan delivery.
- 3.11 The Council's AMR 10 covering the period 01 April 2014 – 31 March 2015 set out the main activities undertaken and the outcome/next stages in cooperation under the 3 key headings listed below.
1. Cooperation on key strategic cross boundary matters
 2. Development Management Policies
 3. Joint Lancashire Minerals and Waste Local Plan
- 3.12 This cooperation and engagement has continued through the current AMR period. In July 2014 the Council submitted its draft Local Plan Part 2 for examination by a Planning Inspector. The package of accompanying documents included a 'Statement of Compliance with the Duty to Cooperate (July 2014) which explains and evidences how the Council had met the requirements of the duty in the preparation of the draft plan. Public hearing sessions were held 2-11 December 2014. These sessions provided the opportunity for all who had responded to the consultation on the Publication version plan during January–April 2014 and who had expressed a desire to present their comments to the Inspector to do so.
- 3.13 Full details of all of the information and statements prepared and exchanged at submission stage and through the examination period is available on the Council's website including the exchange of correspondence with the inspector following the closure of the hearings: <http://www.blackburn.gov.uk/Pages/Local-plan-part-2.aspx>.
- 3.14 The Inspector's report was received 26 October 2015 and adopted by the Council in December 2015.
- 3.15 An update on the activities during the 2016/17 monitoring period under the above four headings is set out in Appendix 3.
- 3.16 In addition to the activities listed in Appendix 3 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)
 - PLPOG (Pennine Lancashire Planning Officer Group)
 - PLHP (Pennine Lancashire Housing Partnership)
 - Regenerate Pennine 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)

- 3.17 *Requests for Cooperation-* A summary of the requests for cooperation from neighbouring planning authorities and other bodies covered by the duty is set out in Appendix 4. Similar to the above this indicates actions taken/outcomes and next stages in cooperation.
- 3.18 Appendices 5 and 6 set out the cooperation on planning applications with cross boundary implications. Appendix 5 provides a summary of the requests from BwD to neighbouring local planning authorities and Appendix 6 the requests to BwD.
- 3.19 All of the above will continue to be monitored and reviewed as part of the ongoing preparation, examination and delivery of the Local Plan.

4. Local Plan Policies: progress

4.1 The following sections report on a number of monitoring indicators which aim to identify how well policies within the Local Plan are performing against their aims. The report has been separated into a number of different sections which are consistent with the spatial interventions established within the Local Plan.

These are:

- A Targeted Growth Strategy;
- Land supply for business development;
- Quantity, quality and mix of housing;
- Range and quality of public facilities, particularly in Town Centres;
- Environmental Protection and Enhancement;
- Quality of Place;
- Access to jobs and services.

4.2 The Council is unable to report on all monitoring indicators set out in the Local Plan in this period. This is due in part to changes in the availability of national datasets in addition to changes to the benefit system which has led to uncertainty regarding the accuracy of some data. Any indicators that the Council has been unable to report on are highlighted in red.

4.3 As part of the Local Plan review, a new set of monitoring indicators will be agreed on to ensure all can be reported on in future years.

A TARGETED GROWTH STRATEGY

Core Strategy Policy	Local Plan Part 2 Policy	Outcomes/Targets (2011-2026)	Indicators
CS1 A Targeted Growth Strategy	1-3 4 – Land for Development Beyond the Plan Period 5-12		<ul style="list-style-type: none"> Ha of land released for development within the areas identified as Land for Development Beyond the Plan Period
<ul style="list-style-type: none"> Hectares of land released for development within the areas identified as Land for Development Beyond the Plan Period <p>Local Plan Part 2 identifies three areas of the borough as ‘Land for Development Beyond the Plan Period’ and these sites have the potential to accommodate some of the Borough’s longer term development needs in the 2030s and beyond. They are:</p> <ul style="list-style-type: none"> 4/1 Brownhill, Blackburn 4/2 Preston New Road, Blackburn 4/3 Marsh House Lane, Darwen <p>As required by Policy 4 of Local Plan Part 2, planning permission has not been granted for any development on the sites within the 2016-17 monitoring period. The aim of this policy is to ensure these areas remain able to accommodate development in the longer term, and that their development potential is not compromised by piecemeal change or development in advance of this. The policy has succeeded in protecting these sites from development in the early years of the Plan.</p>			

LAND SUPPLY FOR BUSINESS DEVELOPMENT IN HIGHER-VALUE SECTORS

Spatial Intervention 1: Land Supply for business development in higher-value sectors

CS2 Typology of Employment Land	14 - Primary Employment Areas 15 - Secondary Employment Areas	<ul style="list-style-type: none"> Number of jobs created / safeguarded Number of new businesses started 	<ul style="list-style-type: none"> Ha/floorspace developed for B1, B2, B8 Median earnings of employees in the area Number of jobs created/safeguarded Number of new businesses established Average earnings of residents of the Borough
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Ensuring the development of new employment opportunities within the borough is fundamental to the borough's long term future. Local Plan Part 2 identifies both primary and secondary employment areas in addition to allocating a number of employment sites for development which will help to ensure a supply of good quality, ready to develop land for employment development over the Plan period.

- Ha/floorspace developed for B1, B2, B8:**

Use class	Hectares	Floorspace (sqm)
B1	0.78	2243
B2	0.04	233
B8	0.00	0
Total	0.82	2476

There has been a total of 0.82 hectares of new land developed for employment use within the borough in the 2016/17 monitoring period which represents a reduction of 0.84 ha compared to figures in 2015 (total amount of employment land developed in 2015 was 1.66 ha). However despite this, there have been a number of large scale employment developments that have commenced on site within this monitoring period which the Council expects to be completed within the 2017-2018 monitoring period.

- Number of jobs created/safeguarded**

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 tell us 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 2016/17 monitoring period.

• **Number of new businesses established/business count**

Year	BwD enterprises
2010	3,760
2011	3,680
2012	3,790
2013	3,800
2014	3,985
2015	4,380
2016	4,490

Enterprises	BwD (count)	BwD (%)	North West (count)	North West (%)
Micro (0 to 9)	3,850	85.7	216,395	88.3
Small (10 to 49)	515	11.5	23,620	9.6
Medium (50 to 249)	105	2.3	4,175	1.7
Large (250+)	20	0.4	980	0.4
Total	4,490	-	245,170	-

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. Most recent figures from 2016 show that there have been 110 new enterprises established in the borough between 2015 and 2016, and the total number of businesses now stands at 4,490. The vast majority of these (85.7%) 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 (88.3%).

• **Average earnings of residents of the Borough:**

	BwD (pounds)	NW (pounds)	GB (pounds)
Gross weekly pay			
Full time workers	445.9	502.1	541
Male full time workers	464	542.3	581.2
Female full time workers	422.4	453	481.1
Hourly pay (excluding overtime)			
Full time workers	11.10	12.73	13.66
Male full time workers	11.45	13.14	14.25
Female full time workers	10.47	12.02	12.84

The average gross weekly pay for full time workers in the borough is £445.90, which is £56.20 less than the regional average of £502.10 and £95.10 less than the national average of £541. Although the borough's wage levels are low, there has been a £34 increase in wages compared to 2015 figures. The Local Plan's aim is as more high quality employment sites are developed in the borough, wage levels will in turn increase.

Figures relating to the borough's employment land supply are positive, with new land being developed for employment use, new businesses being established and wages increasing from previous years.

CS3	13 - Employment Land	• At least 66ha of employment land	• Ha of new land developed for employment use
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Land for Employment Development	Allocations 28 - Development Opportunities	to be developed between 2011 and 2026	<ul style="list-style-type: none"> • Total amount of additional employment floorspace • Ha developed for B1, B2 or B8 by plan designation • Ha developed in employment allocation sites for non-B-Class uses • Levels of unemployment 										
<ul style="list-style-type: none"> • Ha of new land developed for employment use As stated above, there has been 0.82 hectares of new land developed for employment use within the borough in the 2016/17 monitoring period. • Ha developed in employment allocation sites for non-B-Class uses 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: <table border="1" data-bbox="241 651 1039 754"> <thead> <tr> <th></th> <th>BwD (numbers)</th> <th>BwD (%)</th> <th>NW (%)</th> <th>GB (%)</th> </tr> </thead> <tbody> <tr> <td>Total</td> <td>3,900</td> <td>6.0</td> <td>5.1</td> <td>4.7</td> </tr> </tbody> </table> <p>Despite the borough's unemployment figures remaining above both the regional and national levels for the 2016-17 monitoring period, it represents the lowest level seen in the borough since March 2006. Last year the number of unemployed residents stood at 4100, 200 higher than current levels –and a positive indication that more people in the borough are in work which in turn results in a positive contribution to the local economy.</p>					BwD (numbers)	BwD (%)	NW (%)	GB (%)	Total	3,900	6.0	5.1	4.7
	BwD (numbers)	BwD (%)	NW (%)	GB (%)									
Total	3,900	6.0	5.1	4.7									
CS4 Protection and re-use of employment sites	13 - Employment Land Allocations 14 - Primary Employment Areas		<ul style="list-style-type: none"> • Ha change of use of existing employment sites (Employment land losses by type of new use) 										
<p>There has been no loss of employment land within this monitoring period and as a result the Local Plan's aim of protecting and reusing employment sites and encouraging employment land developments within appropriate locations of the borough is working effectively.</p>													

QUANTITY, QUALITY & MIX OF HOUSING

Spatial Intervention 2: Quantity, quality and mix of housing

<p>CS5 Locations for New Housing</p>	<p>1- The Urban Boundary 2 - The Inner Urban Area 5 - Countryside Areas 6 - Village Boundaries 16 - Housing Land Allocations 17 - Housing Development in Tockholes 21 - Conversion of Buildings in the Countryside 22 - Replacement Dwellings in the Countryside 23 - Rural Workers' Dwelling in the Countryside 24 - Rural Exceptions 25 - Residential Curtilages</p>	<ul style="list-style-type: none"> • % of terrace properties in overall housing stock to be reduced to 48.7% • 65% residential development on Brownfield Land • 100% of housing development outside inner urban area to be supported by Market Analysis 	<ul style="list-style-type: none"> • Number of dwelling completions in inner urban areas • Number of dwelling completions outside inner urban areas • Number of executive housing developments completions in urban areas • Number of dwelling completions in town centres • % of housing developments on Brownfield Land • % of dwellings outside inner urban areas for higher market (Council tax bands E-H) • Number of dwelling completions in countryside areas • Number of dwelling completions within village settlements • Planning permissions granted for housing on each of the allocation sites • Number of conversion dwellings completed in the countryside / outside the urban area and in village settlements • Number of replacement dwellings completed outside the urban area and in village settlements • Number of dwelling completions in Tockholes • Number of planning permissions granted for new dwellings deemed to be rural exceptions • Number of dwelling completions regarded as rural exceptions • Number of planning permissions granted involving extension of residential curtilage
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The following table sets out the number of dwellings completed in each designated area of the borough (inner urban/outer urban/town centre/countryside/villages):

	Inner urban areas	Outer urban areas	Town centres	Countryside areas/green belt	Village settlements	Tockholes	Classed as rural exceptions
2017	34	35	0	26	7	0	0

A total of 102 new dwellings have been completed in the 2016/17 monitoring period compared to 76 in 2015/16 – an increase of 26 new dwellings. The Council's Growth

Team are continuing to work with developers and landowners in the borough to bring more sites forward for development and as at 2016/17 the majority of Local Plan Part 2 housing allocations are on site, obtained planning permission or progressing through the planning system. As a result, the Council expects the number of housing completions to increase over the next few years as development commences and progresses on these sites.

Improving the quality of the housing offer is central to our growth and regeneration objectives. In particular it is essential that there is a good supply of high quality family housing:

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

Out of the 21 executive homes (those that fall within Council tax bands E-H) completed in the borough, 7 of these are located within the urban area.

- **% of dwellings outside inner urban areas for higher market (Council tax bands E-H)**

22% of dwelling completions in the 2016/17 monitoring period are located outside the inner urban areas.

- **% of housing developments on Brownfield Land**

71% of new homes developed in the 2016/17 monitoring period were completed on brownfield land, compared to 100% in both 2014 and 2015. In part this is due to the number of greenfield housing allocations within Local Plan Part 2 that have completed housing units within this monitoring period, most notably Gib Lane and Parsonage Road in Blackburn.

The Council remains committed to bringing forward new housing on brownfield land but recognises that there is an insufficient number of such sites to meet the Borough's housing needs and as a result greenfield sites are required. The Council has prepared a Brownfield Land Register which identifies the brownfield sites suitable for residential development. Those sites included within Part 2 of the Register are granted 'Permission in Principle' to encourage developers to bring forward new housing on such sites. The Council's register can be found at: <http://www.blackburn.gov.uk/Pages/Brownfield-register.aspx>

- **Planning permissions granted for housing on each of the allocation sites**

Two of the sites allocated for new housing in the Local Plan Part 2 have had permissions granted within the 2016/17 monitoring period. These are:

- **16/9: Gib Lane, Blackburn**
10/15/0901 Full planning permission granted for 79 houses approved on 11/5/16
- **16/16 Pole Lane South, Darwen**
10/16/0266 Outline planning permission for 134 houses approved 1/8/16

- **Number of conversion dwellings completed in the countryside/outside the urban area and in village settlements**

0

- **Number of replacement dwellings completed outside the urban area and in village settlements**

2

- **Number of planning permissions granted for new dwellings deemed to be rural exceptions or extensions of residential curtilage**

0			
CS6 Housing Target	16 - Housing Land Allocations 28 - Development Opportunities	<ul style="list-style-type: none"> Total net additional Housing Provision 2011-2026: 9,365 Delivery phased: 2014 – 2016: 530/yr 2016 – 2021: 625/yr 2021 – 2026: 720/yr 15 year supply of housing land allocated 	<ul style="list-style-type: none"> Planning permissions Completion rates and number of units (per annum) by specific allocation sites and development opportunities sites) 15 year supply of housing land allocated within Housing Land Supply Position Statement Number of dwelling completions (gross) Number of dwelling completions (net) Number of new build dwelling completions Number of empty properties brought back into use Amount of New Homes Bonus received in the previous twelve months.
<p>The NPPF (para. 47) requires all local planning authorities in England to identify a five year supply of housing land on deliverable sites plus an additional buffer of 5% supply borough forward from later years to provide choice and competition in the market for land. Where there has been a record of persistent under delivery of housing (as is the case in Blackburn with Darwen), local planning authorities should increase this buffer to 20%.</p> <p>The Council can only demonstrate a 3.6 year supply of deliverable housing land. The Council is taking action to increase the supply of housing land in the borough by granting planning permission on sustainable development sites. Many of the housing site allocations within the Local Plan Part 2 are already progressing and this will add to the borough's housing supply.</p> <p>The Five Year Housing Supply Statement can be accessed from the following page: http://www.blackburn.gov.uk/Pages/Planning-policies.aspx. The Council will keep the 5 year supply position under review to take into account updated information in the future.</p>			
CS7 Types of Housing	18 - Housing Mix 19 - Apartment Development and Houses in Multiple Occupation 21 - Conversion of Buildings in the Countryside 22 - Replacement Dwellings in the Countryside 23 - Rural Workers' Dwelling in the Countryside	<ul style="list-style-type: none"> % of terrace properties in overall housing stock to be reduced to 48.7% 	<ul style="list-style-type: none"> Percentage of total dwelling completions within HMR areas / inner urban areas % of houses: apartments completed % of 1/2/3/4/5+bed dwellings completed Number and types of homes built within HMR areas / inner urban areas % of the Borough's dwelling stock considered 'unfit' Number of dwelling completions in town centres Number of affordable units developed in the Borough Number of older peoples' (over 55s) accommodation (units) completed Number of supported accommodation units completed Number of HMOs given planning consent Number of completed HMO's Number of dwellings completed (gross) Number of higher / upper market dwellings completed (Council tax

The Council's priority is to encourage high quality family housing. The Local Plan aims to establish a more balanced market and create a better range of opportunities for 'staircasing' by releasing strategic sites for new family housing.

- **% of houses: apartments completed**

73:27

- **% of 1/2/3/4/5+bed dwellings completed:**

	1 bed	2 bed	3 bed	4 bed	5+
Completions	9	45	19	25	4
%	9.18	45.9	19.38	25.5	4.08

Although the predominant house type completed in the borough in 2016/17 monitoring period remains the 2 bed home, 25.5% of the total housing completions were 4 bed homes compared to just 11.5% in 2015. Furthermore, there were 4 x 5 bed homes built in this monitoring period compared to zero built in 2015.

This is a positive sign that a higher number of larger family homes are being built within the borough, ensuring a mix of homes are available. The two planning permissions granted on allocated sites within this monitoring period at Gib Lane and Pole Lane South are predominately detached 4 and 5 bedroomed homes.

- **Number and types of homes built within HMR areas / inner urban areas**

	Affordable units	Older people's (over 55) units	Supported accommodation units	HMO units
Completions 2017	16	0	0	15

There have been 16 affordable units developed in this monitoring period compared to 60 completed in 2015, in addition to 15 HMO developments completed in 2016/17. The Council's policy is for 20% of new homes to be affordable. Using the number of completions this year (102) we would expect approximately 20 of those homes completed to be affordable. Although 16 completions in this period is just short of that target, this may be as a result of some developments not being sufficiently viable to provide affordable housing. The affordable policy does allow some flexibility in provision based on the availability of grant, evidence on the economic viability of individual development and up to date evidence on market conditions.

- **Number of HMOs given planning consent**

Policy 19 of Local Plan Part 2 aims to ensure that HMO development is managed in such a way that the evolution of residential areas takes place in a way that supports its overall objectives, and does not increase pressure on resources for local services and infrastructure. The Council has implemented an Article 4 Direction which removes permitted development rights enabling the conversion of smaller family dwellings to HMOs in parts of the Borough.

There have not been any HMO developments granted planning permission within this monitoring period.

• **Number of higher / upper market dwellings completed (Council tax band E-H)**

There have been 21 new homes completed in the borough which would be classed as 'upper market' – this is equivalent to 21% of the total number of housing completions in this monitoring period.

CS8 Affordable Housing Requirements	18 – Housing Mix	<ul style="list-style-type: none"> To deliver a range of affordable housing through the Affordable Housing Programme and planning policy to meet prioritised needs (PLHS) 20% affordable housing provision on all sites, split between social rented and affordable housing for sale – 60% and 40% respectively. 	<ul style="list-style-type: none"> Number of affordable houses completed Percentage of developments providing affordable housing contribution % intermediate / affordable housing for sale housing % social rented housing The amount of developer contribution towards affordable housing received in the previous twelve months (reported as a rolling indicator comparing the figure to previous years).
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• **The amount of developer contribution towards affordable housing received in the previous twelve months**

In the 2016/17 monitoring period, a total amount of £121,500 was received by the Council via developer contributions for affordable housing. This compares to just £11,000 in the 2015/16 monitoring period.

	Intermediate/affordable housing for sale	Social rented
Number of completions	0	16
% of total affordable housing completions	0	100%

Of the 16 affordable homes built in the borough in 2016/17, 100% were for social rent.

CS9 Existing Housing Stock	18 – Housing Mix	<ul style="list-style-type: none"> Reduce vacancy rates to 3% in existing dwelling stock in former HMR areas / inner urban areas 	<ul style="list-style-type: none"> Number of demolitions Number of empty homes Number of 'unfit' properties in the Borough Number of long-term empty properties (six months vacant or more) brought back into use in the previous twelve months.
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• **Number of demolitions**

As was the case in 2015, there have been no demolitions within this monitoring period.

• **Number of empty homes**

There are 2,913 empty properties in the borough in 2017 compared to 3,319 in 2015 and 3,023 in 2016. In the 2016/17 monitoring period, 167 properties were brought back into use.

The Council is committed to bringing empty properties back into use in order to improve the housing stock within the borough and to make a small, but valuable contribution to our housing supply.

CS10 Accommodation for Gypsies, Travellers and Travelling Show people	20 - Accommodation for Gypsies and Travellers, and Travelling Showpeople		<ul style="list-style-type: none"> • Net additional Gypsy and Traveller pitches • Net additional plots for Travelling Showpeople
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• **Net additional Gypsy and Traveller pitches & plots for Travelling Showpeople**
 There have been no additional pitches for Gypsy & Travellers or plots for Travelling Showpeople developed in this monitoring period.

Any planning applications received for Gypsy and Traveller pitches or Travelling Showpeople plots will be assessed using criteria within Policy 20 of the Local Plan Part 2 and any other relevant policy. The Council has prepared a five year supply document for Gypsy & Traveller pitches and Travelling Showpeople which can be viewed at:
<http://www.blackburn.gov.uk/Pages/Planning-policies.aspx>

RANGE & QUALITY OF PUBLIC FACILITIES

Spatial Intervention 3: Range and quality of public facilities, particularly in Town Centres			
CS11 Facilities and Services	33 - Health 34 - Tourism 35 - Protection of Local Facilities		<ul style="list-style-type: none"> • % of new residential development within 30 minutes public transport time of a GP, Hospital, Primary and Secondary School, Employment and a major Retail Centre • % of residents that consider their health to be good • Number of permitted shisha cafes • Number of A5 uses permitted • Number of tourism based development permitted • Number of assets of community value
<ul style="list-style-type: none"> • Number of permitted shisha cafes Policies in the Local Plan aim to make it more difficult for people to make unhealthy choices reducing the likelihood that they will do so; and that this change in behaviour will improve health outcomes over time. Policy 33 and the Planning for Health SPD states that planning permission will not be granted planning permission for shisha cafes, unless it is very clearly demonstrated that the proposed use will have no negative impact on the health of individuals or the public at large. Clearly this policy is being implemented successfully as there have been no planning applications granted permission for shisha cafés within this monitoring period. • Number of A5 uses permitted Only 2 Hot Food Takeaways (use class A5) have been permitted in the 2016/17 monitoring period. These were at: <ul style="list-style-type: none"> - 151 Duckworth Street, Darwen - Unit 14, Harwood Street, Blackburn Any planning application for such use needs to conform to Policy 33 of the Local Plan Part 2 and the Planning for Health SPD which does not allow their development in locations likely to lead to an increase in consumption of takeaway food by young people, including the vicinity of any primary or secondary school or tertiary college. • Number of tourism based development permitted Planning permission has been granted for 2 hotels within this monitoring period: <ul style="list-style-type: none"> - <u>10/16/0749</u>: Land adjacent to The Willows, Haslingden Road, Blackburn Development of a 39 bedroom hotel with associated car parking - <u>10/16/0569</u>: Former site of Frankies Bar, Church Street, Darwen 4 storey hotel with 34 rooms 			

<p>• Number of assets of community value</p> <p>Designating assets of community value give communities a right to identify a building or other land that they believe to be of importance to their community's social well-being. The aim is that, if the asset comes up for sale, then they will be given a fair chance to make a bid to buy it on the open market.</p> <p>The Council has designated 11 assets of community value which can be viewed at: www.blackburn.gov.uk/Pages/Assets-of-community-value-list.aspx</p>			
CS12 Retail Development	<p>26 - Town Centres – A framework for Development</p> <p>27 - District Centres – A framework for their development</p> <p>28 - Development Opportunities</p> <p>29 - Assessing Applications for Main Town Centre Uses</p> <p>30 - Managing Specific Uses within Town Centres</p> <p>31 - Development in Defined Shopping Frontages</p> <p>32 - Local and Convenience Shops</p>	<ul style="list-style-type: none"> • Increase in Darwen market share in non-food from 7.1% to 8.5% 	<ul style="list-style-type: none"> • Amount of completed retail development • Amount of retail development completed in town centres • Amount of completed office development in the town centres • Amount of completed hotel development in the town centres • Amount of completed D1 development in the town centres • Amount of completed D2 development in the town centres • Amount of completed A3 development in the town centres • Amount of completed A5 development in the town centres • Amount of completed A1 development in the district centres • Amount of completed A1 development to primary shopping frontage in Whalley Range • Amount of completed A1 development to secondary shopping frontage in Whalley Range • Amount of completed A2 development to the primary shopping frontage in Whalley Range. • Amount of completed A3 development to the primary shopping frontage in Whalley Range. • Amount of completed A5 development to the primary shopping frontage in Whalley Range. • Amount of completed A2 development to the secondary shopping frontage in Whalley Range. • Amount of completed A3 development to the secondary shopping frontage in Whalley Range. • Amount of completed A5 development to the secondary shopping frontage in Whalley Range. • Amount of completed A1 development located outside of town centres or district centres. • Amount of Betting Shop completions in Northgate and Cathedral Quarters. • Amount of Amusement Arcade completions in the Primary Shopping

- Frontages.
- Amount of Amusement Arcade completions in Conservation Areas.
- Amount of non-A1 development completed in Primary Shopping Frontages in the town centres.
- Amount of non-A1 development completed in Secondary Shopping Frontages in the town centres.

	Amount of retail development completed in borough	Amount of retail development completed in town centres
2017	1818m ²	371.5m ²
2015	2096m ²	26m ²

There has been a 278m² reduction of retail development completed within the borough compared to 2015 figures. However, significantly more retail development has been completed within the town centre than 2015 figures (a 345.5m² increase). The key objective for the Local Plan in managing development in Blackburn and Darwen town centres is to maintain progress and increase their competitiveness, and to broaden their function, particularly that of Blackburn, beyond a traditional shopping focus, while managing any negative pressures that such change may bring.

As highlighted in the table below, the majority of development completed within the town centre has been for A3 uses – restaurants and cafes, followed by B1 uses – offices. These figures suggest that appropriate development is taking place within the town centres, adding to their vitality. The Council is currently preparing a Blackburn Town Centre Supplementary Planning Document which is due to be adopted in 2018.

	B1 (Office)	C1 (hotel)	D1 (Non-residential institutions)	D2 (Assembly & Leisure)	A3 (Restaurants & cafes)	A5 (Hot food takeaway)
Amount completed in town centre	514m ²	0	0	0	645.6m ²	41m ²

• **Amount of completed A1 development in the district centres**

In addition to the two town centres, there are a number of District Centres identified in the Local Plan which principally provide for local needs shopping. Monitoring information from the current period indicates that there has been a total of 403.13m² of A1 development within the borough's District Centres. This has all taken place within the Whalley Range District Centre in Blackburn.

The Core Strategy identifies the Whalley Range area of Blackburn as having the potential to perform an enhanced function as a destination, as well as a local shopping centre, due to its proximity to the town centre. The following monitoring indicators relate to development completed within this particular District Centre:

Use Class	A1	A2	A3	A5
Amount of completed development to the primary shopping frontage in Whalley Range	0	0	0	0

Use Class	A1	A2	A3	A5
Amount of completed development to the secondary shopping frontage in Whalley Range	403.13	0	0	0

The Council's priority is for Blackburn and Darwen town centres to remain the focus for both convenience and comparison retail growth and for the development of other main town centre uses. Policy 29 of Local Plan Part 2 sets out the policy framework for assessing applications for main town centre development outside the town centres or District Centres:

- **Amount of completed A1 development located outside of town centres or district centres.**

A total of 894.35m² of completed A1 development has been located outside of the two town centres and district centres at:

- 10/14/1098: Land adjacent Rothesay Road, Blackburn
Development of 4 retail units including a large convenience store
Planning permission granted as represents local need
- 10/15/1428: 594 Blackburn Road, Darwen
Change of use of former car sales showroom to convenience retail food store
Planning permission granted as represents local need
- 10/13/0207: 3 Blackburn Street, Blackburn
Change of use from manufacturing to retail grocery shop (A1)
Planning permission granted on appeal Inspector concluded would represent local need

The following monitoring indicators relate to Policy 30 of the Local Plan Part 2 which aims to manage specific uses with the town centres. The figures collated for this

monitoring period highlight that the Policy is being successfully implemented:

- **Amount of Betting Shop completions in Northgate and Cathedral Quarters.** 0
- **Amount of Amusement Arcade completions in the Primary Shopping Frontages.** 0
- **Amount of Amusement Arcade completions in Conservation Areas.** 0

Policy 31 sets out the policy criteria that need to be met in order to support non A1 use classes identified within Primary and Secondary Shopping Frontages. The following monitoring indicators relate to this policy :

- **Amount of non-A1 development completed in Primary Shopping Frontages in the town centres.**

380.6m² of non-retail development was completed within the Primary Shopping Frontages in Blackburn and Darwen town centres. Despite this, the change of use permitted remains for main town centre uses – restaurant and cafes (A3) and drinking establishments (A4). Details of these completions are set out below:

10/14/0805: Audiotec, 193 Duckworth Street, Darwen
Change of use from A1 (retail) to A3 (restaurant & café)

10/16/0893: Ainsworth Mall, Ainsworth Street
Change of use from A1 (retail) to A3 (restaurant & café)

10/16/0310: 65 King William Street, Blackburn
Change of use from A1 (retail) to A4 (micro pub/drinking establishment)

- **Amount of non-A1 development completed in Secondary Shopping Frontages in the town centres**

0

ENVIRONMENTAL PROTECTION & ENHANCEMENT

Spatial Intervention 4: Environmental Protection and Enhancement			
<p>CS13 Environmental Strategy</p>	<p>9 - Development and the Environment 36 - Climate Change 37 - Wind Turbines</p>	<ul style="list-style-type: none"> • All new housing developments will be zero carbon from 2016 • All new non-domestic buildings should be zero carbon from 2019 • Ensure all planning applications which would cause unacceptable impacts on the environment are refused permission 	<ul style="list-style-type: none"> • Number of renewable energy generation developments: type and renewable energy capacity • Number of homes meeting Building for Life Assessment 'good' and 'very good' criteria • Number of housing developments incorporating zero carbon homes • Number of homes completed to Code for Sustainable Homes Level 3 and above • % of homes built meeting Lifetime Homes standard • % of commercial buildings meeting BREEAM very good standard. • Number of new residential developments where the energy/emissions standards in the Building Regulations Part L have been exceeded • Number of planning applications refused permission due to their environmental impacts • % of development built in an area of flood risk • Number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds • Percentage of eligible open spaces managed to Green Flag Award standard • Air quality data measurements – in current Air Quality Management Areas and elsewhere • Number of developments incorporating SUDS • Amount of derelict land in the Borough • Planning to adapt to Climate Change (progress towards Council's Climate Change Adaptation Strategy Action Plan) • CO² emissions per capita
<ul style="list-style-type: none"> • Number of renewable energy generation developments: type and renewable energy capacity There have been no renewable energy developments completed within this monitoring period. • % of development built in an area of flood risk None of the development completed within this monitoring period has been within an area of flood risk. • Number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds: 			

Planning application number	Description of development	Reason for objection	Status
10/16/0231	Heavy industry/warehousing – minor	Development next to a watercourse/flood defence	***OBJECTION WITHDRAWN***
10/16/0534	Residential - minor	No sequential test. Part C of Exception Test not passed.	***APPLICATION WITHDRAWN***

In the 2016-2017 monitoring period, the Environment Agency objected to two planning applications on the grounds of flood risk. Subsequently, one of these applications was withdrawn and the other resulted in changes being made to the design of the proposed development which meant the EA withdrew their objection to the application. As a result, no planning applications were granted planning permission with an active Environment Agency objection.

- **Air quality data measurements – in current Air Quality Management Areas and elsewhere**

See Quality of Place section for details

- **Planning to adapt to Climate Change (progress towards Council’s Climate Change Adaptation Strategy Action Plan)**

The Council has prepared a Climate Change Adaptation Strategy & Action Plan which is monitored regularly. This can be accessed on the Council’s website at:

<http://www.blackburn.gov.uk/Lists/DownloadableDocuments/Climate-Change-Adaptation.pdf>.

It identifies priorities for action for departments across the Council to minimise the predicted effects of climate change over the short, medium and long term. In order to support this, the Local Plan includes a number of policies which requires development to demonstrate that it has taken full account of issues relating to climate change. This includes demonstrating how the development has been designed to minimise its contribution to carbon emissions, both directly from the development and indirectly arising from factors such as travel to and from the development.

- **CO2 emissions per capita**

Blackburn with Darwen’s emissions per capita figure has decreased from 7 carbon tonnes in 2005 to 4 tonnes in 2015 (most recent figures). Since 2014, emissions have decreased in 325 out of the 391 Local Authorities (83%). This is consistent with the decrease in overall UK emissions between 2014 and 2015. The main drivers of the decrease in UK emissions in 2015 was a change in the fuel mix for electricity generation, with a decrease in the use of coal and more use of nuclear and renewables.

Overall in 2015, 40% of end-user emissions assigned to Local Authority areas (excluding emissions from Land Use, Land Use Change and Forestry (LULUCF)) were attributed to the industry and commercial sector, 27% to the domestic sector, and 32% to transport. There are wide local variations on this mainly because of the economy and geography of different local areas.

The transport sector had the highest share of end-user emissions in 42% of authorities. The industrial and commercial sector had the highest share in 36% and the domestic sector had the highest share in 22% of authorities.

In 2015, approximately 54% of domestic end-user emissions came from gas use and 36% were due to electricity consumption. Domestic end-user emissions were less than

2 tonnes per person in 91% of LAs, between 2 and 2.5 tonnes per person in 9% and above 2.5 tonnes per person in 1 Local Authority.			
CS14 Green Belt	3 - The Green Belt		<ul style="list-style-type: none"> • Number of developments completed on green belt • Number of planning permissions granted for development on green belt
<p>NPPF highlights that the government attaches great importance to green belts. The fundamental aim of green belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of the green belt are their openness and their permanence. Policy 3 of Local Plan Part 2 echoes NPPF policy which prevents inappropriate development within the green belt except in very special circumstances.</p> <ul style="list-style-type: none"> • Number of developments completed on Green Belt No developments within this monitoring were completed on green belt, compared to 3 in 2015. • Number of planning permissions granted for development on green belt No planning permissions have been granted for development in the green belt within the 2016/17 monitoring period. There has been one application granted for a lawful development certificate for a floating solar array on Wayoh Water Treatment Works Reservoir, Turton Bottoms which is located within the green belt. This development was classed as permitted development and as a result did not require planning permission. 			
CS15 Protection and Enhancement of Ecological Assets	9 - Development and the Environment	<ul style="list-style-type: none"> • No loss of Nationally/Internationally important site • No loss of Regional/County-level important sites • No net loss of locally important sites • No net loss of Species of Principal Importance 	<ul style="list-style-type: none"> • Amount of new development completed within, or likely to adversely affect internationally/nationally/locally important nature conservation areas • Number of nationally/internationally important sites • Number of regional/county level important sites • Number of locally important sites • Number of Local Nature Reserves (LNR) • Number of Geological Heritage Sites (GHSs) • Number of Biological Heritage Sites (BHSs) • Number of Species of Principal Importance • Change in areas of biodiversity importance • Amount of new development completed within, or likely to adversely affect internationally/nationally/locally important nature conservation areas • Condition of wildlife sites

	Nationally/internationally important sites	Regional/county level important sites	Locally important sites	Local Nature Reserves	Geological Heritage Sites	Biological Heritage Sites	Species of Principal Importance
Number	2 x SSSIs at: • Gale Clough & Shooterslee Wood • West Pennine Moors	108	9	4	5	108	80

The West Pennine Moors is the largest new site of special scientific interest (SSSI) notified by Natural England since 2004, covering a total of 76 square kilometres between Chorley, Blackburn, Bolton and Haslingden in Lancashire and Greater Manchester. Longworth Clough and Oak Field sit within the WPM boundary and have been archived since the last monitoring report.

Therefore there are two SSSIs within Blackburn with Darwen – West Pennine Moors and Gale Clough & Shooterslee Wood.

- **Change in areas of biodiversity importance**

No monitoring has been undertaken in this monitoring period on the state of either of the SSSIs. Gale Clough & Shooterslee Wood was last assessed in 2013 and identified that no part of the SSSI had been destroyed/partly destroyed:

SSSI name: Gale Clough & Shooterslee Wood (Unit 1 last assessed March 2012, Unit 22 last assessed March 2013)

Year	% Area meeting PSA target	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining	% Area destroyed / part destroyed
2006	31.41%	31.41%	0%	68.59%	0%	0%
2007	37.14%	37.14%	0%	62.86%	0%	0%
2013	37.14%	37.14%	0%	62.86%	0%	0%

- **Amount of new development completed within, or likely to adversely affect internationally/nationally/locally important nature conservation**

There has been no development completed within the monitoring period which would have an adverse effect on designated environmental assets in the borough. The aim of Policy 9, in addition to other environmental policies within the Plan, is to ensure that the relationship between new development and our environment is managed, and that the right balance is always struck between environmental concerns and other factors.

Further information on the Council's approach to the protection, restoration and enhancement of the borough's ecological assets can be found in the Green Infrastructure & Ecological Networks SPD: <http://www.blackburn.gov.uk/Lists/DownloadableDocuments/Green-Infrastructure-and-Ecological-Networks-SPD.pdf>

QUALITY OF PLACE

Spatial Intervention 5: Quality of Place			
CS16 Form and Design of New Development	7 - Sustainable and Viable Development 11 - Design 43 - Outdoor Advertisements	<ul style="list-style-type: none"> • Improve the quality of design in all residential development across the Borough • Provide a basis for reviewing and improving design quality to ensure a more positive and efficient planning process • Inform planning and regeneration initiatives in terms of urban design and place making to ensure new communities are of a high quality are sustainable 	<ul style="list-style-type: none"> • Number of homes completed achieving 'good' and 'very good' against the Building for Life Assessment • Percentage of people satisfied with their neighbourhood as a place to live
<p>The Council places a great deal of emphasis on ensuring all developments within the borough are of high design quality, as required by NPPF and NPPG. Policy 11 of the Local Plan Part 2 sets out the Council's core policy on the design of new development. It provides additional detail on the seven aspects of good design set out in the Core Strategy: character, townscape, the public realm, movement and legibility, sustainability, diversity and colour.</p>			
<p>Both the Residential Design Guide SPD and Borough Design Guide SPD are material considerations in planning decisions and provide additional detail to policies in the Local Plan with regards to the design standards expected in new development. Masterplans have also been prepared for some of the allocated housing sites and these include specific design principles required to be addressed within the new development. These documents can be accessed at:</p>			
<ul style="list-style-type: none"> • Borough Design Guide SPD: www.blackburn.gov.uk/Lists/DownloadableDocuments/2015-DL-Borough%20Wide%20Design%20Guide%20SPD.pdf • Residential Design Guide SPD: http://www.blackburn.gov.uk/Pages/Supplementary-Planning-Documents-.aspx • North Blackburn Masterplan: www.blackburn.gov.uk/Lists/DownloadableDocuments/North-Blackburn-development-site-masterplan.pdf • Gib Lane Masterplan: www.blackburn.gov.uk/Lists/DownloadableDocuments/Gib-Lane-Masterplan.pdf 			

- Roe Lee Masterplan
www.blackburn.gov.uk/Lists/DownloadableDocuments/Roe-Lee-Masterplan-Document-Sm.pdf

CS17 Built and Cultural Heritage	39 - Heritage	<ul style="list-style-type: none"> • No loss of listed buildings within the Borough 	<ul style="list-style-type: none"> • Number of Conservation Areas • Number of Listed Buildings • Qualitative information from conservation area appraisals, village appraisals etc.
<ul style="list-style-type: none"> • Number of Conservation Areas There are currently 14 conservation areas in the borough, containing over 2000 properties. Plans showing the location and boundaries of the conservation areas can be accessed on the Council’s website at http://www.blackburn.gov.uk/Pages/Heritage,-conservation-and-archaeology.aspx. • Number of Listed Buildings There are approximately 200 listed buildings in the borough, descriptions of listings can be downloaded from the National Heritage list https://www.historicengland.org.uk/listing/the-list/. There has been no loss of listed buildings within this monitoring period. • Qualitative information from conservation area appraisals, village appraisals etc. A number of character appraisals and management plans have been prepared for several of the conservation areas in the bough. These set out the historic character of the areas and help to inform development proposals proposed within them – they can be accessed on the Council’s website at: http://www.blackburn.gov.uk/Pages/Heritage,-conservation-and-archaeology.aspx. <p>Policy 39 of the Local Plan Part 2 ensures that the most important elements of the borough’s historic environment are protected as positive assets which will promote ongoing growth. The Council’s key objective is to ensure that change comes forward in a managed way, and is informed by a proper understanding, set out in a heritage statement, of the evidential, historic, aesthetic and communal significance of the heritage asset.</p>			
CS18 The Borough’s Landscapes	41 - Landscape 42 - Equestrian Development 44 - Telecommunication 37 - Wind Turbines	<ul style="list-style-type: none"> • No developments which have an adverse effect or destroy landscapes by detracting from their distinctive features to be given planning permission 	<ul style="list-style-type: none"> • Number of planning applications refused on grounds of the development adversely affecting or destroying landscapes. • Number of equestrian developments permitted • Number of wind turbine developments permitted • Number of telecommunication development permitted
<ul style="list-style-type: none"> • Number of equestrian, wind turbines and telecommunication developments permitted No applications have been granted planning permission for these developments within the monitoring period. <p>Although no applications have been approved in this monitoring period for equestrian, wind turbines or telecommunication development, when such an application is received by the authority, it is imperative that any potential impact on the landscape is minimised. It will be important to ensure that high quality development is accommodated sensitively while that which would undermine the character of the landscape is resisted, as required by Policies 37, 41, 42 and 44 of Local Plan Part 2.</p>			

CS19 Green Infrastructure	38 - Green Infrastructure on the Adopted Policies Map 40 - Integrating Green Infrastructure with New Development 9 - Development and the Environment	<ul style="list-style-type: none"> No loss of Green Infrastructure networks Creation of new Green Infrastructure networks Open Space Strategy targets Public Rights of Way targets 	<ul style="list-style-type: none"> Amount of S106 monies received for public open space Data on the amount and quality of open space within the Borough (through Open Space Audit)
<p>• Data on the amount and quality of open space within the Borough (through Open Space Audit)</p> <p>The Council's Open Space Audit can be accessed at: http://www.blackburn.gov.uk/New%20local%20plan%202/5.19a%20BwD%20Open%20Space%20Audit%20May%202014.pdf</p> <p>In addition, the Council has an Open Space Assessment which looks at the quantity, quality and accessibility of existing open spaces in the borough. The aim will be to sustain the current level of provision of appropriate open spaces as population in the borough rises. Improvements to the quality and accessibility of existing open spaces remain a priority. The Council's Open Space Assessment can be accessed at: http://www.blackburn.gov.uk/New%20local%20plan%202/5.19b%20BwD%20Open%20Space%20Assessment%20May%202014.pdf</p> <p>The Council has prepared a Green Infrastructure & Ecological Networks SPD which provides additional information on the green infrastructure and ecology policies contained within the Local Plan. It can be accessed at http://www.blackburn.gov.uk/Lists/DownloadableDocuments/Green-Infrastructure-and-Ecological-Networks-SPD.pdf</p>			
CS20 Cleaner, Safer, Greener	8 - Development and People		<ul style="list-style-type: none"> Amount of new development achieving Secured by Design Number of Air Quality Management Areas

- **Number of Air Quality Management Areas (AQMA)**

8 Air Quality Management Areas (AQMA) have been declared within the borough as a result of unacceptably high levels of nitrogen dioxide. They are:

- AQMA 1 - Intack, Blackburn (Junction of Whitebirk Rd and Accrington Rd)
- AQMA 2 - Bastwell, Blackburn (Junction of Whalley New Road and Whalley Range)
- AQMA 3 – Darwen Town Centre (A666 between Robert Street and Wraith Street, Darwen)
- AQMA 4 – Witton, Blackburn (Junction of Preston Old Road and Buncer Lane, Blackburn)
- AQMA 5 – Earcroft, Darwen (Junction of the A666 with M65 Link Road)
- AQMA 6 – Blackamoor, Blackburn (Junction of Stopes Brow, Blackamoor Road and Roman Road, Blackburn)
- AQMA 7 – Four Lane Ends, Blackburn (Junction of Pleckgate Road, Revidge Road, Lammack Rd and Shear Brow)
- AQMA 8 – Junction of Accrington Road / Burnley Road, Blackburn

Policy 8 of Local Plan Part 2 will ensure that development will not give rise to a deterioration of air quality in these AQMAs, or result in the declaration of any new AQMAs, unless the harm caused is significantly and demonstrably outweighed by other planning considerations and a comprehensive mitigation strategy can be secured. Policies within the Plan aim to manage any impact of development and to ensure no-one suffers from unsatisfactory conditions as a result of new development.

Monitoring updates to AQMAs:

AQMA 6 & 7 - The action plan will be updated to include new measures to tackle problems at Four Lane Ends, as this junction remains a significant challenge. The outlook for Blackamoor has improved now that funding has been secured for a new link road. The impact of the new road can be assessed once more information is known about the layout and anticipated traffic flows.

Monitoring undertaken during 2018 will help to identify whether an overhaul of the action plan measures are required at:

- AQMA 1 (Intack) - Major road infrastructure changes have recently been implemented in the vicinity of the AQMA. The impact of these changes is not evident yet.
- AQMA 2 (Bastwell) - Where exceedences were marginal.
- AQMA 3 (Darwen Town Centre) - Short term monitoring at a new monitoring site has identified a potential pollution hotspot where Bolton Rd meets Darwen Circus. Further monitoring is being undertaken to identify whether this hotspot extends to a location which will affect residents.
- AQMA 4 (Witton) – Monitoring will determine whether the increase in 2016 exposure is a short term change which doesn't change the Council's plans to revoke this AQMA.
- AQMA 5 (Earcroft) – Monitoring will determine whether the improvement is not offset by new development in the area.

AQMA 8 (Burnley Road / Accrington Road junction) – The implementation of Pennine Reach has brought about a significant improvement at AQMA. It will be revoked in 2017.




Monitoring undertaken during 2016 has identified exceedences of the annual mean NO₂ objective outside the existing AQMAs at:

- The Junction of Moorgate Street and Livesey Branch Road.
- Accrington Road by the Toll Bar Junction.

Detailed Assessments will be undertaken for these two locations and new AQMAs will be declared where necessary.

Nitrogen Dioxide (NO₂) Annual Mean Exposure at AQMAs in the Borough

Year	AQMA 1 Intack	AQMA 2 Bastwell	AQMA 3 A666 Darwen	AQMA 4 Witton	AQMA 5 Earcroft	AQMA 6 Blackamoor	AQMA 7 Four Lane Ends	AQMA 8 Acc. Rd/ Burnley Rd
2005	Red	Red	Red	Red	Red	n/a	n/a	n/a
2006	Green	Green	Red	Red	Red	n/a	n/a	n/a
2007	Red	Green	Red	Green	Green	n/a	n/a	Green
2008	Red	Red	Red	Red	Red	n/a	n/a	Green
2009	Red	Green	Green	Red	Green	Red	Green	Red
2010	Red	Red	Red	Red	Green	Red	Red	Red
2011	Green	Green	Green	Green	Green	Green	Red	Red
2012	Green	Green	Green	Green	Green	Red	Red	Green
2013	Green	Green	Green	Green	Green	Red	Red	Red
2014	Red	Red	Green	Green	Green	Red	Red	Red
2015	Green	Green	Green	Green	Green	Red	Red	Green
2016	Red	Red	Green with vertical lines	Green	Green	Red	Red	Green

-  - Exceedence of annual mean NO₂ objective
-  - Complies with annual mean NO₂ objective
-  - Further monitoring is ongoing to determine the existence or extent of any remaining pollution hotspot and whether it affects any residents in town centre flats.

CS21 Mitigation of Impacts / Planning Gain	12 - Developer Contributions		<ul style="list-style-type: none"> • S106 allocations • Number of S106 agreements signed • Amount of S106 contributions secured (gross) • Amount of S106 contribution secured towards affordable housing • Amount of S106 contribution secured towards transport • Amount of S106 contribution secured towards education • Amount of S106 contribution secured towards open space • Amount of “other” S106 contribution 					
<p>Developer contributions are sought via Section 106 agreements where off-site works are the only option for making a development acceptable, or where a financial contribution is preferable to an on-site solution for other planning reasons. The following indicators report on the number of S106 agreements that have been signed within the monitoring period and the amount of contributions the Council has received for different types of infrastructure:</p> <ul style="list-style-type: none"> • Number of S106 agreements signed A total of 6 Section 106 agreements have been signed within this monitoring period. • S106 contributions received: 								
		Affordable housing	Highways	Transport	Education	Open space	Other	Total
Contributions received (£) 2017		121,500	95,000	0	0	49,210	0	265,710
Contributions received (£) 2015		8,500	6,500	0	0	74,966	0	89,966
<p>There has been a significant increase in the amount of S106 contributions the Council has received in this monitoring period compared to figures in 2015. The most noticeable increase has been contributions towards affordable housing in the borough.</p>								
<p>The Council, through its negotiations with developers, is committed to ensuring that an appropriate balance is struck between securing necessary infrastructure investment from new development, and maintaining the financial viability of high quality development that will lead to growth.</p>								

ACCESS TO JOBS & SERVICES

Spatial Intervention 6: Access to jobs and services

CS22 Accessibility Strategy	10 - Accessibility and Transport 45 - Major Road Schemes 46 - Rail Freight	<ul style="list-style-type: none"> • 10% increase in bus patronage by 2011 (LTP2) • 15% increase in rail patronage by 2011 (LTP2) • 22% increase in number of cyclists entering Blackburn and Darwen town centres (LTP2) • 19,000 new SMART cards to be issued by 2010/2011 (LTP2) • The Council will aim to increase the satisfaction with public transport and information to Royal Blackburn Hospital for Darwen residents from 51% to 75% by 2011 	<ul style="list-style-type: none"> • % of new residential development within 30 minutes public transport time of a GP, Hospital, Primary and Secondary School, Employment and a Major Retail Centre • Number of planning applications refused on grounds of poor accessibility • Bus patronage • Rail patronage • Number of pedestrians entering Blackburn and Darwen Town Centres • Number of cyclists entering Blackburn and Darwen town centres • % of residents with SMART cards • % of people travelling into Blackburn and Darwen Town Centres by car • Number of planning applications refused on grounds of traffic generation or inadequate demand management proposals.
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The borough's Local Plan sets a clear expectation that new development should be accessible by a choice of means of transport and not be excessively reliant on car journeys. In order to achieve this we need to ensure that wherever possible, development is located in areas that benefit from good public transport access.

The following indicators report on public transport usage within Blackburn and Darwen town centres:

- **Bus patronage**

	Bus patronage	
Year	2017	2015
Number	4.164m	4.59m

There has been over a 400,000 reduction in the number of passengers using buses in the borough between 2015 and 2017. Economic and cultural factors are likely to be influencing this decline with the effects of the recession leading to fewer people travelling which has resulted in a downward spiral in bus service provision, further limiting future travel opportunities.

The Council has a good working relationship with local bus operators to maximise the quality of bus services in the borough in view of limited public subsidies. The Council will continue to work to encourage residents to use public transport wherever possible and ensure new developments completed in the borough are accessible by public

transport.

- **Rail patronage:**

	Rail patronage	
2017	Blackburn: 1.160m	Darwen: 235,000
2015	Blackburn: 1.271m	Darwen: 326,653

As highlighted by the table above, there has been a decline in rail patronage both in Blackburn and Darwen this year compared to figures in 2015. This can be attributed to the fact that there have been a number of disruptions in the 2016/17 monitoring period as a result of construction works along the route.

An extension to the Darwen Passing Loop by approximately one mile in each direction along with associated track, points, signalling and work to bridges and retaining walls was completed in the Summer of 2015 as a result of funding from the Local Growth Fund secured via the Lancashire Local Enterprise Partnership. This has enabled a half hourly service to be introduced throughout the day Monday – Saturday between Blackburn and Manchester which commenced on 10th December 2017.

- **Number of pedestrians entering Blackburn and Darwen Town Centres**

	Number	Number
	2017	2015
Blackburn town centre	20,235	18,290
Darwen town centre	5,943	6,199

- **Number of cyclists entering Blackburn and Darwen town centres**

	Number	Number
	2017	2015
Blackburn town centre	353	395
Darwen town centre	101	187

The Council is committed to promoting and improving opportunities for sustainable and active modes of travel, in recognition of their benefits to quality of life, health and well-being and the natural environment. In terms of pedestrians accessing the town centre, there has been a considerable increase in the number of pedestrians recorded entering Blackburn Town Centre in 2017 in comparison to 2015 figures, although figures for Darwen show a slight reduction in numbers.

- **% of residents with NoW cards**

There were 22,438 people with a NoW card compared to 21,727 in 2015 - an increase of 711.

- **% of people travelling into Blackburn and Darwen Town Centres by car**

	Number 2017	% 2017	Number 2015	% 2015
Blackburn town centre	99,100	77%	86,300	74.3
Darwen town centre	21,599	74%	21,853	74

There has been an increase of 12,800 cars entering Blackburn town centre between 2015 and 2017 compared to a reduction of 254 cars entering Darwen town centre in the same period.

The Council will continue to implement Policy 10 of the Local Plan Part 2 when assessing planning applications for new developments to ensure they are accessible by non-car means. A number of masterplans have been prepared for housing allocated sites in the borough which require developers to maximise the opportunities for residents to utilise public transport and encourage walking and cycling wherever possible.

CS23 Tackling Worklessness	47 - The effect of Development on Public Services	<ul style="list-style-type: none"> • 95% of adults to have basic skills in both functional literacy and numeracy by 2020 • 90% of adults to hold at least 2 qualifications or equivalent by 2020 • 500,000 apprenticeships delivered each year by 2020 • 40% of adults to hold at least level 4 qualifications or equivalent by 2020 • 80% of working age population into employment in Pennine Lancashire by 2020 (PLES) • The Council will aim to increase the satisfaction with public transport and information to Queens Park Hospital for Darwen residents from 51% to 75% by 	<ul style="list-style-type: none"> • % of working age residents qualified to degree level and above • % of pupils gaining 5 or more GCSE's • % of economically inactive residents of working age • % of residents of working age claiming Job Seekers Allowance • Duration of people claiming Job Seekers Allowance • DfT has established a series of core indicators, focussing on journey time. A further 4 indicators and targets will be established in the course of the next 4 years and the first target will be monitored in partnership with the NHS trust via a travel survey of Queens Park Hospital staff and visitors. • Number of children walking to school
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- 2011 (LTP 2)
- 15% increase in the number of children walking to work by 2011 (LTP 2)

- % of working age residents qualified to degree level and above/% of pupils gaining 5 or more GCSE's:**

	BwD (number) 2017	BwD (%) 2017	NW (%) 2017	GB (%) 2017		BwD (number) 2014	BwD (%) 2014	NW (%) 2014	GB (%) 2014
NVQ4 and above	25,300	28	34	38.2		21,500	23.5	30.9	36.0
NVQ3 and above	41,500	46	53.7	56.9		40,000	43.7	52.7	56.7
NVQ2 and above	60,200	66.6	73	74.3		57,800	63.2	71.4	73.3
NVQ1 and above	71,800	79.4	84.8	85.3		69,600	76.0	83.4	85.0
Other qualifications	7,200	7.9	5.7	6.6		8,600	9.3	6.0	6.2
No qualifications	11,400	12.7	9.5	8.0		13,400	14.6	10.6	8.8

The number of residents within the borough with qualifications has increased overall since 2014, with those gaining NVQ4 qualifications and above increasing by 3,800 between 2014 and 2017. Furthermore, the number of residents with no qualifications has decreased by 2,000 compared to figures in 2014, however this remains higher than the regional and national averages by 3.2% and 4.7% respectively.

- Economic inactivity**

	BwD (number) 2017	BwD (%) 2017	NW (%) 2017	GB (%) 2017		BwD (number) 2015	BwD (%) 2015	NW (%) 2015	GB (%) 2015
Total	28,800	31.6	24.0	22		27,300	29.6	25.3	22.6
Student	8,300	29.0	24.2	26.3		6,400	23.4	23.6	26.5
Looking after family/home	8,200	28.3	23.2	24.5		9,800	35.8	24.5	25.4
Temporary sick	-	-	2.2	1.9		-	-	2.6	2.2
Long term sick	7,100	24.5	26.7	22.0		7,600	27.7	26	21.6
Discouraged	-	-	0.6	0.4		-	-		
Retired	2,700	9.4	13.9	13.5		2,200	8.0	14.8	14.3
Other	1,700	5.9	9.1	10.9		1,100	4.1	7.9	9.5

The above table highlights that the total number of inactive residents in the borough has increased by 1,500 between 2015 and 2017. The most noticeable increase has been in the number of students within the borough which has increased by 1,900. Conversely there has been a decrease of 1,600 people out of work as a result of looking after the family/home in the same time period.

• **% of residents of working age claiming benefits:**

	BwD (numbers)	BwD (%)	NW (%)	GB (%)
Total claimants	15,250	16.6	13.2	11
<i>By statistical group</i>				
Job seekers	1,250	1.4	1.0	1.1
ESA & incapacity benefits	8,820	9.6	7.8	6.1
Lone parents	1,070	1.2	1.0	1.0
Carers	2,600	2.8	2.1	1.7
Others on income related benefits	310	0.3	0.2	0.2
Disabled	990	1.1	0.8	0.8
Bereaved	210	0.2	0.2	0.2

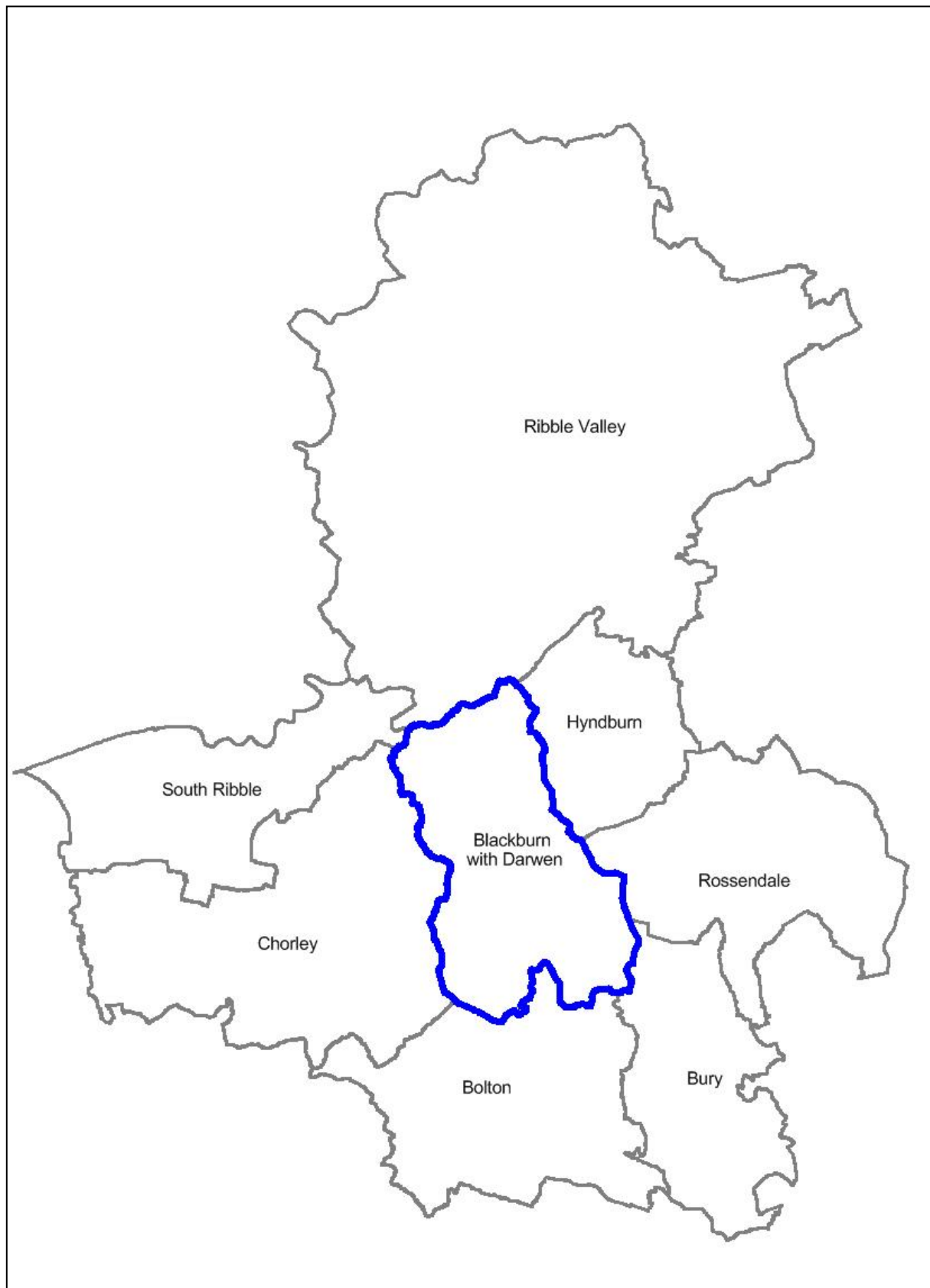
16.6% of people of working age in the borough are claiming benefits which compares to 13.2% for the North West and 11% nationally.

Reporting on such figures in this monitoring period is more complicated than previous years due to the transition to Universal Credit. People looking for work can now either be claiming Job Seekers Allowance or Universal Credit (or indeed be required to look for work as part of their Employment and Support Allowance Assessment). As a result, it is difficult to get coherent benefits figures at the present time and we are unable to compare these figures to previous years.

5. Need for a full/partial Local Plan review?

- 5.1 After examining the performance of the Local Plan policies within this AMR, it can be concluded that although the majority of policies are achieving their aims, housing supply information indicates that there is insufficient land coming forward for new housing to meet the needs of the population. Despite many of the sites allocated within the 2015 Local Plan Part 2 progressing, there remains a lack of a 5 year housing land supply.
- 5.2 In addition, there is a particular shortage of allocated employment land.
- 5.3 Local Planning Authorities are required to keep under review any matters that may affect the development of its areas or the planning of its development. A review of the Local Plan will help to ensure the continuing conformity of the Local Plan with national policy. To meet requirements of national policy, the Local Plan needs to identify enough land to provide for future housing and employment to reflect Blackburn with Darwen's future needs.
- 5.4 The Council is keen to maintain a robust and defensible Local Plan for Blackburn with Darwen and the Local Plan review will help to ensure that there is an up to date and deliverable Plan which will help to ensure that local rather than national policies act as the principal benchmark for planning decisions. Maintaining an up to date Local Plan will support local growth by generating certainty for investment in local development and infrastructure through a policy framework that establishes an up to date and objectively assessment of our development needs and supports sustainable development in Blackburn with Darwen in future years.
- 5.5 Work on a new Local Plan for the borough will commence in 2018.

Appendix 1: Neighbouring Local Planning Authorities in the Duty to Cooperate



Appendix 2: Cross boundary matters relating to Duty to Cooperate

- A. Local planning authorities/county council
- B. Prescribed bodies/other organisations
- C. Organisations not subject to the duty

A. LOCAL PLANNING AUTHORITIES/COUNTY COUNCIL

	ORGANISATIONS									
	Ribble Valley	Hyndburn	Rossendale	Bury	Bolton	Chorley	South Ribble	Preston	Lancashire County Council	AGMA
STRATEGIC PRIORITIES / CROSS BOUNDARY MATTERS (NPPF para 156)										
Homes/housing provision	✓	✓	✓	✓	✓	✓	✓	✓		✓
Gypsies/Travellers and Travelling Show People	✓	✓	✓	✓	✓	✓	✓	✓		✓
Employment land/access to jobs	✓	✓	✓				✓	✓		
Retail/leisure and other commercial							✓	✓		
Provision of infrastructure/ connectivity 1. Public transport 2. Cycling 3. Highway network	✓	✓	✓	✓	✓				✓	✓
Health										

	ORGANISATIONS									
	Ribble Valley	Hyndburn	Rossendale	Bury	Bolton	Chorley	South Ribble	Preston	Lancashire County Council	AGMA
Natural and historic environment 1. Green Belt 2. Green infrastructure 3. Climate change 4. Wind turbines	✓ Green Belt	✓ Green Belt Green Infrastructure Wind turbines	✓ Green Belt Green infrastructure	✓ Green Belt Green Infrastructure Wind turbines	✓ Green Belt Green infrastructure	✓ Green Belt Green Infrastructure Wind turbines	✓ Green infrastructure	✓ Green infrastructure	✓ Green infrastructure	✓ Green infrastructure Wind turbines
Development Management Policies	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

B. PRESCRIBED BODIES/Other organisations

	ORGANISATIONS												
	PRESCRIBED BODIES								OTHER ORGANISATIONS				
	Environment Agency	English Heritage	Natural England	HCA	Clinical Commissioning Group	NHS England Lancashire Area Team	Integrated Transport Authorities (TfGM)	Highway Authority (LCC and Highways England)	Network Rail	Utility provider	Sport England	Emergency Services	Mobile Operators
STRATEGIC PRIORITIES /CROSS BOUNDARY MATTERS (NPPF para 156)													
Homes/housing provision	✓			✓	✓	✓		✓		✓	✓	✓	✓
Employment land/access to jobs	✓							✓		✓	✓	✓	✓
Retail/leisure and other commercial													

	ORGANISATIONS												
	PRESCRIBED BODIES								OTHER ORGANISATIONS				
	Environment Agency	English Heritage	Natural England	HCA	Clinical Commissioning Group	NHS England Lancashire Area Team	Integrated Transport Authorities (TfGM)	Highway Authority (LCC and Highways England)	Network Rail	Utility provider	Sport England	Emergency Services	Mobile Operators
Provision of infrastructure/ connectivity 1. Public transport 2. Highway network/M65 3. Flood risk 4. Energy/utility providers 5. Emergency services 6. Sport provision	✓						✓	✓	✓	✓	✓	✓	✓
Health					✓	✓							
Natural and historic environment 1.Green Belt 2.Green infrastructure (GI) 3.Climate Change 4.Historic environment		Green belt Historic environment	Green belt/GI								GI		
Development Management Policies	✓	✓	✓					✓	✓	✓	✓	✓	✓
Sustainability appraisal	✓	✓	✓										

C. ORGANISATIONS NOT SUBJECT TO THE DUTY - (Local planning authorities subject to the duty must co-operate with the following)

	ORGANISATIONS									
	Local Enterprise Partnership/TfL	Lancashire Local Nature Partnership								
STRATEGIC PRIORITIES /CROSS BOUNDARY MATTERS (NPPF para 156)										
Homes/housing provision	✓									
Employment land/access to jobs	✓ Samlesbury EZ									
Retail/leisure and other commercial										
Provision of infrastructure/connectivity	✓ Delivery of Growth Deal transport schemes.									
Health										
Natural and historic environment 1. Green Infrastructure 2. Heritage Investment Strategy	✓ Heritage Investment Strategy	✓ Green infrastructure								

Appendix 3: Summary of engagement with neighbouring authorities and other prescribed bodies on strategic issues

ACTIVITY 01 April 2016 – 31 March 2017

1. COOPERATION ON KEY STRATEGIC CROSS BOUNDARY MATTERS

STRATEGIC ISSUE	ACTIVITY undertaken	ORGANISATIONS involved	DATE	OUTCOME/next steps
Infrastructure Planning	Liaison meeting to update on developments in the borough.	BwD Clinical Commissioning Group	7/7/16	Next liaison meeting to be scheduled.
	Meeting held as part of ongoing liaison to update UU on progress on development sites in borough and their input re: infrastructure capacity	United Utilities	17/03/17	Next liaison meeting to be scheduled.
	To work on economic case for works to M65.	Lancashire County Council and BwD Highways Authorities	10/01/17	Continued liaison with LCC.
	Presentation of masterplan for Blackburn Railway Station	Community Rail Lancashire	31/03/17	N/A
Employment Land	Telephone meeting with NLP Planning – consultants acting on behalf of RBC to undertake an Employment Land Review.	Rossendale Borough Council	17/8/16	BwD continue to input to study as necessary and kept up to date with progress.
Local Plan Preparation	DtC meeting regarding the emerging Development Management DPD for Hyndburn.	Hyndburn Borough Council	17/6/16	BwD to continue feeding into preparation of Hyndburn Local Plan where necessary.
Gypsy & Traveller	DPOG meeting to update on Gypsy and Traveller policy/production of GTAAs	All DPOG authorities – both planning policy and housing officers	14/6/16	Regular liaison meetings to be scheduled to discuss Gypsy & Traveller matters with DPOG authorities. Notes of meeting to be circulated.
Housing Delivery	All Lancashire authorities meeting in Lancaster to discuss latest housing delivery issues.	Lancashire Housing Forum meeting	27/9/16	Notes to be circulated.
	HCA and Pennine Lancashire	HCA and Pennine Lancashire	21/03/17	N/A

STRATEGIC ISSUE	ACTIVITY undertaken	ORGANISATIONS involved	DATE	OUTCOME/next steps
	Housing Developers event	Authorities		
	Lancashire Housing Study - Telephone meeting with Cushman & Wakefield to feed into Combined Authority work.	Lancashire combined authorities	31/03/17	Ongoing liaison as part of Combined Authority work
	Meeting to discuss Starter Homes	Homes and Communities Agency (HCA)	20/01/17	Further liaison to be scheduled if necessary. BwD collated Starter Home information requirements and added to website.
	Site meeting to consider potential acquisition.	Homes and Communities Agency (HCA)	4/11/16	Further liaison to be scheduled if necessary.

2. JOINT LANCASHIRE MINERALS and WASTE LOCAL PLAN

STRATEGIC ISSUE	ACTIVITY undertaken	ORGANISATIONS involved	DATE	OUTCOME/next steps
Local plan review (the adopted Core Strategy and the adopted Site Allocations and Development Policies Local Plan)	Consultation on draft Local Plan	Joint Advisory Committee for Strategic Planning. Following authorities: Lancashire County Council/Blackpool Council/Blackburn with Darwen Council/ 12 district councils within the administrative area of Lancashire County Council ⁷ and key stakeholders.	Ongoing	First stage consultation on scope of review carried out 07 November – 19 December 2014; comments on draft Local Plan sent to LCC.

¹ Burnley, Chorley, Fylde, Hyndburn, Lancaster, Pendle, Preston, Ribble Valley, Rossendale, South Ribble, West Lancashire and Wyre

Appendix 4: Requests for cooperation from neighbouring authorities and other prescribed bodies

ORGANISATION REQUESTING COOPERATION	STRATEGIC ISSUE	ACTIVITY undertaken	DATE	OUTCOME/ next steps
ACTIVITY 01 April 2015 – 31 March 2016				
Burnley Borough Council	Local Plan preparation	Consultation on Preferred Options	July 2016	No comments to make <u>Next steps:-</u> Examination on Local Plan commences November 2017
Central Lancashire (Chorley/Preston and South Ribble)	Employment	Consultation on draft Central Lancs Employment Skills SPD 30 th January – 13 th March 2017	January 2017	BwD have no comments to make
South Ribble Borough Council	Natural environment	Draft Green Belt Infill SPD consultation	January 2017	No response considered necessary.
Lancaster City Council	Local Plan	Consultation on new Local Plan 27 th January 2017-24 th March 2017	January 2017	BwD no response considered necessary
		Consultation on draft SCI 4 th November – 28 th November 2016	November 2016	BwD no response considered necessary
Greater Manchester	Greater Manchester Spatial Framework	Consultation on draft Greater Manchester Spatial Framework 31 st October 2016- 16 th January 2017	October 2016	BwD response dated 06 November confirming support to approach for joint GM wide DPD and fit with PLACE's housing growth objectives. <u>Next steps:</u> Presentation by GM to PLACE/PLPOG meeting. Ongoing involvement through GM plan preparations.

Appendix 5: Cooperation on Planning Applications with Cross Boundary Implications to Neighbouring Local Authorities

Planning Authorities **from** Blackburn with Darwen

Local Planning REQUESTING COOPERATION	STRATEGIC ISSUE	DEVELOPMENT PROPOSAL/Address/Planning application reference/Date of decision ⁸
RIBBLE VALLEY	Retail development	10/16/0586 Bulls Head Hotel, 799 Whalley New Road, Blackburn External alterations including new entrance door and access ramp, ATM and rear service yard enclosed by 2.5m high fence
		10/16/0873 Bulls Head Hotel, 799 Whalley New Road, BLACKBURN Change of use from use class A4 to use class A1 with ATM, external alterations and works to car park with associated works
		10/16/1336 Land adjacent to 605 Whalley New Road, Blackburn Proposed retail development
LANCASHIRE COUNTY COUNCIL		10/16/0214 St. Johns Court, Suite 4, Ainsworth Street, Blackburn The conversion and utilisation of the drop in centre (formerly known as Connections) for the use of a Police Operation Base and Public enquiries area
BURY	Renewable energy development	10/16/0704 Hoddlesden Moss, Hoddlesden, Darwen Installation of 3 wind turbines, hub height of 46m, to tip height 76.5m, to include all ancillary works
HYNDBURN	Housing delivery	10/16/0679 Tower View House, Belthorn Road, Belthorn Conversion to two separate dwellings
	Renewable energy development	10/16/0704 Hoddlesden Moss, Hoddlesden, Darwen Installation of 3 wind turbines, hub height of 46m, to tip height 76.5m, to include all ancillary works
	Agricultural development	10/16/0754 Land & Buildings Lying to the South West of Belthorn Road, Pickup Bank Erection of Stables

⁸ In some cases the date of the decision is beyond the monitoring period. However the consultation/cooperation will have taken place during the monitoring period.

Local Planning REQUESTING COOPERATION	STRATEGIC ISSUE	DEVELOPMENT PROPOSAL/Address/Planning application reference/Date of decision ⁸
BOLTON	Housing delivery	10/16/0543 Bisley Moorside House, Moorside Road, Edgworth Proposed Extension To North Elevation To Form Two New Bedrooms

Appendix 6: Cooperation on Planning Applications with Cross Boundary Implications from Neighbouring Local Planning Authorities

Local Planning Authority REQUESTING COOPERATION	STRATEGIC ISSUE	DEVELOPMENT PROPOSAL
Hyndburn Borough Council	A3 (Restaurant & cafes)	Consultation on pre app enquiry – erection of petrol station and 2 drive thru units at land north of Blackburn Road/South Whitebirk Drive/West of M65 (near Junction 6).
	A3 (Restaurant & cafes)	Erection of A3 use class drive thru restaurant including servicing arrangements, car parking, landscaping and all other associated works at land adjacent Unit 2, Peel Centre, Whitebirk Drive.
	Local Plan	Duty to cooperate letter regarding Site Allocations DPD unmet housing need.
	C1 (Hotel)	Reserved Matters application for the approval of landscaping, appearance, layout and scale pursuant to outline planning permission 11/15/0154 at Land North of Blackburn Road, Knuzden.
		Erection of a hotel and ancillary facility with associated car parking and landscaping at land north of Blackburn Road, Knuzden.
Housing delivery	Development of 84 dwellings all matters reserved apart from access at Land at Warcock Green Farm, Mount Street James, Knuzden	
Ribble Valley Borough Council	Housing delivery	Erection of 2 detached houses following demolition of existing house at 30 Barker Lane, Mellor.
	Infrastructure	Request for EIA screening opinion in relation to mixed use infrastructure project at Sykes Holt, Myerscough Road, Mellor Brook.
Rossendale Borough Council	Retail	Erection of 3 retail units (A1) and restaurant/refreshment unit (A1/A3/A5) with associated access, car parking and landscaping at land off 682 Swanney Lodge Road, Rawtenstall.
		Removal of condition on application 2016/0129 at land off A682, Swanney Lodge Road, Rawtenstall
South Ribble Borough Council	Strategic site	Hybrid planning application comprising full and outline development. Full – retail floorspace (use classes A1 & A3), car parking, site access, highway works, drainage and landscaping. Part 2 outline – employment floorspace (use classes B1, B2, B8), hotel (use class C1), health, fitness and leisure (class D2), Creche/Nursery (Class D1), retail (classes A1, A2, A3, A4, A5), car showrooms, residential, car parking, access, public open space, landscaping and drainage (access applied for). At:

Local Planning Authority REQUESTING COOPERATION	STRATEGIC ISSUE	DEVELOPMENT PROPOSAL
		Cuerden Strategic Site, East of Stansfield Lane, Lostock Lane, Lostock Hall.