



EXECUTIVE BOARD DECISION

REPORT OF: Executive Member for Regeneration

LEAD OFFICER: Director of Growth and Prosperity

DATE: 14 July 2016

**PORTFOLIO/S
AFFECTED:** Regeneration

WARD/S AFFECTED: Roe Lee Beardwood with Lammack

KEY DECISION: YES NO

SUBJECT:

Petitions relating to proposed housing development on North Blackburn Development Site

1. EXECUTIVE SUMMARY

The Council has received two petitions objecting to development on the North Blackburn Development Site. A plan showing the location of the development site is attached.

Petition no.1

'No to new road junction on Whinney Lane'

This petition was signed mainly by residents living in the vicinity of the North Blackburn Development Site, objecting to a new road junction on Whinney Lane.

This petition has been prompted by community consultation on a draft masterplan for the development of the site. The consultation material did show a potential vehicle access off Whinney lane. At the same time the material did emphasise that the information provided were initial design ideas based on preliminary work and that no decisions had been made on the details of the proposed development including vehicular access. The intention is that all resident feedback will be reviewed and considered in finalising the masterplan.

The petition has been set up by the lead petitioner through an online company, www.change.org. By the end of the consultation period, 25 April 2016, the petition included 290 signatures including residents in the borough and in the adjoining Ribble Valley area. The petition is still open; to date it includes 307 signatures. It is possible that additional signatures may be added over time.

Petition no 2

'Action against Blackburn North mass housing development'

This petition has been signed by 660 residents living in the locality of the site, mainly outside the borough within Ribble Valley. The lead petitioner has noted, in a covering email, that the signatures are principally from residents in Mellor. The petition objects to the development commenting on:

- Detrimental impact of increased traffic on the local highway and concerns that junction onto Whinney Lane will create a rat-run through Mellor and Ramsgrave;
- Loss of Green Belt;
- Lack of demand for new homes, and;

- Lack of consultation with Ribble valley residents.

2. RECOMMENDATIONS

That the Executive Board:

1. Notes receipt of the petitions;
2. Acknowledges that the points raised will be noted as resident feedback to the consultation process on the preparation of a masterplan for the North Blackburn Development Site;
3. Acknowledges that the petitioners' concerns will be reviewed and appraised in developing the final version of the masterplan, and;
4. Agrees that the lead petitioners are informed of this.

3. BACKGROUND

The North Blackburn Development Site is identified as a housing land allocation in the Council's Local Plan Part 2: Site Allocations and Development Management Policies (adopted December 2015).

The allocation is made up principally of two land parcels: one between Whinney Lane and Barker Lane and the other extending from Barker Lane, across the rugby club ground towards Pleckgate Road. Overall it is estimated that the site could deliver 450 new dwellings; development on the parcel bounded by Whinney Lane could potentially deliver 300 new homes.

The Local Plan policy, Policy 16/2, for this site, requires:

'This site is to be brought forward in line with a masterplan to be produced covering the whole of the allocation. The masterplan must be agreed by the Council prior to the granting of planning permission for any part of the site.'

The Council is working in cooperation with the landowners, their agents and consultants to prepare the masterplan. As part of the preparatory work Council officers arranged a 6 week public consultation from 14 March – 25 April 2016. As part of this consultation, 2 public exhibition events were held on 22 and 23 March at Pleckgate High School and Lammack Road Primary School. The purpose of the consultation at this early stage in the masterplanning work was to present initial design ideas to local residents and other stakeholders to show how the site could be developed and to gather local information which altogether would inform the masterplan detail.

The consultation material showed a potential vehicle access onto Whinney Lane, the western edge of the development site.

Petition no 1 was received during the consultation period.

Petition no 2 was received on 04 July 2016.

4. KEY ISSUES

The masterplan is still in a formative stage of preparation.

The information on the consultation material, which the petitioners have responded to, was deliberately illustrative and intended to:-

- convey ideas rather than detailed proposals of how the sites could be developed; this covered a range of place making themes including movement and connectivity, green infrastructure and character areas/design principles;
- offer residents and other stakeholders including statutory agencies the opportunity to provide comments at an early stage in the preparation of the masterplan, and

- gather local information to inform the content of the masterplan.

All of the consultation responses have been recorded and are currently being reviewed. This will include an assessment of the implications for the development of the site and in turn will inform the development requirements to be set out in the final version masterplan document.

With regard to the petitioners' transport and highways related comments. These will be considered as part of the ongoing technical work needed to complete a Transport Assessment (TA). The TA will evaluate the transport implications of the development of the site and will be used to support and inform the key development principles set out in the masterplan including access.

The Council will respond as positively as possible to resident's concerns. However it is acknowledged that it may not be possible to address all of the matters raised in finalising the masterplan.

A report bringing the masterplan forward for adoption will be presented to the Executive Member for Regeneration in due course later in the year. This report will set out how resident's concerns have been taken into account in the final version of the masterplan.

5. POLICY IMPLICATIONS

The petitions do not raise any policy issues.

6. FINANCIAL IMPLICATIONS

The petitions do not have any financial implications.

7. LEGAL IMPLICATIONS

There are no legal implications associated with the receipt of the petitions.

8. RESOURCE IMPLICATIONS

None

9. EQUALITY AND HEALTH IMPLICATIONS

Please select one of the options below. Where appropriate please include the hyperlink to the EIA.

This report has been prepared to present the information included in two petitions to members and to outline the actions that are being taken to respond to the issues raised. An EIA checklist is not required in these circumstances.

It is acknowledged that an EIA will be required to support the report seeking adoption of the masterplan.

Option 1 Equality Impact Assessment (EIA) not required – the EIA checklist has been completed.

Option 2 In determining this matter the Executive Member needs to consider the EIA associated with this item in advance of making the decision. *(insert EIA link here)*

Option 3 In determining this matter the Executive Board members need to consider the EIA associated with this item in advance of making the decision. *(insert EIA attachment)*

10. CONSULTATIONS

The petition raises a number of cross boundary matters. In response officers have shared both petitions with colleagues at Ribble Valley Borough Council (RVBC) as neighbouring local authority and home borough to a number of the petitioners.

The Council has committed to feedback via a newsletter to residents on their comments and concerns put forward in response to the consultation. The newsletter will set how the masterplan requirements have, where possible, been able to address resident's concerns. The newsletter will be distributed to residents in the vicinity of the development site including residents in RVBC and published on the Council's website.

11. STATEMENT OF COMPLIANCE

The recommendations are made further to advice from the Monitoring Officer and the Section 151 Officer has confirmed that they do not incur unlawful expenditure. They are also compliant with equality legislation and an equality analysis and impact assessment has been considered. The recommendations reflect the core principles of good governance set out in the Council's Code of Corporate Governance.

12. DECLARATION OF INTEREST

All Declarations of Interest of any Executive Member consulted and note of any dispensation granted by the Chief Executive will be recorded in the Summary of Decisions published on the day following the meeting.

VERSION:	0.02
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CONTACT OFFICER:	Gill Finlay, Principal Planning Officer, Planning Strategy Team
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DATE:	04 July, 2016
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BACKGROUND PAPERS:	1. Local Plan Part 2: Site Allocations and Development Management Policies, adopted December 2015.
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