

EXECUTIVE BOARD

Thursday, 09 March 2017

Time: 18:00

Venue: Meeting Room A

Address: Blackburn Town Hall

AGENDA

Information may be provided by each Executive Member relating to their area of responsibility

Part 1- Items for consideration in public

1. **Welcome and Apologies**
2. **Minutes of the Previous Meeting**
9th February 2017 minutes 5 - 20
3. **Declarations of Interest in Items on this Agenda**
If a Board Member requires advice on any items involving a possible Declaration of Interest which could affect his/her ability to speak and/or vote he/she is advised to contact Phil Llewellyn at least 24 hours before the meeting
Declarations of Interest 21 - 22
4. **Equality Implications**
The Chair will ask Members to confirm that they have considered and understood any Equality Impact Assessments associated with reports on this agenda ahead of making any decisions
5. **Public Forum**
To receive written questions or statements submitted by members of the public no later than 4.00 p.m. on the day prior to the meeting.
6. **Questions by Non-Executive Members**
To receive written questions on any issue submitted by Non-Executive Members no later than 4.00 p.m. on the day prior to the meeting.
7. **Youth MP's Update**
To receive an update from the Youth MP's along with any issues they would like to raise.
8. **EXECUTIVE MEMBER REPORTS**
Verbal updates may be given by each Executive

	Member	
8.1	Leader (Chair of the Executive Board)	
8.2	Health and Adult Social Care	
8.3	Children’s Services	
8.3.1	Fostering Services Quarterly Report Oct-Dec 2016	
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9	CORPORATE ISSUES	
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	FRECKLETON STREET BLACKBURN	191 - 192
	INDIVIDUAL DEVELOPMENT PLOTS (2)	
10	MATTERS REFERRED TO THE EXECUTIVE BOARD	
11	PART 2 – THE PRESS AND THE PUBLIC MAY BE EXCLUDED DURING CONSIDERATION OF THE FOLLOWING ITEMS	

**PART 2 – THE PRESS AND THE PUBLIC MAY BE EXCLUDED
DURING CONSIDERATION OF THE FOLLOWING ITEMS**

**11.1 Disposal of land off Wainwright Way
Disposal of Land off Wainwright Way Part 2**

Date Published: Tuesday, 07 March 2017
Harry Catherall, Chief Executive

EXECUTIVE BOARD

9th February 2017

PRESENT

COUNCILLOR:

Mohammed Khan
Maureen Bateson
Damian Talbot
Jim Smith
Phil Riley
Arshid Mahmood
Andy Kay
Mustafa Desai

PORTFOLIO:

Leader
Children's Services
Leisure, Culture & Young People
Environment
Regeneration
Neighbourhoods & Prevention Services
Resources
Health & Adult Social Care

EXECUTIVE MEMBER

John Slater

NON-PORTFOLIO

Leader of the Conservative Group

ALSO IN ATTENDANCE

Hamza Khan, Youth MP and Ummaih Shah
and Joshua Logan, Deputy Youth MPs

	Item	Action
1	<p><u>Welcome & Apologies</u></p> <p>The Leader of the Council, Councillor Mohammed Khan welcomed all present to the meeting.</p> <p>Apologies were received from Cllr Dave Harling, Executive Member for Schools and Education.</p>	
2	<p><u>Minutes of the Meeting held on 8th December 2016</u></p> <p>The minutes of the meeting of the Executive Board held on 8th December 2016 were agreed as a correct record.</p>	Approved
3	<p><u>Declarations of Interest</u></p> <p>There were no Declarations of Interest submitted.</p>	
4	<p><u>Equality Implications</u></p> <p>The Chair asked Members to confirm that they had considered and understood any Equality Impact Assessments associated with reports on the agenda ahead of making any decisions.</p>	Confirmed
5	<p><u>Public Forum</u></p> <p>In accordance with Part 4 of the Executive Board Procedure Rules for questions/statements by members of the public, the following questions/statements have been received, details of which are set out</p>	

	Item	Action						
	<p>below:-</p> <table border="1" data-bbox="336 136 1332 342"> <thead> <tr> <th data-bbox="336 136 670 203">Name of Person asking the Question</th> <th data-bbox="670 136 1002 203">Subject Area</th> <th data-bbox="1002 136 1332 203">Response by</th> </tr> </thead> <tbody> <tr> <td data-bbox="336 203 670 342">Tariq Hassan 1 Crewdson Street Darwen BB3 1ND</td> <td data-bbox="670 203 1002 342">Selective Licensing</td> <td data-bbox="1002 203 1332 342">Councillor Arshid Mahmood</td> </tr> </tbody> </table> <p>As Mr Hassan was not in attendance, the Executive Board were advised that a written response would be sent to him.</p>	Name of Person asking the Question	Subject Area	Response by	Tariq Hassan 1 Crewdson Street Darwen BB3 1ND	Selective Licensing	Councillor Arshid Mahmood	
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Tariq Hassan 1 Crewdson Street Darwen BB3 1ND	Selective Licensing	Councillor Arshid Mahmood						
6	<p><u>Questions by Non-Executive Members</u></p> <p>In accordance with Part 4 of the Executive Board Procedure Rules for questions/statements by Non-Executive Members, the following questions/statements had been received, details of which are set out below:-</p> <table border="1" data-bbox="336 745 1252 1037"> <thead> <tr> <th data-bbox="336 745 627 880">Name of Non-Executive Member asking the question</th> <th data-bbox="627 745 887 880">Subject Area</th> <th data-bbox="887 745 1252 880">Executive Member and Portfolio</th> </tr> </thead> <tbody> <tr> <td data-bbox="336 880 627 1037">Councillor Imtiaz Ali</td> <td data-bbox="627 880 887 1037">Selective Licensing</td> <td data-bbox="887 880 1252 1037">Councillor Arshid Mahmood</td> </tr> </tbody> </table> <p>Councillor Arshid Mahmood advised that the success of the area would be measured in a similar way to the success of the first two Selective Licensing areas as reported in Appendix A to the Executive Board report of July 2015.</p> <p>In response to a Supplementary Question from Councillor Ali on the impact of the scheme on the potential negative impact on local housing market and local community, Councillor Mahmood advised of the benefits of the scheme in terms of more professional landlords, the protection of vulnerable tenants and the stabilisation of the housing market.</p>	Name of Non-Executive Member asking the question	Subject Area	Executive Member and Portfolio	Councillor Imtiaz Ali	Selective Licensing	Councillor Arshid Mahmood	
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Councillor Imtiaz Ali	Selective Licensing	Councillor Arshid Mahmood						
7	<p><u>Youth MPs Update</u></p> <p>The Youth MP Hamza Khan, and Deputy Youth MP, Ummaih Shah verbally updated the Executive Board as follows:</p> <ul style="list-style-type: none"> • Hamza carried out a presentation about the recent Takeover Challenge on young people’s mental health. The Challenge had received great participation. with 67 young people from across the Borough attending. Learning and next steps involved opening a Lancashire-wide health conference. • Youth MP Candidate residential: 7 candidates, representing 5 secondary schools, police cadets and youth organisations had attended this event. 	Noted						

	Item	Action
	<ul style="list-style-type: none"> • The Youth MP Elections would take place on Monday 13th – Sunday 19th March 2017, with the new Youth MP announcement at 5pm in the Council Chamber on Monday 20th March, Members were encouraged to attend. • Hamza reported that the Forum would like to shadow Exec Members on key agenda items that it was felt needed representation. • YPS were currently working in partnership with the street doctors who had been visiting youth projects across the Borough to educate young people on first aid and CPR. • 26 young girls aged 10 – 12 years were participating in a weekend residential on the lead up to International Women’s Day to celebrate achievements and also to help young women to take action to support their mental health, wellbeing and safety. The well-established ‘5 ways to wellbeing’ were being used to help make the theme as meaningful as possible. • On Saturday, 18th February 2017, 12 young women aged 13 – 19 would be taking part in graffiti project around the same issues referred to above. Art work would be displayed in Blackburn on International Women’s Day in March. • As one of Hamza’s final projects, which was also one of his manifesto campaigns, Hamza advised that he would be helping to organise a careers event at DACA with Kay Vaughn, and he would be asking the next Youth MP to feed this back to the Exec Board in April. 	
<p>8.2.1</p>	<p><u>Eat Well Move More Shape Up Strategy 2017-2020</u></p> <p>A report was submitted in relation to the Eat Well, Move More, Shape Up Strategy 2017-20.</p> <p>Blackburn with Darwen (BwD) healthy life expectancy was significantly lower than the national average and the amount of years lived with a long term condition and disability was increasing resulting in a poor quality of life in later years. The economic cost of obesity and physical inactivity was significant and with the increasing pressure on the health and social care system, prevention was a priority.</p> <p>Public Health had provided strategic leadership and co-ordination and had a key role in leading the development of the ‘Eat Well, Move More, Shape Up’ strategy to ensure senior level multiagency ownership and co-ordinated local action. The three year strategy (2017-20) adopted a life course approach, aligned to the three Health and Wellbeing life stages of Start Well, Live Well and Age Well. Local priorities had been informed by a wide range of stakeholders and the</p>	

	Item	Action
	<p>public through a range of consultations, including online and face-to-face consultation, the National Obesity and Physical Activity strategies and evidence of what worked.</p> <p>The Blackburn with Darwen 'Eat Well, Move More, Shape Up' Strategy provided a framework for action across the life-course to:</p> <ul style="list-style-type: none"> • Improve access to healthy, affordable and sustainable food. • Increase physical activity levels. • Increase the number of children and adults of a healthy weight <p>The local authority was in a prime position to lead on the agenda by both influencing and engaging with the many partners and stakeholders who are integral to the success of the strategy. Signing up to the Local Authority Declaration on Healthy Weight would ensure health was a focus in all polices across the portfolios and showed a commitment from senior leaders to address the obesity issues in the Borough. Through this leadership the Local Authority would advocate a coordinated approach with all partners to have a wide reaching, positive effect on the health of BwD's population.</p> <p>The Eat Well Move More Shape Up Strategy group would lead and monitor progress on the implementation of the action plan, and report to the Health and Wellbeing Board sub groups (Start Well, Age Well, Live Well groups), with accountability to the Health and Wellbeing Board.</p> <p>RESOLVED - That the Executive Board:</p> <ol style="list-style-type: none"> 1. Notes that obesity and physical inactivity is a significant public health issue requiring cross portfolio and senior level leadership and commitment to increasing physical activity levels, improving access to healthy and sustainable food and encouraging self-care from council, partners and stakeholders; and 2. Approves the three year Food, Physical Activity and Healthy Weight (Eat Well Move More Shape Up) strategy and action plan. 	<p></p> <p>Noted</p> <p>Approved</p>
<p>8.6.1</p>	<p><u>Selective Licensing in the Extended Darwen Area</u></p> <p>Approval was sought for the designation of the Darwen area of the Borough as a Selective Licensing scheme which would require all privately rented houses in the area to be licensed under the Housing Act 2004. The report explained the reasons for designation and the conditions that would apply should designation be approved.</p> <p>Two Selective Licensing Areas were designated in 2008 and 2009 for the Infirmary and Central Darwen areas and a further area was designated called the Griffin Area in 2012. These designations had had a positive impact on the housing market and improved residents'</p>	

Item	Action
<p>quality of life. Designation of the first two areas had now lapsed as it lasted for a maximum of five years. The Infirmary Area was re-designated in December 2015.</p> <p>At the July 2015 Executive Board meeting it was agreed that the formal consultation process with residents, landlords and other parties commence on the re-designation of the extended Darwen Area for selective licensing and subject to a satisfactory outcome of consultations a further report would be presented to the Board seeking formal approval for the designation of the selective licensing status under the Housing Act 2004. This would involve examining the nature of the issues and consultation with residents, landlords and other parties before concluding whether to present proposals for a licensing scheme.</p> <p>The purpose of Selective Licensing was to regulate standards of property management in the private rented sector and to tackle issues of crime and antisocial behaviour. Selective Licensing required landlords within the boundaries of the designated area to obtain a licence for every property they owned by meeting specified criteria laid down by the Council to continue managing their properties. Government guidance stated that the landlord must be a “fit and proper person” and that satisfactory management arrangements must be put in place.</p> <p>The proposed Darwen Selective Licensing area covered 3164 properties and the boundary of the area was shown on the map attached at Appendix 9. Although the housing market was generally depressed, house prices in the proposed area were low compared to most other parts of the Borough.</p> <p>Anti-social behaviour in the proposed area had reduced more than in the rest of the Borough, and both the proposed Darwen selective licensing area and the Borough had experienced a reduction in crime over the period.</p> <p>Together Housing had started work on a Housing with care scheme on Shorey Bank and work was due to start on the development of 46 homes at the Ellenshaw estate on Sudellside. A number of the streets in the St Peter’s conservation area had previously received face-lifting treatment. This investment and residents’ confidence was threatened by difficulties created by a proportion of poorly managed privately rented houses and the poor behaviour of some tenants. The designation report (a copy of which was placed on deposit in the political group rooms) explained in greater detail the case for Selective Licensing and why it was the most appropriate course of action.</p> <p>RESOLVED - That the Executive Board:</p> <ul style="list-style-type: none"> • Approves the designation of the Darwen area of the Borough as shown on the map attached in Appendix 9 as a Selective Licensing scheme under the Housing Act 2004. 	<p>Approved</p>

	Item	Action
	<ul style="list-style-type: none"> • Approves the formal Darwen Selective Licensing designation report. • Notes the challenging housing market conditions in Darwen and the need to designate the Selective Licensing area over a wider area than in the original designation; and • Notes the contribution Selective Licensing makes to achievement of community safety, social and environmental as well as housing objectives and the need to sustain multi-agency activity in the area. 	<p>Approved</p> <p>Noted</p> <p>Noted</p>
<p>8.8.1</p>	<p><u>Award of Contract for Council Insurance Policies and Cover</u></p> <p>It was reported that the Council's current long term agreement for insurance ended on 31 March 2017. The Constitution and Financial Procedure Rules required the Council to have adequate insurance cover in place. A formal re-tender of the insurance arrangements had been carried out in accordance with the European Procurement Regulations, using the open procedure. The results had been evaluated, with support from the Council's insurance broker, in order to have new insurance policies in place from 1 April 2017.</p> <p>Following an extensive tendering process, bids were received from 11 interested parties. The bids received ranged from companies quoting for one lot or two to those who quoted for the full range of cover required by the Council.</p> <p>An in-house evaluation was carried out by a team of three officers from the Audit & Assurance and Housing and Localities Business Support Teams, with the Council's insurance brokers also preparing an independent report to assist the in-house evaluation team.</p> <p>Following the evaluation of the tenders, and consideration of the options available to the Council, there had been a review of the Council's insurance excess levels.</p> <p>The implications of these changes have been assessed both internally and by our insurance brokers, using the Council's claims experience over the last five years. The results indicated that in accepting a reduced premium and an increase in excess, based on the claims history over that five year period, total costs would reduce; however there was also the possibility that the total cost of risk to the Council cost could increase if there was an increase in the number of successful claims made within the excess limit or, if the average amount awarded was to increase but remained within the excess limit.</p> <p>The successful bids and recommended options generated a net Saving in 2017/18 compared to the cost of insurance for 2016/17. The final costs would not be fully known until the full details for each of the policies were finalised.</p>	

	Item	Action
	<p>RESOLVED - That the Executive Board:</p> <ol style="list-style-type: none"> 1. Approves the award of the insurance contracts to the successful bidders for an initial period of three years, with option to extend for a further two year period; 2. Approves the amendment and alignment of excesses relating to the Council's casualty insurance policies (public and employers liability); and 3. Approves the establishment of an earmarked reserve of £250,000 to provide for the increase in the cost of the excesses that the Council will be required to pay for any employer or public liability claims received against future policy years, if the excesses are amended as per 2) above. This reserve will be managed and reviewed annually, with the expectation that the level of fund required will be reduced in future as the Council is able to defend future claims through good risk management arrangements. 	<p>Approved</p> <p>Approved</p> <p>Approved</p>
<p>9.1</p>	<p><u>Residential Intermediate Care Services</u></p> <p>A report was submitted, the purpose of which was to seek agreement from the Blackburn Clinical Commissioning Group (CCG) and Blackburn with Darwen Borough Council to jointly fund through the Better Care Agreement the rent and care elements required to enable residential intermediate care to be delivered from a bespoke facility within the Albion Mill Scheme.</p> <p>The purpose of this report was to:</p> <ul style="list-style-type: none"> • Seek approval of the integrated health and care service specification and number of beds to be commissioned. • Note decisions required and timescales. • Note the procurement and development timescales supporting the further extension of existing contracts • Support the use of Albion Mill as the primary site for the provision of residential intermediate care and note the funding parameters for both the lease of accommodation and commissioning of care. • That an intention to lease be signed by Blackburn with Darwen Borough Council and that they become leaseholder for the facility. This to be backed by the CCG in a risk sharing agreement. • Recommend the existing contracts were extended to allow transition into a newly commissioned facility at which point the contract will cease. 	

	Item	Action
	<p>Members were reminded that in September 2016 a paper was presented to the Council's Executive Board for the approval to enter into nomination agreements in connection with the new Extra Care facility at Albion Mill, Ewood, Blackburn. Albion Mill was part of a wider strategy to help transform care for older people. The provision of Extra Care was part of a whole system response to keeping people independent for longer and having appropriate quality of accommodation and flexibility of care. The report did not seek to change the fundamental principles of that decision, it did however seek to redesign two floors previously allocated for Extra Care/Dementia Care for the purpose of residential intermediate care.</p> <p>The proposal recommended a way to transform how the whole health and social care system worked to become more integrated, agile and focused on what is needed at each key stage of the patient journey. There was an opportunity to improve intermediate care both in terms of the quality of accommodation and how care was designed and delivered in an integrated way around the needs of the person. This person centred approach would aim to achieve better quality and outcomes through a stepped care approach and 'Home First Principles'.</p> <p>The developers of Albion Mill were prepared to work with the Council and the CCG to redesign two floors of accommodation to provide modern, tailored residential intermediate care bed accommodation. The facility would provide individual rehabilitation suites with shared facilities that would provide service users with suitable accommodation to rehabilitate and access nursing and therapy support. The proposed layout would include individual en-suite rooms with a communal lounge and dining area with assisted bathrooms, dedicated therapy space and therapy kitchens. The overall facility would have access to communal space for alternative forms of therapy, social inclusion and community support. Follow up support for individuals and carers to help maintain their independence would also be provided.</p> <p>RESOLVED – That the Executive Board:</p> <ol style="list-style-type: none"> 1. Delegates authority to the Director of Adults Social Services (DASS) in conjunction with the Directors of Finance & IT; Director of HR Legal & Corporate Services, and in consultation with the Executive Member for Health and Adult Social Care and Executive Member Resources to enter into negotiations and agree heads of terms with the landlord; 2. Agrees for BwDBC to act as the lead organisation for entering into legal agreements directly with the landlord and a service provider for the purposes of commissioning and entering into care contracts; 3. Agrees joint funding and commissioning, under the provisions of the Better Care Fund Agreement, for residential intermediate care with the CCG both for the leasing of accommodation and 	
	<ol style="list-style-type: none"> 1. Delegates authority to the Director of Adults Social Services (DASS) in conjunction with the Directors of Finance & IT; Director of HR Legal & Corporate Services, and in consultation with the Executive Member for Health and Adult Social Care and Executive Member Resources to enter into negotiations and agree heads of terms with the landlord; 	Approved
	<ol style="list-style-type: none"> 2. Agrees for BwDBC to act as the lead organisation for entering into legal agreements directly with the landlord and a service provider for the purposes of commissioning and entering into care contracts; 	Agreed
	<ol style="list-style-type: none"> 3. Agrees joint funding and commissioning, under the provisions of the Better Care Fund Agreement, for residential intermediate care with the CCG both for the leasing of accommodation and 	Agreed

	Item	Action
	<p>for the purposes of care contracts. That these are backed by risk and cost sharing agreements between the partner organisations; and</p> <p>4. Agrees to extend the current service until the new residential intermediate care facility is commissioned and ready for use, if required.</p>	Agreed
9.2	<p><u>Corporate Capital Budget Monitoring 2016/17 Quarter 3 31st December 2016</u></p> <p>The Executive Board received a report which detailed the overall capital financial position of the Council, highlighting major issues and explaining variations in the third quarter of the financial year.</p> <p>The projected aggregate cost of the Council's capital investment for 2016/17 had decreased from £36.749 million, as approved by Executive Board on 10th November 2016, to £32.256 million. The net variation of £4.493 million (detailed at Appendix 2), reflected requested variations to the programme of £1.116 million and transfers from the 2016/17 programme into future years of £3.377 million.</p> <p>As at 31st December 2016, the capital expenditure across the portfolios was £15.547 million (48.2% of the current projected spend).</p> <p>The estimate of capital receipts expected in 2016/17 was £2.1 million; to date £2.158 million had been received.</p> <p>The variations in projected spend and resource availability for 2016/17 were summarised by portfolio in Appendix 1. Details of all variations requested in scheme budgets for the third quarter were set out in Appendix 2.</p> <p>RESOLVED – That the Executive Board:</p> <p>1. Approves the revised capital programme as per Appendix 1, together with the variations shown in Appendix 2.</p>	Approved
9.3	<p><u>Corporate Revenue Budget Monitoring Report Quarter 3 – 2016/17</u></p> <p>A report was submitted which detailed the overall revenue financial position of the Council as at 31st December 2016, highlighting key issues and explaining variations in the third quarter of the financial year.</p> <p>Actual revenue expenditure at 31st December 2016 in respect of cash limited budgets across all portfolios was £85.71 million, which was 76.07% of current budgeted expenditure. The detail of the forecast outturn position for each portfolio was outlined in Section 6 of the report.</p>	

	Item	Action
	<p>The current forecast balance for unallocated General Fund reserves at 31st March 2017 was £4.974 million, subject to any further adjustments at year end outturn.</p> <p>The current forecast for Earmarked reserves at 31st March 2017 was £10.448 million compared with the forecast of £11.348 reported to Executive Board in November 2016. There remained a further balance of Other Reserves of £18.123 million which largely related to schools.</p> <p>RESOLVED - That the Executive Board:</p> <ol style="list-style-type: none"> 1. Approves the variations to revenue expenditure as listed in Section 6, thereby giving rise to a revised forecast balance of £4.974 million on the unallocated General Fund revenue reserve and £28.571 million in earmarked reserves at 31st March 2017. This position will be subject to any further adjustments at outturn, including the application of earmarked reserves as required; and 2. Approves the cash limit adjustments outlined in Appendix 1. 	<p>Approved</p> <p>Approved</p>
<p>9.4</p>	<p><u>Strategic Partnership Review – Final Update</u></p> <p>It was reported that the Council’s 15 year Strategic Partnership with Capita successfully came to an end on 30 June 2016. Further to a number of earlier reports to Executive Board, the report provided a final update on the Partnership Review Programme to review the previous arrangements and replace them with new arrangements. New arrangements and service models had now been put in place and the transition completed for all service areas. This included a number of services which have returned to the Council and a new place partnership contract with Capita.</p> <p>In January 2015 Executive Board received a report outlining the history of the partnership which was due to end on 30 June 2016, and the successful achievement of its original economic regeneration objectives. Subsequently due notice was served as required under the terms of the contract.</p> <p>The Council established an internal review Programme Board chaired by the Deputy Chief Executive as programme sponsor with membership from other relevant chief officers. The board had driven the programme and provided strategic direction and oversight for service leads. Service leads had been responsible for delivering the new service delivery models in their respective areas and a Project Steering Group made up of the various service leads linked together the different work strands. A joint programme board was also established with Capita to oversee the exit and transition period. These arrangements had worked very well.</p> <p>In June 2015 Executive Board received a report setting out the proposed delivery models for each of the service areas that were then</p>	

Item	Action
<p>provided by the Strategic Partnership:</p> <ul style="list-style-type: none"> - Revenues and benefits - Accounts Payable/Accounts Receivable - Technical Services (including property, highways, transport and parking services) - Print and design <p>New service models had subsequently been implemented for each area as outlined in the report submitted.</p> <p>The transition to the new contract arrangements had now been completed and over the coming months the final elements of service transformation would be in place to bring maximum benefit from the place partnership.</p> <p>During the review process the Council also determined to insource a number of Technical Services and this was successfully completed at the end of June 2016. The services brought back to the Council included:</p> <ul style="list-style-type: none"> • Car Parking • Building Consultancy & Statutory Compliance • Energy Bureau • Emergency Call Out • Highways Development Control <p>The insourced services provided the Council with an opportunity to remodel and deliver them in a streamlined way through re-engineering of certain processes.</p> <p>New governance arrangements were also now in place.</p> <p>RESOLVED – That the Executive Board notes:</p> <ol style="list-style-type: none"> 1. The review and implementation of new service models is now complete for all services; 2. The service that came back to the Council have now all successfully transitioned back and are operating as normal; 3. A new contract with Capital commenced on 1st July 2016; 4. The transition arrangements for the new contract have now been completed; and 5. The savings made as a result of the new arrangements are helping the Council to meet its Medium Term Financial 	<p>Noted</p>

	Item	Action
	<p>Strategy.</p> <p>6. Capita have worked well in partnership with the Council to ensure as smooth an exit and transition as possible for complex arrangements involving a number of different service areas, TUPE transfers of staff, different timescales and a variety of IT systems.</p>	
<p>9.5</p>	<p><u>Place Partnership – Update and Developments</u></p> <p>Further to the last agenda item a report was submitted which outlined proposals developed through the partnership Business Case process, for the implementation of shared management arrangements for the BwD-Capita Place Partnership which commenced on 1st July 2016.</p> <p>As previously reported to Executive Board, following a full review of the long term multi-disciplinary partnership with Capita, the new Place Partnership with Capita commenced on 1st July 2016 for an initial 5 year term, up to a maximum of 10 years.</p> <p>Since then, options had been explored for further development of an integrated Place Partnership ranging from full outsourcing of technical services to Capita (including planning, highways & transport and property), to developing the in-house service offer and retaining the agreed client contractor arrangements.</p> <p>Given the new partnership was still in its early days and the Council's previous experience of a 'thin' or no client model, it was felt that a full outsource model was 'too much, too soon' and carried a number of other risks such as: reliance on key individuals outside the Council's control; it could be difficult to contractualise and commercialise; and could take a long time to agree the detail and implement whilst distracting from ongoing service delivery and the growth programme.</p> <p>However, given the Council's Medium Term Financial Strategy and priority for supporting growth, no change was not an option and just reviewing and restructuring the in-house services would not fully exploit the benefits of having a private sector partnership and utilise the existing skills and knowledge which sit in different areas across both organisations.</p> <p>The key drivers for considering options to develop the place partnership were outlined in the report submitted.</p> <p>Having worked successfully with the Council since 2001, Capita equally were keen to maintain and increase employment in the Borough, grow their business in Lancashire and support the development of the Combined Authority and other partnerships.</p> <p>The Council and Capita Would also continue to explore opportunities through wider business cases such as Business Case 2 – a work alongside model for procurement that aimed to deliver guaranteed</p>	

	Item	Action
	<p>savings through improved procurement and commissioning, upskilling the Council team and with gainshare for Capita should they be successful in delivering savings. Should this business case proceed to a Final Business Case which demonstrated that it was likely to achieve the agreed objectives then a further report would be brought to a future Executive Board.</p> <p>A proposal had now been discussed, reviewed and agreed with Capita to introduce temporary shared management arrangements across the place partnership that would benefit both the Council and Capita.</p> <p>Capita's Partnership Director was already a member of the Council's Management Board alongside the Council's Director of Planning & Prosperity, and the Managing Director of Growth Lancashire.</p> <p>To optimise the Council's role and influence within the Combined Authority and maximise future funding opportunities through potential devolution deals and /or through the LEP, it had been agreed in principle, subject to formal confirmation through the Chief Officer Employment Committee, that the role of the Council's Director of Planning & Prosperity with varied operational, departmental and portfolio responsibilities changes to focus on Strategy and Funding with a small team, comprising existing Council staff, supporting him, with a clear focus on economic strategy supporting growth linked to the Lancashire Combined Authority (currently in shadow form) and the LEP, with Capita contributing to a proportion of the Director's time in supporting the partnership to develop in the wider region.</p> <p>In making this change, there would be a leadership gap in terms of operational services and it has been agreed with Capita that, through the place partnership, the existing Partnership Director role is to be extended to manage service delivery on both sides of the partnership. This also means that the Partnership Director would relinquish involvement with other Capita partnerships elsewhere and spend his time on Council services and the partnership. Whilst remaining a Capita employee, approximately 70% of the time will be working for the Council and directly managing Council staff and services in accordance with Council policies. The remaining 30% would be spent managing services delivered by Capita through the partnership.</p> <p>To accelerate delivery of the growth programme with the required commercial and development skills, it had also been agreed that a specific Capita resource would lead the growth programme and manage the integrated growth team which may consist of both Council and Capita staff. Whilst remaining a Capita employee, he would directly work for the Council managing Council staff and services and associated Capita staff as required in accordance with their respective organisation's policies.</p> <p>To support the Council and deliver efficiencies and benefits through shared services and links to other authorities, a wider SLA with Growth Lancashire and the Managing Director would also deliver some services on behalf of the Council.</p>	

	Item	Action
	<p>Agreed governance arrangements would be put in place to protect all parties, to avoid potential conflicts of interest and to ensure there are no personal incentives for the individuals involved.</p> <p>It was proposed that a phased approach was taken to further developing the integrated place partnership which will be easier and quicker whilst also enabling review and reassessment at key points of development. There were six phases in total, some of which may run concurrently.</p> <p>The proposals had been agreed for an initial minimum period (to the end of June 2018) with a 12 month review against success criteria, to be formally agreed through the partnership.</p> <p>Subject to the review the arrangements could then continue, change or revert to the current state. The arrangements would be subject to informal 3 month reviews through the Partnership governance arrangements and would also be reviewed should there be any changes to key personnel.</p> <p>RESOLVED - That the Executive Board notes:</p> <ol style="list-style-type: none"> 1. The agreement between the Council and Capita to further develop the partnership through the introduction of shared management arrangements across the place partnership as outlined in this report; 2. That the initial agreement will be for a minimum period from February 2017 through to the end of the second year of the partnership, ie. 30th June 2018, with a review against agreed success measures after 12 months; and 3. Appropriate governance arrangements will be put in place to protect all parties. 	<p></p> <p>Noted</p> <p>Noted</p> <p>Noted</p>
<p>10.1</p>	<p><u>Land off Whalley Street (Rear of London Road), Blackburn</u></p> <p>The Executive Board was advised that a petition was received from, 'London Road Residents Group', in September, 2016 expressing concerns about fly tipping and Japanese Knotweed on the site shown on the plan submitted.</p> <p>The petition expressed concerns about clearing rubbish and syringes from, and dealing with Japanese Knotweed on the site.</p> <p>Fly tipping on this site has been an issue for years. The site has been partially cleared of rubbish in October, and again in December 2016.</p> <p>RESOLVED – That the Executive Board:</p> <ol style="list-style-type: none"> 1. Notes the receipt of the Petition and authorises the Head of Property and Development to respond, advising the site will 	<p></p> <p>Noted</p>

	Item	Action
	<p>again be tidied up from Council Environmental and Resources budgets.</p> <p style="text-align: center;">AT THIS STAGE OF THE PROCEEDINGS THE PRESS AND THE PUBLIC WERE EXCLUDED FROM THE MEETING</p>	
<p>11.1</p>	<p><u>Residential Intermediate Care Services</u></p> <p>Further to the report submitted at Agenda Item 9.1, an additional report was submitted containing commercially sensitive information.</p> <p>RESOLVED – That the Executive Board:</p> <ol style="list-style-type: none"> 1. Delegates authority to the Director of Adults Social Services (DASS) in conjunction with the Directors of Finance & IT; Director of HR, Legal & Corporate Services, and in consultation with the Executive Member for Health and Adult Social Care and the Executive Member Resources to enter into negotiations and agree heads of terms with the landlord. 2. Agrees for BwDBC to act as the lead organisation for entering into legal agreements directly with the landlord and a service provider for the purposes of commissioning and entering into care contracts. 3. Agrees joint funding and commissioning, under the provisions of the Better Care Fund Agreement, for residential intermediate care with the CCG both for the leasing of accommodation and for the purposes of care contracts. That these are backed by risk and cost sharing agreements between the partner organisations; and 4. Agrees to extend the current service until the new residential intermediate care facility is commissioned and ready for use, if required. 	<p>Approved</p> <p>Agreed</p> <p>Agreed</p> <p>Agreed</p>
<p>11.2</p>	<p><u>Award of Contract for Council Insurance Policies and Cover</u></p> <p>Further to the report submitted at Agenda Item 8.8.1, an additional report was submitted containing commercially sensitive information.</p> <p>RESOLVED – That the Executive Board approves:</p> <ol style="list-style-type: none"> 1. The award of the insurance contracts to the successful bidders for an initial period of three years, with option to extend for a further two year period; 2. The amendment and alignment of excesses relating to the Council's casualty insurance policies (public and employers liability); and 	<p>Approved</p> <p>Approved</p>

	Item	Action
	<p>3. The establishment of an earmarked reserve of £250,000 to provide for the increase in the cost of the excesses that the Council will be required to pay for any employer or public liability claims received against future policy years, if the excesses are amended as per 2) above. This reserve will be managed and reviewed annually, with the expectation that the level of fund required will be reduced in future as the Council is able to defend future claims through good risk management arrangements.</p>	Approved
	<p>Signed at a meeting of the Board on the day of (being the next ensuing meeting of the Board) Chair of the meeting at which the minutes were confirmed</p>	

**DECLARATIONS OF INTEREST IN
ITEMS ON THIS AGENDA**

Members attending a Council, Committee, Board or other meeting with a personal interest in a matter on the Agenda must disclose the existence and nature of the interest and, if it is a Disclosable Pecuniary Interest or an Other Interest under paragraph 16.1 of the Code of Conduct, should leave the meeting during discussion and voting on the item.

Members declaring an interest(s) should complete this form and hand it to the Democratic Services Officer at the commencement of the meeting and declare such an interest at the appropriate point on the agenda.

MEETING: **EXECUTIVE BOARD**

DATE: **9TH MARCH 2017**

AGENDA ITEM NO.:

DESCRIPTION (BRIEF):

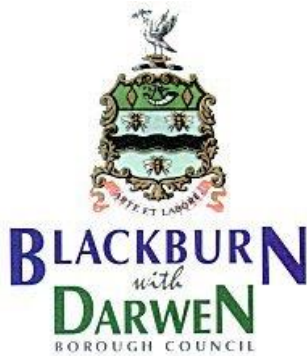
NATURE OF INTEREST:

DISCLOSABLE PECUNIARY/OTHER (delete as appropriate)

SIGNED :

PRINT NAME:

(Paragraphs 8 to 17 of the Code of Conduct for Members of the Council refer)



EXECUTIVE BOARD DECISION

REPORT OF: Executive Member for Children's Services

LEAD OFFICER: Director of Children's Services

DATE: 9 March 2017

PORTFOLIO/S AFFECTED: Children's Services

WARD/S AFFECTED: All

KEY DECISION: YES NO

SUBJECT: Fostering Service Quarterly Report - October – December 2016

1. EXECUTIVE SUMMARY

This report provides information to the Council's Executive Board on the management and performance of the Local Authority's Fostering Service.

2. RECOMMENDATIONS

That the Executive Board:
Notes the quarterly report which is available on the Council Website.

3. BACKGROUND

The Fostering Service Regulations 2011 and the National Minimum Standards for Fostering Services requires the Council Executive to:

- a) Receive written reports on the management, outcomes and financial state of the Fostering Service every 3 months;
- b) Monitor the management and outcomes of the services in order to satisfy themselves that the Service is effective and is achieving good outcomes for children; and
- c) Satisfy themselves that the provider is complying with the conditions of registration.

The report has been written to address the issues identified above. It will be taken into account by OFSTED in inspecting the Service.

This report is for the third quarter of 2016 - 2017, covering the period from 1st October to 31st December 2016, and provides an overview of the Service.

4. KEY ISSUES

The number of children coming into care continues to increase, reaching 370 at the end of December compared to 335 at the end of December 12 months ago. Whilst this has increased the pressure on placements, the Service has managed to increase the proportion in foster care from 54% to 65% and the in house proportion from 39% to 41%. Between Quarter 2 and Quarter 3, there has been an

increase in the number of Family and Friends carers from 18 to 23 and the number of Family and Friends viability assessments has significantly increased from 12 to 23.

The Team is working flexibly across all functions of the service rather than 'specialising' as they did previously, to take account of these changes.

The total number of foster carers supported by the Fostering Service has increased from 113 this time last year to 125. The main reason for this is because the number of Family and Friends carers has increased by 12 over the year and increased by 5 between Quarter 2 and Quarter 3. Recruiting mainstream carers for hard to place groups of children continues to be a challenge especially as the biggest group of new referrals in Quarter 3 were in the 12 years+ age group. Even Independent Agency searches for this age group have produced very few placement offers. On a positive note, the support offer for carers is now achieving greater stability for placements once they have been identified. 6 new mainstream carers have been approved to date in 2016/17 and there are another 10 at initial visit or Stage 1 / 2 of assessment. Foster carer retention remains good.

The new conference style training for foster carers has been positively evaluated so far. The first two conferences have been well attended and the third, which is due to take place in May, is already fully booked. This is proving to be a more efficient way of delivering training and carers appear to like attending a few full days rather than short courses.

The Service is on track to meet its numerous priorities set for 2016/17.

5. POLICY IMPLICATIONS

No policy implications identified.

6. FINANCIAL IMPLICATIONS

No financial implications identified.

7. LEGAL IMPLICATIONS

This report is required to meet statutory requirements as outlined in section 3.

8. RESOURCE IMPLICATIONS

No resource implications identified.

9. EQUALITY AND HEALTH IMPLICATIONS

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

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

None.

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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:	2.0
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CONTACT OFFICER:	Alyson Hanson – Service Leader, Placement Services
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DATE:	23 rd January 2017
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BACKGROUND PAPER:	Fostering Service Quarterly Report 1 st October to 31 December 2016
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Fostering Service Quarter 3 Report

1st October to 31st December 2016

Executive Report



Quarterly reports to the Executive Board are a requirement of the Fostering Service to meet Standard 25.7 of the National Minimum Standards for Fostering Services. They are a key part of the documentation considered by OFSTED when conducting a Service inspection.

Introduction

Blackburn with Darwen Borough Council's Fostering Service aims to ensure that:

- The best foster carers are recruited for our children;
- All placements receive high quality support, effectively targeted according to need;
- Children are found permanent families without delay;
- Children and young people in foster care achieve the best possible outcomes.

Children in our Care in Foster Placements

The number of children in our care continued to increase in Quarter 3 reaching 370 at the end of December. 65% (242) of children in our care are in foster care and 41% (150) are placed with in-house foster carers. The majority of new admissions were placed in foster care which is an increase of 17 new foster placements from Quarter 2. 14 of these were placed with in house foster carers. The number of Family and Friends placements increased from 39 in Quarter 2 to 47 in Quarter 3.

At the end of Quarter 3 12 months ago, there were 335 children in care; 54% of whom were in foster care and 39% in house. There were 36 Family and Friends carers. The increase in numbers is putting great pressure on placements but is largely being absorbed by Family and Friends.

	31st Dec 2016
Number of Children in our Care (CioC)	370
Number of CioC in Foster Care	242
Number of children in in-house foster care placements	150
Number of children in family and friends foster care	47
Number of children in independent fostering agency placements	41
Number of BwD children placed with other local authority foster carers	4

In House Placements

Male	99
Female	51

Age break down of children in in-house foster placements

Age	Number
Under 12 months	10
1 to 5 years	25
5 to 10 years	32
10 to 15 years	62
16 and 17 years	21

Babies and very young children generally require short term placements as they proceed to legal permanence relatively quickly. Fostering for adoption and concurrent placements are also used for babies, therefore the turnover of placements is high and availability of foster carers for this age group is good. The older age groups require permanent placements, the throughput is slower and the need for carers is greater. During Quarter 3 there was a fairly even spread of age groups referred though the largest group were aged 12 years and above where the demand for placements is already under the greatest pressure.

New Referrals in Quarter 3

Month	No Children	No Sibling Groups	Age 0 to 5	Age 6 to 11	Age 12+	Didn't come in
October	11	2	4	6	1	0
November	17	1	4	3	10	8
December	13	2	5	4	4	6
Total	41	5	13	13	15	14

Referral Outcomes

Of the 41 referrals to the fostering service in Quarter 3, 14 children did not come into care largely due to court decisions. 14 children were placed in a combination of in house fostering and residential, compared to 5 in commissioned placements. A small number of referrals were for long term placements for children already in emergency or short term arrangements. Some of these placements have yet to be identified as there continues to be a shortage of long term carers for older children. The service has also struggled to place 2 children with complex health needs and disabilities; the need for property adaptations to accommodate equipment and mobility needs makes this particularly difficult.

	Children placed	Placed in house	Placed in Agency Fostering	Agency Residential Placements	Other
October	11	10	0	1	0
November	8	2	2	1	3
December	8	2	1	0	5
Total for Quarter	27	14	3	2	8

- Other = children still waiting,

Feedback from children in foster care

The feedback received from children in foster care is generally positive. Their views are obtained from:

- Participation in the Voice and Junior Voice groups;
- The work of the Participation Champions in the Service;
- The Investing in Children assessment process;
- Participation in staff recruitment (interviews) and foster carer training;
- Contributing to the annual review report of the foster carers looking after them;
- A support group for birth children and grandchildren;
- Social worker feedback for foster carer reviews.

Children, young people and their social workers made the following comments about placements when contributing to foster carer reviews in Quarter 3:

Children and young people said:

'I wouldn't change a thing about my placement as where I stay is OUR home and is where I am most happiest. There is never a dull day at J's, we're all like a family.'

'I feel safe, K makes me laugh and cooks nice food.'

'It is good living with D and G'.

'I can talk to B if I have a problem or I am finding things difficult'.

Social workers said:

'I have found G and W to be a hard working couple who devote their time and effort in ensuring the needs of children remain paramount at all times'.

'B attends all meetings relating to T's education and has actively supported him by taking him to college open days etc.'.

'I have a good working relationship with the carer, he is professional at all times'.

Foster carers' birth children are also consulted as part of the foster carer's annual review.

Birth Children said:

'The last year has been a bit of a rollercoaster because of S's moods. She has been unsettled since leaving school but things should improve now that she has started college'.

'The last year has been brilliant. The kids have changed so much in confidence and behaviour and become much more sociable'.

'I am very happy to be part of a family who foster. It is an amazing job which holds wonderful experiences'.

Promoting Children's Health, Emotional Development, Education & Leisure

Foster families are provided with pre and post-approval preparation and training on the importance and availability of health, education and leisure services to enable them to help children achieve their potential and enhance their emotional wellbeing.

Looked After Children and young people are encouraged to participate in a variety of activities in which they can succeed and are supported in achieving better outcomes. All local Looked After Children and care leavers are provided with a Be Active card, which enables them to access free sport and leisure activities within the Borough. Foster carers are also provided with a MAX Card which offers heavily discounted access to a range of leisure parks and facilities around the North West. This is funded by the fostering service in partnership with the Foster Carer Association.

Children in foster care have regular medicals at the statutory frequency appropriate for their age. There is a designated Nurse for Looked After Children, who takes an active role in following up health issues and assisting with health promotion work. Foster carers have a Health Passport for each child they care for in which they or the child records all of the child's health details. Public Health funding for 18 months has enabled the appointment of a specialist nurse to work with 'hard to reach' Looked After Children and care leavers.

There are currently 29 Looked After Children who are registered as having a disability. 20 of these children are in foster care and 3 in family and friends placements. Foster carers are provided with the relevant training and support to meet the specific needs of the child they have in placement.

In relation to emotional wellbeing, Looked After Children have access to Clinical Psychology and related services through the East Lancashire Child and Adolescent Service (ELCAS) also known as Children and Adolescent Mental Health Service (CAMHS). The new Revive Service developed well during Quarter 3 with a number of referrals accepted and assessed to determine the most suitable interventions.

As well as mandatory First Aid training, foster carers also receive training on a variety of health related issues including 'Infectious Diseases in Childhood' and 'Managing Medicine.' Phase 1 of a 'Healthy Homes' training package for carers has been developed.

In line with Standard 8 of the National Minimum Standards for Fostering Services, the Department has, and implements, a written education policy prepared in partnership with the Education Manager for Children in Our Care. The Virtual Head's role is to oversee that the educational needs of all Children in our Care are met and that levels of achievement and aspiration among our children and young people are raised. Termly briefings are held with a group of social workers, managers and designated teachers and Head teachers to consider ways to improve achievement and attainment.

The Pupil Premium allowance, previously paid to schools to support Children in our Care to achieve in school, is now managed by the Virtual Head and a system is in place to administer and ensure the money is spent appropriately to further their educational achievements. The Virtual Head quality assures all Personal Education Plans (PEPs).

The Virtual School is in place and the governing body has been established. 2 hours a week of additional tuition is offered to all young people in Year 11 to promote GCSE improvements.

The Education Manager sits within the Children in our Care Social Work Service and, where necessary, actively intervenes with schools to promote the needs of children in foster care. As part of the preparation and assessment process and through the Foster Carer Agreement, foster carers are set a clear expectation that they will promote and support children's educational attainment. The ways in which foster carers meet children's educational needs are monitored through the foster carer review process and supervisory visits. Foster carers regularly receive training on 'The Education of Children in Care'.

The Children in our Care Celebration of Achievement Award Ceremony is an annual event which provides an opportunity to meet each together to celebrate the achievements of our young people. This year's event took place on the 11th October 2016 at the Windsor Suite, King George's Hall. It was attended by 250 people including 58 children and young people in care and care leavers who were available to be presented with their awards along with foster carers, parents, Councillors, the Mayor and Mayoress, Chief Executive, Director of Children's Services and a range of officers from the Children's Services and Education department. Our special guest for the evening was Ella Shaw, a local singer song writer who achieved national recognition on the 'Britain's Got Talent' TV show reaching the 2015 live semi-final. Ella released her debut album in September 2016 and performed two songs from it during the evening as well as presenting awards.

Children and young people were nominated for awards by their carers, schools and Children's Services and Education staff in the categories of, academic achievement/progress, attendance, behaviour, sport, music/the arts and making a positive contribution. In addition, there were a number of special awards sponsored by OSMIS Education Limited for those who had particularly excelled in these areas. There were also performances of poetry, keyboards and singing from our talented young people all of which helped to make the celebration a wonderful evening for all involved.

There is a Corporate Parenting Specialist Advisory Group that meets quarterly and regularly receives education and health reports in relation to Looked After Children. The group monitors the work of the local authority and partner agencies in relation to Children in our Care. The group met on 26th October 2016 when there was an update on the work of the Looked After Children governors, a report from the Virtual Headteacher and an update from the Head of Service for Permanence.

Engagement with Children & Young People

Two members of staff from the Fostering Service continue to promote the participation agenda and set a number of priorities throughout the year. One member of staff attended the Leapfrog Research Project in conjunction with Lancaster University which aimed to provide a range of tools to support the work and explore different ways of communicating with young people, gaining their wishes and feelings and ensuring their voice is heard. Members of the 'VOICE' group continue to attend foster carers preparation training where they lead an activity with applicants and provide feedback which contributes to the applicants' assessment. Young people have been involved in the recruitment of new staff during the Quarter.

The Fostering Service was awarded with Investing in Children 12 months ago having been through the assessment process with the Children in our Care Team as a joint award. In December 2016, the Service was reassessed in its own right as a sole service. 11 young people participated in the process of assessment and considered the evidence submitted as young people are responsible for making the award. The report author was delighted with the response from young people who he found to be 'very used to expressing their opinions, offering criticism and compliments in equal measure'. The report summarises a long list of 'you said....we did' evidence and concludes that the Service be awarded Investing in Children status as it was clear that the Service is willing to involve young people in decision making, learn from criticism and improve. It makes the following 4 recommendations and progress against these will form part of the Fostering Service's reassessment in 12 months' time:

- That the Service should establish an urgent support offer for foster carers when needed;
- That young people have more input in setting rules;
- That the Service establishes a VOICE group for the birth children of foster carers;
- When children in foster care have a sibling who is being adopted, they are allowed to meet the adopters.

VOICE Group

The Junior VOICE group (8 to 12 year olds) and the main VOICE group (12 to 16 year olds) now meet monthly at Knott Street Community Centre and the majority of children who attend are in foster care. This venue was chosen as the facilities allow part of each session to be activity-based. Both groups have been involved in a number of consultation activities to inform and shape services. Members of the groups have been involved with a research project with Lancaster University to design tools to improve how adults communicate with children and young people.

VOICE members continue to attend C & YP Scrutiny Committee and recently presented the Leapfrog Tools project and Young Advisors Social Media Research. Children in care have also been involved in several staff recruitment interviews including social workers, Advanced Practitioners and a Team Manager post.

There is also a Care Leavers Forum that is well attended. A number of young people have undertaken Peer Mentoring training and are mentoring others through the 'Getting Ready for Adult Life' pack. Additionally, a Young Advisors Group which a number of care leavers attend has been working on a project on the impact of social media on young people. Members of the group have delivered Total Respect training to a multiagency audience of practitioners, Councillors and foster carers. Two care leavers recently received awards for their campaign work to improve the lives of children in care and care leavers.

Transitions

Children and young people in foster care are supported to make a positive transition to adult life and foster carers attend training on 'Transitions' which focusses on their role in developing young people's skills to live independently as they progress towards adulthood. They are allocated a Leaving Care Worker at the age of 15½ years who supports their decision making about post-16 education, training and employment and their future accommodation needs and wishes. The Children in Our Care Team and the Fostering Team encourage carers and young people to consider 'staying put' and the Leaving Care Service has delivered 5 courses for foster carers in recent months about this to develop their understanding of the implications. The training has been positively evaluated by carers and most indicate a willingness to work with 'staying put'. Although finance causes carers the most concern, some are willing to receive housing benefit as part of their financial package and will consider changing their status to landlord. The Service has started some work to develop a 'staying close' option, which may be more suitable for a number of care leavers.

The Leaving Care Service has achieved an increase in the number of supported lodgings providers this year, which increases choice for young people leaving foster care and residential placements in favour of semi independence. The Service has worked well with training providers in the Quarter and achieved 5 Apprenticeships. Participation levels continue to be good with young people delivering the Total Respect training and training for foster carers.

Care Planning

The Care Planning and Fostering (Miscellaneous Amendments) (England) Regulations 2015 provide a revised definition of 'permanence' for Children Looked After including for the first time the definition of a long term foster placement. The responsibilities of the Local Authority in assessing the ability of the foster carer to meet the needs of the child now and in the future and identifying any support services needed to achieve this are also set out. Local Authorities are required to achieve long term matching within reasonable timescales. The Regulations introduce new duties for ceasing to look after a child.

The Fostering Service

During Quarter 3, one of the 2 Team Managers retired and the Deputy Manager was promoted into the Team Manager role. The Deputy Manager role was disestablished as a saving.

The Advanced Practitioner continues to work across mainstream and Friends and Family providing support and advice to the Team and has been an invaluable support with consultations across services for Friends and Family as well as holding some complex cases.

Three full-time and one part time Supervising Social Workers have left the Fostering Team; one moving to the Children in our Care Team, one retiring and two taking up positions outside of the authority. The Service has successfully recruited to three positions and is currently waiting for these members to take up their positions over the next few weeks. The part time position is likely to be disestablished as an additional saving. Two students have been on placement in the Fostering Team over the Quarter.

Foster Carer Resource

	Total number of foster carers	Mainstream	Short breaks carers	Family and friends carers
Quarter 1	119	89	14	16
Quarter 2	126	93	15	18
Quarter 3	125	89	13	23

The overall number of carers has barely changed since Quarter 2. As the number of mainstream carers dipped, the number of Family and Friends carers increased levelling out the total. One mainstream approval was deferred to Quarter 4 as his medical was delayed.

Two resignations were noted at the Fostering Panel retrospectively with one carer resigning the previous Quarter.

Three resignations for Family and Friends were also noted at the Fostering Panel; two retrospectively from the last Quarter following a Special Guardianship Order (S.G.O.) being granted.

Matching and Ethnicity

All children placed this Quarter have been appropriately matched with their carers in respect of their ethnicity.

Foster Carer Recruitment

Initial Enquiries

April	May	June	July	Aug	Sept	Oct	Nov	Dec
5	12	8	9	14	13	41	33	11

Foster carer recruitment is a very competitive market. There are a large number of Independent Fostering Agencies operating and recruiting in the area and Lancashire County Council is currently advertising a significant increase in the rates they now pay.

Numerous recruitment events were held in Quarter 3.

October – Parent & Child Fostering (Facebook Campaign launched). This resulted in a significant increase in the number of initial enquiries in both October and November.

Parent & Child Video produced/published to YouTube and shared on the website, Facebook & Twitter. This involved a Blackburn with Darwen foster carer talking about her family's experiences of parent and child fostering.

The Great Big Fostering Bake Off in The Mall Blackburn

Foster carers and staff brought in their creations to raise funds for East Lancashire Hospice. Members of the public ate and made a donation. The purpose of the event was to provide an opportunity to raise funds for a good cause and put something fresh on the website and Facebook.



November - Milestone of 1000 page likes achieved on our Fostering Facebook page.

Cake Sale

The Team organised a 'Cake Sale' raising £60 for Children in Need at Duke Street.

November/December – Facebook Campaign switched to target carers for Mainstream Fostering.

December – Gift wrapping in the Mall, Blackburn

The Let's Foster team and foster carers were in The Mall Blackburn offering a gift-wrapping service and raising awareness of the need for foster carers. Gift tags designed by our children in care were available to purchase on the day and a total of £291 was raised by staff and foster carers. The money was used by the FCA to support the Christmas Party for children in our care.

Approvals

Quarter 1

1 new mainstream approval

Quarter 2

July – 4 households; 9 placements

August – 1 household; 2 placements

September – No approvals

Quarter 3

November - one household was due to attend Panel but was deferred as waiting for medicals.

Total approvals to date in 2016/17 = **6** households **12** placements

End of Quarter 3

Enquirers at Initial Visit Stage	Applicants at Stage 1	Applicants at Stage 2
4	4	2

Regional Campaign

The regional 'You Can Foster' recruitment campaign has been live since September and has helped generate enquiries via the You Can Foster website.

Fostering Service Managers and the Strategy Officer have been involved in the development of this campaign to ensure that Blackburn with Darwen Borough Council derives full benefit from it. The campaign is prioritising recruitment at a local level through targeting of PR and digital marketing and additional local activity. Discussions are currently taking place to further develop this campaign depending on collaborative funding and working from Local Authorities.

Regional priorities include:

1. Brothers and sisters – including sibling groups of 3 or more children/young people;
2. Older children/young people – over half of all Looked After Children are now aged 10 years or older;
3. Children from BME communities, in particular black children and increasingly those from new migrant communities;
4. Long term foster carers;
5. Children with complex/additional needs including behaviour that challenges.

Foster Carer Retention

Retention of foster carers remains good based on a strategy of good support including a financial allowance scheme and a wide and varied programme of training. Foster carer satisfaction with the Service appears high and there are regular meetings with foster carers via the Foster Care Association (FCA) where issues can be raised.

2 resignations have taken place this Quarter, both friends and family foster carers who have obtained SGOs.

Assessment

Statutory guidance for fostering assessments is that they should be completed within 8 months and this is generally achieved. The quality of assessments remains good and is monitored by the Fostering Panel.

Foster Carer Training

The Foster Carer training programme currently provides a range of training courses covering the Mandatory Fostering Standards, specialist training on relevant topics, safeguarding training, Health and Safety training and Support Groups for Carers.

The new conference style training is delivering more focussed learning for carers which is specifically tailored to their requirements and allows them to attend one training day and cover multiple topics. It is anticipated that this will increase attendance and improve evaluation feedback whilst offering a more time-efficient option for Carers.

In Quarter 3, 49 foster carers attended the second Conference in this year's programme covering Deprivation of Liberty, Moving Children onto Permanence and Educational Achievement of Children in Our Care.

Feedback from the day was overwhelmingly positive:

- 'Better awareness of the support available'
- 'Being more knowledgeable of how to deal if a situation occurs'
- 'Good refresher course'
- 'Brought up to speed with the high school grading system changes'
- 'Well presented'
- 'The legal presentation was very interesting as it was new'
- 'The education grading system was informative'
- 'The update on DOL was the most important thing I learnt'
- 'All of the conference was very informative'
- 'Interesting to get information on school performances'.

One conference date remains in the current programme and places are fully booked.

Conference	Topics covered	Date	Time	Places booked to date
Conference 3	<ul style="list-style-type: none">• Managing allegations• Positive care and control• Risk assessment	Wed 17 th May 2017	9.30am – 2.45pm	40 of 40 (maximum numbers to be increased to 60 to allow more carers to access).

Planning is now taking place for future conferences and a 're-run' of the previous two conferences for those who were unable to attend.

There have been a number of meetings over this Quarter to look at the KEEP and Nurturing Attachment training and how these can be sustained within budget constraints. There were no courses in the last Quarter and it is anticipated that the Service will run one course per year of this kind. Work is ongoing to develop a course that combines elements of both in one course.

Fostering Panel

The Fostering Team Manager who was Panel Advisor retired in Quarter 3 and has been replaced by another manager. The transition has been positive.

During the past 6 months a number of young people have attended the main Panel for their permanence matching. This has been positive with some very articulate young people who have enjoyed the experience. Some young people decided at the last minute they did not wish to come in to the Panel but have spoken individually to the Chair. Foster carers also bring their young people to their annual review if appropriate.

There were 2 observers at the main Panel in the Quarter. The Panel Chair retired in December and the Chair of the Annual Review Panel, who is stepping into the role in January, has shadowed the Chair a number of times during the Quarter.

The main Fostering Panel is also due to lose an independent member.

Panel Business

Over the Quarter there were 6 family and friends approvals for a total of 8 children.

There were 2 changes of approval over the Quarter, one now providing parent and child arrangement and another providing short term care from short break for one child.

Three foster carer reviews following allegations were presented to the Fostering Panel over this review period with the recommendation of continued approval.

Three matches for children with their foster carers have also taken place this Quarter with the children attending the majority of these.

Review Panel

The Annual Review Panel has operated effectively. There will be a change to the Annual Review Panel Chair in January 2017 as the current Chair is due to transfer to the main Panel. A new Chair has been appointed as part of the current commission. The new Fostering Manager has also taken up the Panel Advisor role.

One of the common themes of the Review Panel has been carers' attendance at training, especially carers who work. The new conference style training should address some of the issues and online training is also available.

In general, Panel members have commented that the standard of paperwork has significantly improved. The Panel has also commented that the Fostering Support Service is clearly benefitting children and foster carers.

Complaints

There were no complaints in Quarter 3.

Compliments

1 compliment was recorded during Quarter 3 that was received from a foster carer complimenting their Supervising Social worker for their support, time spent making themselves available and for their expertise.

Allegations

There were two allegations in Quarter 3.

The first was an anonymous online allegation via the NSPCC about a child placed with approved Friends and Family foster carers. The allegation related to cannabis use in the household. It was also alleged that the child was heard to scream and shout in the property. A joint home visit was undertaken by the child's social worker and the foster carers' supervising social worker and the female foster carer admitted that she had smoked cannabis but never within the home environment or in the presence of the child for whom she has caring responsibility. This information was corroborated by the carer's partner who was shocked and oblivious to any cannabis use. The

child was found to be very settled and happy in placement. A review of the circumstances was presented to the main Fostering Panel. After due consideration the carers' approval was renewed and it was acknowledged that this continues to be a very positive placement for this child. The Local Authority Designated Officer (LADO) was notified and agreed with the outcome.

The second allegation was from a school advising that the child in a foster placement had disclosed that the female carer had physically assaulted her. This allegation was investigated but unsubstantiated. However it resulted in the young person moving to an alternative foster placement and an earlier review being presented to the main Fostering Panel.

Specific Incidents and Restraints

There were 12 specific incidences reported within Quarter 3 with 10 of these involving the same young people. The incidents involved 5 Missing from Home reports and 3 reports of damage and aggression towards carers and property. There was one incident of a young person disclosing a historic sexual assault and another of a young person suffering minor injuries following a fall at the local park. There was a young person involved in a motorcycle accident and the final incident related to the threatening behaviour of the parents of a child in placement.

Offending by Children and Young People in Foster Care

This is a new section for this Report as it has been agreed that the Protocol that exists between Children's Services, the Youth Justice Service and the Police should be monitored to ensure that it is appropriately implemented. The Protocol applies to children and young people in fostering and residential placements.

The Protocol aims to ensure that children and young people in care in Blackburn with Darwen are not inappropriately criminalised for behaviours that are likely to be a response to their adverse life experiences. Recent national research highlights failings at various levels of the system, including the unnecessary criminalisation of some children in care for minor offences, which would not have led to Police involvement for children living at home with their own parents.

There was no Police involvement with any children and young people in foster care during Quarter 3.

Serious Illnesses and Accidents

There were 2 accidents reported during Quarter 3 including a minor accident where a young person fell off a wall whilst at a local park causing bruising. The young person refused medical treatment but the carer was able to provide healing creams to the grazes and bruises. There was one A & E attendance following a young person being involved in a motorcycle collision. Initially the young person refused to seek medical treatment or advice but later attended hospital. The young person was seen by a Triage nurse but refused to be seen by a Doctor. The young person has been monitored by his carer and recovered well.

Bullying

There have been no reported incidences of bullying within this Quarter.

Missing From Home

2 young people (4 incidents) were reported during Quarter 3.

During October, one young person was reported missing when they failed to return to placement at the agreed time. The young person returned to the placement the following day and explained that he had spent time with his friends.

In November, the same young person was reported missing when he failed to return home from school. The foster carer followed missing from home procedures and the young person returned to placement the following day.

In December, two missing from home episodes were reported involving the same young person. The young person failed to return home and was known to be associating with inappropriate adults known for substance misuse and suspected child sexual exploitation. This was reported to the Police and further investigations were made to ensure the safety and wellbeing of the young person. The young person returned to placement the following day on both occasions. A risk management meeting is scheduled for January 2017 to agree a risk management plan.

Exemptions

Three exemptions were in place during Quarter 3. The first of these was to support a parent and child placement, the second to support a sibling placement of 4 children and the third to support a further parent and child placement that remains in place.

Engagement with Foster Carers

Blackburn with Darwen has a Foster Carer Association (FCA), which meets regularly and has an Elected Committee. Members of the Committee meet senior managers and the Executive Member on a quarterly basis. The Chair of the FCA sits on the Corporate Parenting Specialist Advisory Group. The FCA has its own website, which has been increasingly used to communicate messages and news. It was recently agreed that the Chair and Secretary will meet every Quarter with the Service Leader and Service Managers to discuss operational issues. A forum to consult foster carers on a range of issues is held at least once a year.

All foster carers are provided with membership of the Fostering Network and foster carers also have access to independent support commissioned from the Fostering Network to provide support and advocacy services in the event of complaints or allegations.

A small group of foster carers meet on a monthly basis; they are recruitment champions helping to drive recruitment forward. They are involved with the planning of events, Skills to Foster preparation training, recruitment stands and events.

Family and Friends Foster Carers

	Quarter 2	Quarter 3
No. Family and Friends carers	18	23
No. new approvals	2	6
No. Viability assessments	12	23
No. Family and Friends assessments	8	8
No. SGO assessments	6	2
No. Regulation 24 assessments	8	10

There were 23 Family and Friends fostering households in Quarter 3, 5 more than in Quarter 2. Of the 6 approvals during this Quarter, two fostering households obtained SGOs and one household was de-registered.

During this Quarter, there have been a total of 23 viabilities that have been supported by the Advanced Practitioner. This is a significant increase from the last Quarter when 12 viabilities were completed. 9 of these were ruled out, 8 did not require any further action, 2 are ongoing and 4 were positive having now moved onto other assessments.

From the previous Quarter, there were 8 ongoing assessments; 2 of these did not require any further actions and the other six were approved.

During this Quarter, there have been 8 full Family and Friends fostering assessments. One was ruled out of further assessment, one went to become a SGO. assessment and the remaining assessments are ongoing.

There have also been 10 Regulation 24 assessments in this Quarter that are ongoing.

2 SGOs have been obtained during this Quarter and a further SGO assessment is ongoing.

When considering the ongoing assessments from the previous Quarter and the new assessments this Quarter, a total of 26 full assessments were completed by the Fostering Team.

Short Break Foster Care

There are currently 14 carers who provided 31 placements during Quarter 3. The 14 carers are varied in terms of their approval. Some provide support to parents and offer short term emergency placements. Carers are matched to children who have a wide range of additional and complex needs. A support group has been delivered to all short breaks carers during the Quarter. Other training is available through Newfield School and Appletrees short-break provision.

Training / Staff

All staff members have individual training and a development plan, which is linked to their annual appraisal and monitored during monthly supervision. A number of staff are in the process of undertaking 'Practice Education' training which will enable them to support student placements in future.

Placement Stability

Currently, the Department uses a definition of placement stability based on 3 or more placements in a 12 month period that is calculated on a cumulative basis over the year. Placement stability has improved in comparison with the same time last year. By the end of Quarter 3, 4.4% of Looked After Children had 3 or more placements compared to 8.3% for the same period in 2015 (lower is better).

	October	November	December
LAC with 3 or more placements	14	15	16
Total number of LAC	365	370	366
% Stability of LAC placements 2016/17	3.8%	4.1%	4.4%
%Stability of LAC placements 2015/16	6.7%	7.0%	8.3%

Disruption meetings are held in order to identify learning and inform future planning for any child whose placement has been disrupted. A number of managers across Children's Services have been trained to chair these meetings. The Head of Service for Permanence completes an analysis of disruption meetings on a six monthly basis in order to identify themes or trends and learning for the Service.

Fostering Support

The Fostering Support Service is now well established. The Service has been supporting a number of fragile placements which has contributed to the improvement in placement stability performance. The Service offers an out of hours telephone support service, a monthly drop in for foster carers, short breaks where placements are at risk of disruption and outreach support to carers and young people.

There were two new referrals in Quarter 3, one male and one female. Lytham Road staff are currently working with fourteen young people within a variety of foster placement settings. Ten of these young people are allocated to the fostering support officer. In this Quarter, five young people accessed short breaks through the Adolescent Support Unit and will continue to access regular short breaks on a planned basis as part of their individual support package.

The Service worked with 14 young people in Quarter 3 involving them in a wide range of activities including:

- Badminton sessions, improving health and well being
- Swimming Lessons
- Anger Management
- Friendships and relationships
- Internet safety sessions
- Health and well-being sessions (range of physical exercises)
- Baking sessions, cooking for the family and making home-made pizzas of their choice.
- Consultations
- Devising 'News Flash' for the Fostering Forum

Feedback from young people and carers:

“I asked about swimming because I had never learned to swim. Now I am learning to swim”.

“We only did little short walks, now I go to the Lake District and do the three peaks”.

“Lytham Road have worked really hard to get my very reluctant young man to attend. He went to a boys group on 5th Dec 2016 and said he loved it. Well done. “

“I find the staff friendly and good to talk to”

Commissioned Placements

In Quarter 2, 5 new placements were commissioned of which 1 was a parent-child placement. One was an Independent Fostering Agency placement for a child whose in house placement ended as a result of allegations she made against the carer. Although these were not substantiated, the child refused to return to the placement following investigation.

The remaining three were all independent agency residential placements for children and young people with very complex needs that could not be met in-house. One young person has mental health problems, one has numerous allegations of a sexual nature against him and the last was displaying very challenging behaviours.

During Quarter 3, 4 commissioned placements ended including a parent-child placement that was resolved by the court, a young person whose foster placement became a ‘Staying Put’ placement, another young person moved to Supported Lodgings and one was a placement disruption.

Breakdown of Current Commissioned Placements

Placement Type	Independent Agency Residential Placements	Independent Fostering Agency Placements	Secure Accommodation	Other local authority
Number	13 including 5 children with disabilities	39 including 6 sibling groups and 1 mother and baby	1	3 including 1 sibling pair

Budget

The Fostering Service is on target to be within budget for the year. This has required the Service to make a number of efficiencies including the way that foster carer training is provided, the loss of a Fostering Support Officer post and the loss of the Deputy Manager role, plus the loss of a social work post. The increase in the number of Family and Friends foster placements has required the whole team to work more flexibly across all functions of the Service.

The demand for foster placements for older children with complex needs and behaviours, for children with disabilities and in recent months for parent and child placements, which have not been available in house, continues to place the commissioning budget under great pressure. The recruitment budget, which is shared with the Adoption Service, is also under considerable pressure.

Priorities for 2016/17

1. To continue to develop the campaign to recruit foster carers for older children in need of permanent placements, children with disabilities, mother and baby and sibling groups.

Update – There has been significant recruitment activity during Quarter 3 as described in the body of this Report. A targeted digital campaign started in September. There have been a number of enquiries through the events and via the website some of which have begun to convert to actual applications.

2. Placement stability has improved over the year with a reduction in the number of placement disruptions overall. The placement stability measure takes account of children across all placement types, not just fostering but it is clear that the Fostering Support Service has had a positive impact.
Update – support services for foster placements are now in place across the full age range. Take up of the service has improved and those young people involved have given positive feedback.

3. To implement foster carer training proposals with the aim of improving attendance rates and delivering valuable courses that meet the needs of foster carers.
Update – the new conference style training programme commenced in Quarter 3 with positive feedback from the first two conferences which were both well attended.

4. Continue to monitor compliance with Fostering Service Regulations 2011 and National Minimum Standards for Fostering Services 2011.
Update – Service Managers are continually auditing compliance with Standards and Regulations.

5. Maintain the Investing in Children status of the Service and ensure that children and young people’s participation remains central to the work of the Service.
Update – the reassessment of the Service in December outlined in the main body of this Report was successful and the Service will maintain its own accreditation for another 12 months.

Alyson Hanson
Service Leader, Placement Services
23rd January 2017

EXECUTIVE BOARD DECISION



REPORT OF: Executive Member for
Neighbourhood and Prevention Services

LEAD OFFICERS: Director of Localities and Prevention

DATE: 9 March 2017

PORTFOLIO/S AFFECTED: Neighbourhood and Prevention Services

WARD/S AFFECTED: All

KEY DECISION: YES NO

SUBJECT: Strengthening Communities; Volunteering in Lancashire

1. EXECUTIVE SUMMARY

Following a call for projects by the Lancashire LEP and with agreement from the Chief Executive and Director of Finance and IT an application was developed with partners and submitted by Blackburn with Darwen Borough Council as lead partner to the European Structural and Investment Funds Programme (ESIF) for funding from Investment Priority 1.4: Active Inclusion which focuses on supporting people with multiple and complex barriers to participation in the labour market to address these underlying issues and to move them closer to or into the labour market and to engage marginalised individuals and support them to re-engage with education, training, or employment.

Strengthening Communities; Volunteering in Lancashire is a Public and Voluntary Sector project which aims to boost access to volunteering across Lancashire, engaging individuals who would not otherwise participate in such activities, and providing them with life and work skills that will improve their chances of future employment.

Officers have been verbally informed by the Department of Work and Pensions (DWP), the Managing Authority for the Fund that they have recommended the project for approval. A formal Funding Agreement Letter is expected at any time. In anticipation of its arrival and to eliminate any unnecessary delays Board Members are asked to consider the recommendation below.

2. RECOMMENDATIONS

That the Executive Board:

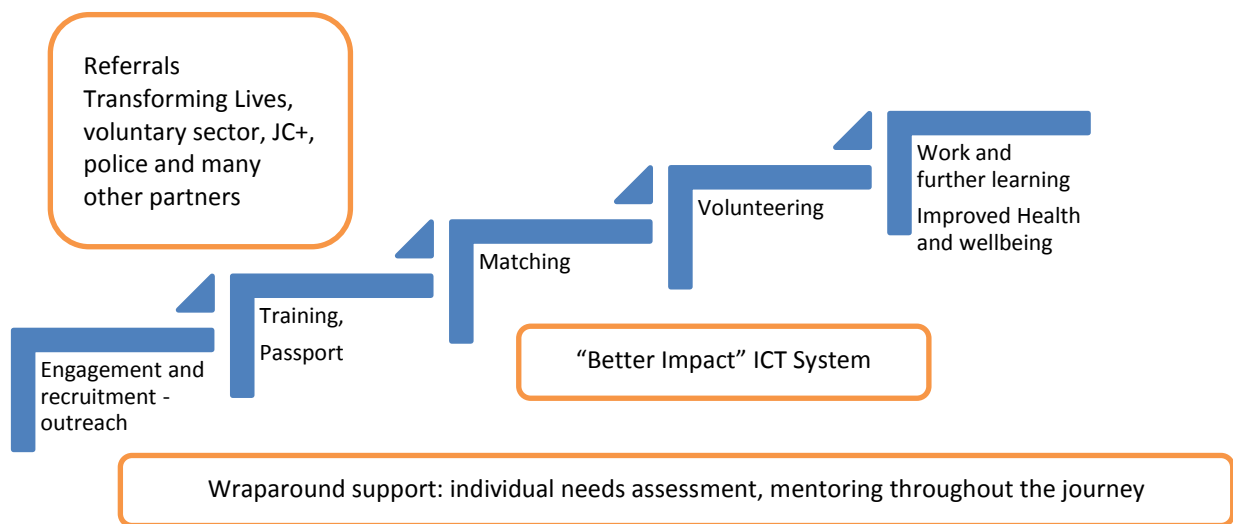
- Approves the appointment of Blackburn with Darwen Borough Council as the Accountable Body for the ESIF Strengthening Communities Volunteering in Lancashire project
- Approves the Council entering into a Funding Agreement with the Secretary of State for Work and Pensions for the project.

3. BACKGROUND

In response to a call for projects from the Lancashire LEP to assist in delivering the Lancashire ESIF programme Officers met with partners from across Lancashire to discuss and develop a proposal which delivered volunteering opportunities to the most hardest to reach across Lancashire. In Partnership with BwDCVS, Lancashire Association of Councils for Voluntary Service, Lancashire Adult Learning College, Blackpool Council Adult Learning, Lancashire Constabulary and BwD's Neighbourhoods Team a project was developed that will build on a range of existing activity across Lancashire and add value by:

- Increasing capacity
- Providing consistency
- Providing a strategic and operational infrastructure for delivery
- Sharing resources with the Lancs Constabulary Public Service Lancashire Volunteer Partnership Programme
- Integrating public sector and voluntary sector opportunities across the county.

The Client Journey



Specific Activities

This project will use established mechanisms to engage people in volunteering activities, and will provide outreach capability from existing community venues located in areas of disadvantage.

Activity is designed with an emphasis on the volunteer journey and providing wraparound support from initial engagement through to achieving outcomes of work, learning or becoming a peer mentor for future volunteers. This level of tailored support has been identified as a key gap in current provision (more detail about the limitations of existing provision is included in section 3.3.)

1. Support for individuals

Engagement and referral

- **Engagement** – a team of outreach workers will identify and engage target beneficiaries and act as case-managers and mentors for the duration of the volunteer journey
- **Referrals** – many referral pathways to identify individuals are already established through Pennine Lancashire's Transforming Lives programme (established multi-agency hubs working with those on the cusp of crisis). These multi-agency locality hubs will make referrals to the programme as part of their stepdown work. In addition links with a range of agencies will be made to develop pathways into the programme, including adults and children's social services,

police, job centres, voluntary sector organisations, probation, Youth Offending Service, and health partners.

- **Needs assessment** – every individual engaged with the programme will have a needs assessment to ensure the right training and volunteering activities are sourced, and that the right support is put in place to help every individual achieve their potential.

Training

A team of tutors will deliver training packages in 3 phases:

1. Initial confidence building and self-esteem workshops
2. An accredited package for volunteers including safeguarding and health and safety (a similar “Passport” is already delivered in Blackburn with Darwen and will be rolled out across the county)
3. Bespoke training to prepare them for volunteering

Brokering

- Individuals will be matched with suitable volunteering opportunities, either in the public sector, voluntary sector or with local businesses
- The “Better Impact” volunteer tasking and co-ordination ICT system is already in place and being rolled out further to facilitate matching of individuals with public sector placements
- Voluntary sector placements will be matched through existing centres operated in the county by the network of Councils for Voluntary Service CVS and volunteer centres
- Structured taster placements will be identified to prepare individuals for the main placement as part of the matching process, and to develop their interests and practical skills. They will also make best use of time and reduce barriers to participation, whilst waiting for DBS references and checks.

Additional support

1. Wraparound support from National Careers Service officers to guide volunteers’ progress into further learning and work. This is added value – not funded through direct project costs or match
2. Continuity of support throughout from a dedicated key worker with mentoring skills who can provide advice and coaching on a range of issues.
3. An incentive support scheme will be incorporated where appropriate to boost motivation of volunteers. Spice is a time credit scheme already used in Lancashire and has been very successful in ensuring volunteers feel valued and incentivised.

2. Co-ordination and development activity

Development of volunteering opportunities

- This project will help facilitate opportunities available to volunteers in the voluntary sector by engaging them as delivery partners, drawing on their extensive experience of working with disadvantaged people and providing structured support, training, development and placement brokering for volunteers;
- Opportunities in the public sector will also be opened up for target beneficiaries by linking in closely with the infrastructure that is being established through the Lancashire Public Service Volunteer Partnership Programme, from which match funding is being provided.
- A key area for this project will be creating links with local employers and developing opportunities for volunteer placement within a business setting. The Programme Manager and Volunteer Manager will build on existing links through the Business Hive in Blackburn with Darwen, Burnley Bond Holders, Pendle Vision Group and Chambers of Commerce. Using an evidence-based approach, their aim will be to demonstrate to employers the value of creating volunteering opportunities and encourage them to fulfil their corporate social responsibility around providing local opportunities for those furthest from the labour market. They will also build pathways into employment for the volunteers. The package of support for businesses will include an online resource with templates and policies for every aspect of their involvement with volunteers including induction, paying expenses, reviewing performance and measuring

impact of the work. All volunteering placements will be risk-assessed and monitored.

Coordination

Crucial to the success of this programme is the creation of a single infrastructure to co-ordinate activity across Lancashire both strategically and operationally. Strategically, the project will be overseen by a Programme Steering Group. The group will have senior level representation from all key programme stakeholders and report into Lancashire Volunteering Partnership Board, Lancashire Early Action Board and BwD's Executive Team.

Operationally, a small project management team will develop and manage this activity and ensure the impact of the work is captured.

This will include:

- Implementation of the project plan
- The production of a clear outcomes plan with baselines
- A simple monitoring framework to ensure regular progress against outputs and results can be measured and reported
- Qualitative work capturing the individual journeys of a significant number of participants on the programme
- Social impact and cost benefit.

Target beneficiaries

Target beneficiaries will be engaged through a number of routes, linking in with existing initiatives such as Transforming Lives and Troubled Families. Participation in the volunteering programme will create a step-down pathway from those programmes that deal with the high intensity, crisis stages. We will also use links across public services and the voluntary sector to identify people who are removed from the labour market and would benefit from the development offered by this volunteering programme. In brief, target individuals are likely to have a number of the following characteristics:

- Long term unemployed
- Economically inactive
- Over 50 years of age
- BME backgrounds
- Disabilities
- Physical or mental health problems
- Women
- Resident in disadvantaged areas
- Overcoming drug or alcohol abuse
- Care leavers
- Caring responsibilities for children or other adults
- Lacking basic skills.
- Prisoners on release/sex offenders
- Those serving community sentences

The wraparound support provided as part of this initiative will help people address issues that act as barriers to social and economic participation and will be tailored to the specific situation of each individual in order to reduce those barriers for the longer term. It is flexible and holistic support that takes a thorough look at inhibiting aspects of lifestyle, attitudes and behaviours as well as helping beneficiaries find opportunities that will develop their personal and occupational capabilities and capacity.

The programme will be responsive to the differing community profiles and needs evident in different areas of Lancashire, therefore the make-up of cohorts are likely to vary from area to area. Our primary focus will be in areas of disadvantage. Data collection to capture characteristics of participants will form part of the monitoring and evaluation framework.

Location of activity

This proposal aims to reach across Lancashire, with a particular focus on reaching individuals through peripatetic resourcing. Workers will operate from established community venues in the most disadvantaged areas, and the package of support available will flex to the needs of those communities and the individuals who engage with the programme.

4. KEY ISSUES & RISKS

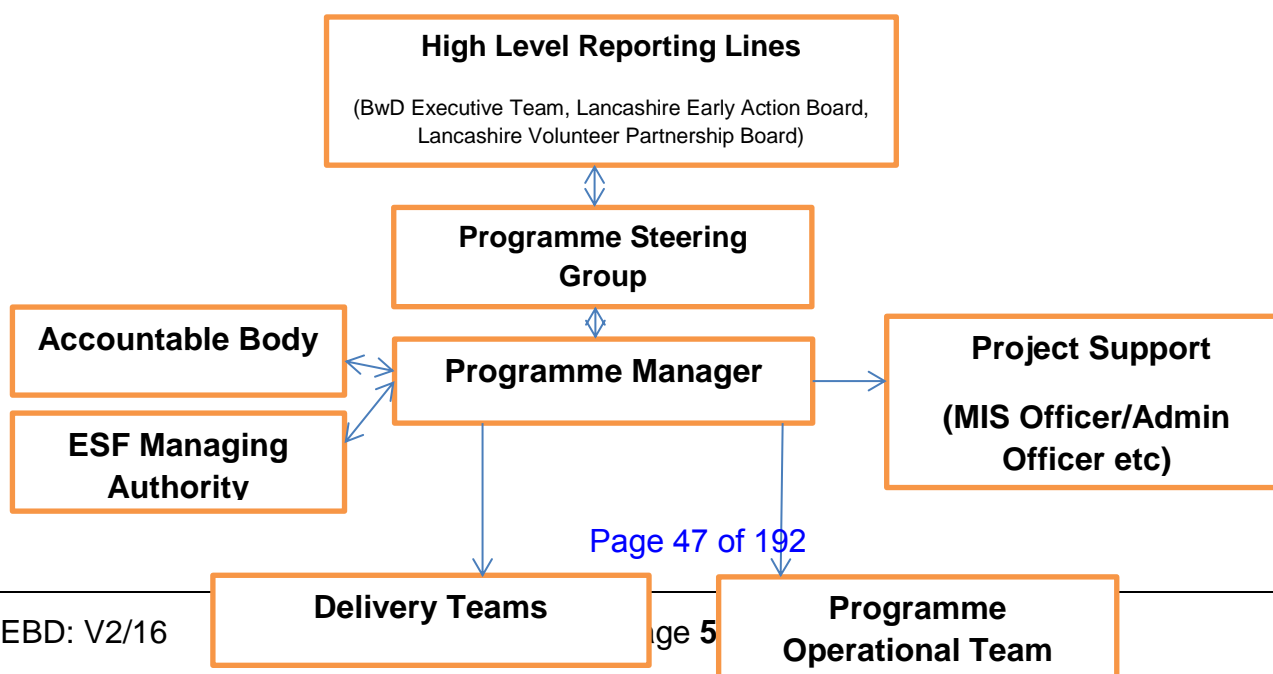
Funder Compliance Requirements - As Accountable Body for the project the Council would be responsible for ensuring that all aspects of project delivery are compliant with the funder's requirements. This covers eligible expenditure, procurement, publicity, state aid and document retention. Any non-compliance will result in a reduction/repayment of grant funding from the Accountable Body irrespective of which project partner did not fulfil compliance requirements.

Clear guidance is provided by the funder from the outset and applications are assessed on their ability to fulfil compliance requirements. Tests are further carried out by the funder at the Project Inception Visit and through monitoring, verification and audit visits during the life of the project.

Mitigation Actions –

- Officers have shared the funder's guidance with project partners during the development of the project to ensure they are fully aware of the compliance requirements and restrictions of the fund.
- Prior to commencement of the project a Partnership Agreement will be drawn up and signed by all partners and will set out obligations of each partner, clearly stating the funder's requirements and reflect the conditions as set out in the Funding Agreement Letter to the Accountable Body.
- A dedicated Programme Manager and support staff will be employed by the Accountable Body to ensure delivery of key performance targets and that all aspects of delivery fulfil the compliance requirements of the funder.
- During delivery of the project, regular monitoring and spot checks will be carried out by the Programme Team and Officers from Finance and Audit to eliminate compliance irregularities.

Governance Structure –



4. POLICY IMPLICATIONS

The project aligns with strategic corporate priorities as outlined in the corporate plan. Furthermore, building resilient communities through volunteering and asset based working is one of four key development themes underpinning the work of the local authority.

6. FINANCIAL IMPLICATIONS

ESIF funding	Public Match Funding	Total Project Cost
£1,206,891	£804, 597 (contributions from Delivery Partners)	£2,011,488

The Public Match Funding includes £286,588 from Blackburn with Darwen Council. This amount is made up of salaries of existing staff (Locality Leads and Community Connectors) and indirect staff and other costs which will support the delivery of the project, therefore is not an additional requirement from the Council budget.

7. LEGAL IMPLICATIONS

Blackburn with Darwen as Accountable Body for the project will be required to sign a Funding Agreement which will set out the terms and conditions of grant funding including specific requirements concerning the products/services delivered, the financing plan and timescales.

On receipt of the Funding Agreement Officers will seek advice from the Council's Legal Department prior to sign off.

8. RESOURCE IMPLICATIONS

The Accountable Body will employ a full time Programme Manager and Skills Development Officer along with a part time Admin Officer and MIS Officer to deliver the project on its behalf. These posts will be funded by ESIF.

Project delivery will be supported by Locality Leads and Community Connectors from within the Neighbourhoods Team. Programme Management will be supported by management time and back office support (finance, HR, IT etc). This cost will be borne by existing staff budgets.

9. EQUALITY AND HEALTH IMPLICATIONS

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

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.



ESIF EIA v1.1.pdf

10. CONSULTATIONS

The project proposal was developed in consultation with representatives from CVS and Adult Learning across Lancashire, Lancashire County Council and Lancashire Constabulary. A report was presented to the Early Action Board who endorsed the proposal.

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:	1
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CONTACT OFFICER:	Heather Taylor
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DATE:	7 th February 2017
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BACKGROUND PAPER:	
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Name of the activity being assessed	Strengthening Communities - Volunteering in Lancashire				
Directorate / Department	Localities and Prevention	Service	Neighbourhood Services	Assessment lead	Heather Taylor
Is this a new or existing activity?	<input checked="" type="checkbox"/> New <input type="checkbox"/> Existing	Responsible manager / director for the assessment		Sayyed Osman	
Date EIA started	07/07/2016	Implementation date of the activity		01/04/2017	

SECTION 1 - ABOUT YOUR ACTIVITY

How was the need for this activity identified?	<p>This project has been identified by a need to streamline a number of pilot projects currently ongoing or completed across the county. According to the ONS annual population survey 2016, in the year 2015 Lancashire had a lower percentage of people economically active and a greater number of people claiming out of work benefits compared with Great Britain as a whole. It is our aim to reduce these levels where possible, whilst also engaging with individuals to participate in activities and provide them with life skills.</p> <p>The programme fills a gap and adds value to existing and other planned provision, providing a much needed route towards active participation for the most disadvantaged. There is independent evidence that this approach works. (Volunteering for Stronger Communities Evaluation, Sheffield Hallam University).</p>																	
What is the activity looking to achieve?	<p>Using an asset-based approach the programme will provide those furthest from the labour market with meaningful volunteering opportunities, helping them onto a pathway towards work. We will support individuals to build personal resilience and gain practical skills thereby reducing barriers to participation, increasing the opportunities available to them, and providing long-term solutions that will keep them out of costly statutory intervention. We will do this by introducing disadvantaged and marginalised individuals to volunteering, providing them with realistic pathways to employability through mentoring, tailored, accredited and non-accredited training, and access to volunteer placements in the voluntary, public and private sectors.</p> <table border="1" data-bbox="481 1117 1769 1484"> <thead> <tr> <th>Results Indicator</th> <th>Reference</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Participants in education or training on leaving</td> <td>ESF CR02</td> <td>112</td> </tr> <tr> <td>Participants in employment including self-employment 6 months after leaving</td> <td>ESFCR06</td> <td>114</td> </tr> <tr> <td>Unemployed participants into employment (including self-employment on leaving)</td> <td>R1 (R4)</td> <td>49</td> </tr> <tr> <td>Inactive participants into employment or job search on leaving</td> <td>R2</td> <td>73</td> </tr> </tbody> </table>			Results Indicator	Reference	Number	Participants in education or training on leaving	ESF CR02	112	Participants in employment including self-employment 6 months after leaving	ESFCR06	114	Unemployed participants into employment (including self-employment on leaving)	R1 (R4)	49	Inactive participants into employment or job search on leaving	R2	73
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Inactive participants into employment or job search on leaving	R2	73																

<p>What are the aims and objectives?</p>	<p>Participants with childcare needs receiving childcare support</p>	<p>R5</p>	<p>24</p>
<p>Services currently provided (if applicable)</p>	<p>Target beneficiaries include:</p> <ul style="list-style-type: none"> • Long term unemployed • Economically inactive • Over 50 years of age • BME backgrounds • Disabilities • Physical or mental health problems • Women • Resident in disadvantaged areas • Overcoming drug or alcohol abuse • Care leavers • Caring responsibilities for children or other adults • Lacking basic skills. • Prisoners on release • Those serving community sentences <p>A number of pilot projects have been coordinated throughout the region. These all occurred in response to need and included: A pan-Lancashire network of Council for Voluntary Services (LACVS) provide volunteer infrastructure; including the four nationally accredited Volunteer Centres in Blackpool, Wyre & Fylde; Blackburn with Darwen; Burnley, Pendle and Rossendale; and, West Lancashire. Their existing provision complements and supports this programme, and provides valuable experience to draw into a cohesive model as proposed here:</p> <ul style="list-style-type: none"> • Brokerage - matching residents to 2000 plus volunteering opportunities. • Volunteer training • Good Practice Development • Developing Volunteering Opportunities <p><u>Strategic Linkages:-</u> Early Help/Police/Criminality: links with the Community Step Down model, Prisons and the Criminal Justice system volunteer projects supporting ex-offenders and people in recovery from alcohol or substance misuse. Health and Social Care: working closely with NHS and local authority health and social care partners on volunteering on prescription and social prescribing models. Further and Higher Education: working closely with further education colleges and universities Big Lottery Opt In: LACVS is a partner to the Building Better Opportunities Projects: P1 – Age of Opportunity P2 – Invest in Youth P3 – Disadvantaged Groups Lancashire CVS’s are offering volunteer support to those programmes. Also partners to a P4 WEA led bid for Digital Inclusion to play a central role in recruiting, training and supporting volunteer digital champions roles.</p> <p>Community Adult Learning Teams</p>		

	<p>Lancashire Adult Learning, Blackpool Adult Learning and Blackburn with Darwen Adult Learning all provide SFA funded accredited and non-accredited learning opportunities within their communities. Good quality provision and a strong understanding of the target group exist alongside some expertise in delivery of relevant learning. However capacity is limited and the providers need additional funding to expand their provision in this area. What they will bring is existing mechanisms for ensuring the provision meets the needs of the target group, is appropriate and of good quality</p> <p><u>Other proposals that complement this programme:</u></p> <p>More Positive Together is a project that brings together Social Housing Organisations from across Lancashire and Lancashire Sport, to support social housing residents who are furthest from the labour market into sports and environmental projects including training on property maintenance and landscaping.</p> <p>Our proposal adds value as we will be working with a wider target group – not just those in social housing, and offering a broader range of volunteering and training opportunities in the community, not limited to sports and environmental. In addition we will be harnessing community assets through training up peer mentors to support the most vulnerable.</p> <p>Public Service Lancashire Community Step-Down Programme is a tasking and deployment model for the recruitment and training of public sector volunteers including Lancashire Constabulary, Fire and Rescue, Lancashire County Council, Blackburn with Darwen Unitary Authority, Blackpool Unitary Authority, Lancashire Care Trust and local government.</p> <p>Limitations are that this is based purely on delivery of public services and while it will offer volunteering opportunities in the public sector to vulnerable people, it does not offer any peer mentoring support to the most vulnerable, comprehensive training, or offer opportunities in the voluntary or private sector.</p>
<p>Please outline recommendations that have been identified for implementation following a review of the activity.</p>	<p>Following the pilot projects it is felt that a more streamlined Lancashire wide project is needed to best ensure continuity.</p> <p>All recommendations provided by ESIF (European Structural and Investment Funds) have also helped shape this activity.</p>
<p>Type of activity</p>	<p><input type="checkbox"/> Budget changes</p> <p><input type="checkbox"/> Change to existing activity</p> <p><input type="checkbox"/> Decommissioning</p> <p><input checked="" type="checkbox"/> Commissioning</p> <p><input checked="" type="checkbox"/> New activity</p> <p><input type="checkbox"/> Other [please state here]</p>

SECTION 2 - UNDERSTANDING YOUR CUSTOMER**Who else will be involved in undertaking the equality analysis and impact assessment?**

Please identify additional sources of information you have used to complete the EIA, e.g. reports; journals; legislation etc.

- European Structural and Investment Funds: Full Application Form Guidance - https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/482379/ESIF-GN-2-004_ESIF_Full_Application_Form_Guidance_v2.pdf
- Equality Human Rights Commission (EHRC) - <https://www.equalityhumanrights.com/en>
- Volunteering for Stronger Communities Evaluation, Sheffield Hallam University - <http://www4.shu.ac.uk/research/cresr/sites/shu.ac.uk/files/volunteering-stronger-communities.pdf>

Who are you consulting with? How are you consulting with them? (Please insert any information around surveys and consultations undertaken)

A project working group is made up of key delivery partners who have been meeting weekly in the run up to the application submission date. This is made up of;

- Lancashire Constabulary
- Lancashire County Council
- Blackpool Council
- Lancashire Association of Councils for Voluntary Services
- Blackburn with Darwen Borough Council

A workshop has also taken place with wider delivery partners 18.4.16

Regular updates to strategic partners through Early Action Board have also taken place and discussion and feedback encouraged.

In addition to the above, we have also used lessons learned from previous projects as a form of consultation and based on the outcome of the funding bid will look to consult with service users at the first stage.

Who does the activity impact upon?*	Service users	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Indirectly	Different service (streamlined) means new level of service and support that was not previously available. New jobs created. Sustainability of communities. Project is Lancashire wide and involves a number of partners, all of whom will benefit from this new streamlined service.		
	Members of staff	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Indirectly			
	General public	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Indirectly			
	Carers or families	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Indirectly			
	Partner organisations	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Indirectly			
Does the activity impact positively or negatively on any of the protected characteristics as stated within the Equality Act (2010)?*	Positive impact	<input checked="" type="checkbox"/> Age	<input checked="" type="checkbox"/> Disability	<input checked="" type="checkbox"/> Gender reassignment	<input type="checkbox"/> Marriage & Civil Partnership	<input checked="" type="checkbox"/> Pregnancy & maternity	<input checked="" type="checkbox"/> Vulnerable groups
		<input checked="" type="checkbox"/> Race	<input checked="" type="checkbox"/> Religion or belief	<input checked="" type="checkbox"/> Sex	<input checked="" type="checkbox"/> Sexual orientation	<input checked="" type="checkbox"/> Deprived communities	<input checked="" type="checkbox"/> Carers
	Negative impact	<input checked="" type="checkbox"/> Age	<input type="checkbox"/> Disability	<input type="checkbox"/> Gender reassignment	<input type="checkbox"/> Marriage & Civil Partnership	<input type="checkbox"/> Pregnancy & maternity	<input type="checkbox"/> Vulnerable groups
		<input type="checkbox"/> Race	<input type="checkbox"/> Religion	<input type="checkbox"/> Sex	<input type="checkbox"/> Sexual	<input type="checkbox"/> Deprived	<input type="checkbox"/> Carers
The groups in blue are not							

protected characteristics (please refer to p. 3 of the guidance notes)			or belief		orientation	communities	
	Don't know	<input type="checkbox"/> Age	<input type="checkbox"/> Disability	<input type="checkbox"/> Gender reassignment	<input type="checkbox"/> Marriage & Civil Partnership	<input type="checkbox"/> Pregnancy & maternity	<input type="checkbox"/> Vulnerable groups
		<input type="checkbox"/> Race	<input type="checkbox"/> Religion or belief	<input type="checkbox"/> Sex	<input type="checkbox"/> Sexual orientation	<input type="checkbox"/> Deprived communities	<input type="checkbox"/> Carers

*If no impact is identified on any of the protected characteristics a full EIA may not be required. Please contact your departmental Corporate Equality & Diversity representative for further information.

Does the activity contribute towards meeting the Equality Act's general Public Sector Equality Duty? Refer to p.3 of the guidance for more information
A public authority must have 'due regard' (i.e. consciously consider) to the following:

DUTY	DOES THE ACTIVITY MEET THIS DUTY? EXPLAIN
Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act (i.e. the activity removes or minimises disadvantages suffered by people due to their protected characteristic)	The aim of this project is to use an asset based approach Lancashire wide to remove and minimise disadvantage. Our target cohort all fall into the 9 protected characteristics and this will ensure that with increased support available any current disadvantages will be minimised or removed.
Advance equality of opportunity between those who share a protected characteristic and those who do not (i.e. the activity takes steps to meet the needs of people from protected groups where these are different from the needs of other people)	We are looking to advance the opportunities of those furthest away from the labour market, in order to do this we will offer wrap around support throughout that journey. Every individual engaged with the programme will have a needs assessment to ensure the right training and volunteering activities are sourced, and that the right support is put in place to help every individual reach their potential.
Foster good relations between people who share a protected characteristic and those who do not (i.e. the function encourages people from protected groups to participate in public life or in other activities where their participation is disproportionately low)	Good relations will be developed within the cohort; people from a number of different backgrounds will be assessing training opportunities together. Volunteering opportunities will offer the space to develop relations with people who may not have protected characteristics. This project is deliberately constructed to draw together otherwise isolated or alienated members of the community, or, enable members of different communities to reach out to one another and acquire greater understanding of one another, or, support fragmented communities in acquiring stronger identity and purpose.

ASSESSMENT	Is a full EIA required?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Please explain how you have reached your conclusion (A lack of negative impacts must be justified with evidence and clear reasons, highlight how the activity negates or mitigates any possible negative impacts)			
Despite this EIA to this point showing that there is a lack of negative impact, we are well aware that much of the target cohorts belong to protected groups. Therefore, we feel that a full EIA would be beneficial in understanding these specific needs and also understanding the current barriers these groups are facing which we are attempting to remove or minimise.			

SECTION 3 – ANALYSIS OF IMPACT

Does the activity have the **potential** to:

- **positively** impact (benefit) any of the groups?
- **negatively** impact/exclude/discriminate against any group?
- **disproportionately** impact any of the groups?

Explain how this was identified – through evidence/consultation.

Any negative impacts that are identified within the analysis need to be captured within the action plan in **Section 4**

N.B. Marriage & Civil Partnership is only a protected characteristic in terms of work-related activities and NOT service provision

Characteristic	Positive	Negative	Don't know	Reasons for positive and/or negative impact Please include all the evidence you have considered as part of your analysis	Action No.
Age	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Data taken from the Annual Population Survey January 2016 – December 2016 shows that 62.5% of Lancashire residents aged 50+ are economically inactive. This is slightly higher than the regional figure significantly higher than the figure for Great Britain. In response, project will specifically target over 50's, with 16% of the total cohort being over 50. This will help improve the employment prospects of anyone over the age of 50. However, it must also be mentioned that a proportion of these people are retired and do not wish to re-enter employment.	1
				According to 2011 census data around 30% of Blackburn with Darwen residents aged 16-24 are economically inactive. Currently young people are not a target group of this project despite evidence showing that they have high unemployment levels within Lancashire.	2
Disability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Figures from the 2011 census show that 7,052,177 identify as having a long term health problem or disability in the North West of England. At a more local level, 58,890 people in Lancashire claim ESA (Employment Support Allowance), incapacity benefits or disability benefits.</p> <p>Disabled people will constitute 25% of the cohort, offering greater provision to the project than any other protected characteristic.</p> <p>We will be working within existing premises that are DDA (Disability Discrimination Act) compliant. In addition to this we will be using a peripatetic approach in order to tailor provision to the individual requirements of the learner. This outreach support service will ensure that not only is provision available to disabled people but also access to this provision.</p> <p style="text-align: center;">Page 56 of 192</p> <p>Extensive confidence building activities will be available to make sure attendees are ready to access all opportunities; this will be particularly helpful to those with mental health illnesses.</p>	3

Gender reassignment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Whilst we will not be providing targeted support at this group, this service will be available to someone regardless of gender reassignment status.</p> <p>The role of a mentor is to access the specific needs of an individual and as a result of this make relevant recommendations and referrals.</p>	
Marriage & Civil Partnership	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	
Pregnancy & Maternity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>This project would be accessible to anyone regardless of whether they are pregnant, however, their participation would depend personally of what stage of the pregnancy they are at and whether they feel they are able to be involved.</p> <p>In order to support with this flexibility will be employed wherever possible.</p>	4
Race	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Lancashire has a diverse population in comparison to other areas of the UK. Often the ethnicity of residents produces very different results when looking at employment levels. For example the unemployment rate of white individuals in the North West is 4.7%, this rate increases drastically to 9.5% for Ethnic Minorities.</p> <p>Lancashire wide the cohort for BME (Black and Minority Ethnic) is 12%. However, different authorities within Lancashire have differing levels of BME communities; in reflection of this we will target higher BME areas with increased cohort percentages.</p> <p>Targets across the county will reflect the communities they serve.</p>	5
Religion or Belief	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>We are aware that due to the ethnic and cultural diversity across the county there are also a large number of prevalent Religions and Beliefs which can have a number of impacts on the project and also individuals attending.</p> <p>By targeting BME communities we know we are targeting different religions and beliefs, accommodations will be made for these different faiths and beliefs and as is the case with Pregnancy and Maternity flexibility will be employed as much as possible.</p> <p>Faith room facilities will be also be made available at all sites.</p>	6
Sex	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>2015 ONS population estimates for Lancashire show a split of 587,700 Males (49.3%) and 603,900 (50.7%) females, this is much the same for Blackburn with Darwen which has 73,200 (49.9%) males and 73,700 (50.2%) females.</p> <p>The gender split will be reflected in the cohort split, which will be 51% Female 49% Male, this guideline has been suggested by ESIF. Though this percentage is slightly different it is not expected to make a significant difference when the areas demographics are taken into account.</p>	
Sexual orientation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Individuals will be able to access and participate in this programme regardless of their sexual orientation and this should not impact on their ability to achieve.</p>	

				As earlier mentioned the role of a mentor is to access the specific needs of an individual and as a result of this make relevant recommendations and referrals.	
Vulnerable Groups	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>It is anticipated that a number of vulnerable groups will seek to access this service. With the provision of close one to one support, mentoring, confidence building, skill development and the opportunity to volunteer, it is expected the impacts will be overwhelmingly positive on this group.</p> <p>Where specific needs may need to be met we anticipate that the flexibility of this programme should take steps to meeting these.</p>	
Deprived Communities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The design of this initiative provides a local presence in some of the most deprived areas of West, East and Central Lancashire which will ensure that workers can be rooted in local communities.</p> <p>Six of the Local Authorities Blackpool (12), Blackburn with Darwen (13), Burnley (16), Hyndburn (24), Pendle (31) and Preston (46) all had rankings within the 50 most deprived in the Index of Multiple Deprivation.</p> <p>There is a strong link between deprived communities and low employment rate, especially in terms of economic deprivation. Blackburn with Darwen has 20,597 households with no adult in work.</p> <p>By employing a peripatetic outreach approach we will be improving the accessibility of this group to the services that are available, which will in turn potentially increase participation levels.</p>	7
Carers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carers are not one of the target groups but we know that many carers are economically inactive. We have links with our local carers organisations and will ensure that they understand the referral pathways into the project and how the programme can benefit their users.	
Other [please state]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	

<p>Does the activity raise any issues for community cohesion?</p> <p>Does the activity contribute positively towards community cohesion?</p>	<p>No, people from a number of different backgrounds will be a part of this project and will engage with one another in all aspects of the project and wider social situations.</p>
<p>Does the activity raise any issues in relation to human rights as set out in the Human Rights Act 1998?</p>	<p>No</p>
<p>Does the activity support / aggravate existing departmental and/or corporate risk?</p>	<p><i>Is the activity on the departmental risk register? If it is not, should it be?</i></p> <p>No</p>

CONCLUSIONS OF THE ANALYSIS

<p>Action following completion of the impact assessment</p>			
<p><i>It is important that the correct option is chosen depending on the findings of the analysis. The action plan must be completed as required.</i></p>			
<input type="checkbox"/> No major change in the activity	<input type="checkbox"/> Adjust activity	<input checked="" type="checkbox"/> Continue with activity	<input type="checkbox"/> Stop and reconsider activity
<p>Please explain how you have reached your conclusion</p>			
<p>It is anticipated that the impacts of this project will be overwhelmingly positive across the board. Much of this project aims to mitigate negative impact suffered by people with protected groups from accessing and entering employment. As a result, our action plan will reflect these negatives and explain exactly how the project will seek to eliminate them, offering people with protected characteristics an equitable and fair opportunity.</p>			

ACTION PLAN

Action No.	What is the negative / adverse impact identified?	Actions required to reduce / mitigate / eliminate the negative impact	Resources required	Responsible officer(s)	Target completion date
1	62.5% of Lancashire residents aged 50+ are economically inactive	16% of the cohort will be made up by over 50's, this targeted support will ensure that more people from this group can access the services they required.	Detailed resources required will be worked up at final stage application	Project Manager	Dec 2019
2	30% of Blackburn with Darwen residents aged 16-24 are economically inactive	Potentially target a large cohort of younger people also and offer the same support as to that of over 50's	Detailed resources required will be worked up at final stage application	Project Manager	Dec 2019
3	Figures from the 2011 census show that 7,052,177 identify as having a long term health problem or disability in the North West of England. 58,890 people in Lancashire claim ESA (Employment Support Allowance), incapacity benefits or disability benefits.	Ensure that all venues are DDA compliant Offer extra support where and if required Employ a peripatetic approach, ensuring flexibility for those who require it	Detailed resources required will be worked up at final stage application	Project Manager	Dec 2019
4	Participation would depend personally of what stage of the pregnancy they are at and whether they feel they are able to be involved	Potential for deferred entry for those who may wish to start the course later. Strict enrolment not required, attendees can start and finish as they see fit for their personal circumstances. Employ a peripatetic approach, ensuring flexibility for those who require it i.e. childcare arrangements	Detailed resources required will be worked up at final stage application	Project Manager	Dec 2019
5	The unemployment rate of white individuals in the North West is 4.7%, this rate increases drastically to 9.5% for Ethnic Minorities.	Target BME communities Alter target figures to reflect the communities they serve	Detailed resources required will be worked up at final stage application	Project Manager	Dec 2019
6	Large number of prevalent Religions and Beliefs which can have a number of impacts on the project and also individuals attending	Awareness of religions and ensure that the project is flexible to these e.g. Friday afternoon jum'ah for Muslims Page 60 of 192 Ensure that faith rooms are available at venues to accommodate for people who may need to	Detailed resources required will be worked up at final stage application	Project Manager	Dec 2019


		pray			
7	Blackburn with Darwen has 20,597 households with no adult in work	Employ a peripatetic approach, ensuring flexibility for those who require it i.e. taking the project into the community for those who cannot afford travel	Detailed resources required will be worked up at final stage application	Project Manager	Dec 2019
Actions to ensure all those involved in the programme can fulfil their equality commitments					
8	All partners to sign up to the project's Gender Equality and Equal Opportunities Policy and Implementation plan		none	Project Manager	April 2017
9	All staff involved in the project will undertake Gender Equality and Equal Opportunities training specifically in relation to this project as part of their induction training and a rolling programme thereafter for any new staff		Detailed resources required will be worked up at final stage application	Project Manager	April 2017 and ongoing rolling programme
10	Welcome to the Programme Booklet to be produced for all participants, outlining the programme's Equality responsibilities	Include how participants will learn about the importance of good relations	Detailed resources required will be worked up at final stage application	Project Manager	April 2017
11	Annual monitoring report produced and any significant under-representation to be flagged to project manager and acted upon	Staff to be monitored by characteristics		MIS officer	annually
12	A report against performance and equality will be produced annually and shared with all staff			Project Manager	annually
13	Equality to be standing item in reports and agenda, minutes of quarterly update meetings	Governance Board Partner performance meetings Accountable Body – BwD Management Accountability Framework BwD Corporate Equality and Diversity Group		Project Manager	Quarterly
14	Staff appraisals and monthly 1:1 performance meetings to include progress against equality measures included in the EIA			Project Manager	Monthly

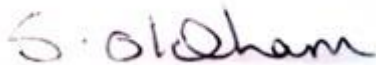
MONITORING AND REVIEW


The responsibility for establishing and maintaining the monitoring arrangements of the EIA action plan lies with the service completing the EIA. These arrangements should be built into the performance management framework.

Monitoring arrangements for the completion of EIAs will be undertaken by the Corporate Equality & Diversity Group and the oversight of the action plans will be undertaken by the Management Accountability Framework.

If applicable, where will the EIA Action Plan be monitored?	<p><i>e.g. via Service Management Team; Service Leadership Team; Programme Area Meetings</i></p> <p>Responsibility of the project manager.</p>
How often will the EIA Action Plan be reviewed?	<p><i>e.g. quarterly as part of the MAF process</i></p> <p>Quarterly</p>
When will the EIA be reviewed?	<p><i>It should be reviewed at least every 3 years to meet legislative requirements</i></p> <p>Review annually</p>
Who is responsible for carrying out this review?	<p>Responsibility of the project manager</p>

SIGNATURE OF EIA LEAD OFFICER	
DATE COMPLETED	08/07/2016

SIGNATURE OF DEPARTMENTAL E&D LEAD	
DATE SIGNED	11/07/2016
<i>This signature signifies the acceptance of the responsibility to publish the completed EIA as per the requirements of the Equality Act 2010</i>	

SIGNATURE OF DIRECTOR	
DATE SIGNED	07/02/2017
<i>This signature signifies the acceptance of the responsibility and ownership of the EIA and the associated Action Plan (if applicable)</i>	



EXECUTIVE BOARD DECISION

REPORT OF:	Executive Member for Regeneration
LEAD OFFICERS:	Director of Planning and Prosperity
DATE:	9 March 2017

PORTFOLIO/S AFFECTED:	Regeneration	
WARD/S AFFECTED:	Beardwood with Lammack	Roe Lee
KEY DECISION:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	

SUBJECT: Adoption of the Masterplan for North Blackburn Development Site

1. EXECUTIVE SUMMARY

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

The Local Plan requires that a masterplan covering the whole of the allocation site is agreed by the Council before planning consent is granted for development on any part of the site.

The principal purpose and role of the masterplan is to:-

1. Set out the spatial vision and framework for the comprehensive planning and delivery of housing development across the whole site;
2. Set out site-wide design principles to ensure a complementary approach on individual sites;
3. Signpost developers to relevant planning policies and guidance that will need to be taken into account in the preparation of detailed proposals on individual land parcels, and;
4. Guide and inform decision making on individual planning applications including advice on developer contributions.

Community and stakeholder consultation was an integral part of the preparation of the masterplan.

On the basis of the information considered and reviewed in the preparation of the masterplan the proposals set out in the masterplan framework are considered to be viable and deliverable.

The masterplan will, alongside planning policies in the Local Plan, be a material consideration in the review of and decision making on all planning applications for development on this site. It will also help to secure suitable developer contributions for identified infrastructure requirements.

2. RECOMMENDATIONS

That the Executive Board:

- Approves the adoption of the Masterplan for North Blackburn Development Site

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3. BACKGROUND

THE SITE:

The North Blackburn site is located on the northern edge of the borough bordering the Ribble Valley's Green Belt. The site offers a significant opportunity to support delivery of the Council's aspirations for housing growth through the provision of a wider choice and quality of new housing within an attractive new neighbourhood. Overall it is estimated that the site has the capacity to provide between 450-550 new homes.

The land is in multiple ownerships including 5 privately owned land parcels.

REQUIREMENT FOR MASTERPLAN:

The requirement for the masterplan is set out in the Council's *Local Plan Part 2 Policy 16/2: North Blackburn Development Site*; this states that:

'1. 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.'

This policy requirement for a site wide framework anticipated that housing delivery would be brought forward in phases, over the Local Plan period (2011-2026), as individual landowners release their land to the market.

The purpose and role of the masterplan was set out in the Executive Summary above.

FORMAT:

The format of the document is high level and illustrative; it sets out principles for development rather than prescriptive requirements. This approach was considered preferable. It reflects the Council's desire to work proactively and in co-operation with landowners/developers and housebuilders to promote and bring forward fit for purpose, contemporary high quality development. It offers a degree of flexibility to explore alternative options for housing delivery on individual land parcels. Additionally it is also to acknowledge that as delivery is likely to take place on a phased basis over a number of years the masterplan requirements need to be adaptable to circumstances in play at the time development is brought forward.

MASTERPLAN PREPARATION:

The masterplan has been prepared co-operatively in dialogue with the landowners, their agents/promoter and consultants and a range of stakeholders including local residents.

Public consultation on preliminary ideas was carried out at an early stage to ensure that the final version masterplan addressed, as far as possible, the main concerns of all stakeholders, including landowners and residents.

Public consultation was held over a six week period, including two drop-in events at local venues, from 14 March to 23 April 2016. Notices of the consultation including details of the drop-in events were distributed to houses within the surrounding area including Ribble Valley and published on the Council's website. Over 100 people attended the events.

As a follow-up to the consultation the Council distributed a newsletter summarising resident feedback and the Council actions/response to the matters raised during August.

A copy of the consultation material and the newsletter is available on the Council's website and can

be [viewed here](#).

A summary of the key issues raised during the consultation is set out in the *Key issues* section of this report.

Additionally the masterplan has been informed by a range of supporting technical work/surveys including Transport Assessment, Travel Plan, and preliminary Flood Risk Assessment. A full list of the technical work completed is set out in the masterplan document; the intention is to publish the available material on the Council's website alongside the adopted masterplan.

4. KEY ISSUES & RISKS

The key issues for the development of this site that have influenced the masterplan fall into three principal categories:

1. Meeting the Council's aspirations for housing growth;
2. Compliance with planning policy requirements, and;
3. Responding to resident concerns

Dealing with each in turn:

1. Meeting the Council's aspirations for housing growth

The masterplan identifies a requirement for the development to widen the choice of housing in line with the Council's ambitions for growth in particular by providing higher value market housing, principally larger family homes, that would retain existing residents and encourage new residents to move into the borough.

The masterplan does not specify a housing mix. However it sets out the Council's expectations that the development should provide a mix of high quality housing including the provision of a good standard of living space, predominantly 3, 4 and 5 bed family homes.

2. Compliance with planning policy requirements

A key purpose of the masterplan is to facilitate the co-ordinated development of the whole site. The key components of the development framework include:

- Land use distribution including housing blocks and green infrastructure;
- An interconnected network of residential streets/pedestrian routes and cycleways across the new housing area/s and connecting to the surrounding area and local facilities;
- Established pedestrian routes/public rights of way integrated within new residential streets and/or green infrastructure;
- Connection to the Weavers Wheel cycle route and provision of an off-road cycle route within the proposed green corridor along the northern boundary;
- Four distinct character areas: The Whinney, The Waves, Bullion Moss Fold and West Wilworth. The masterplan identifies the individual characteristics of each and proposed housing typologies, and;
- Green infrastructure framework including a green corridor alongside the stream,, green gateways and informal green spaces throughout the development. The green infrastructure will integrate existing landscape features including watercourses/woodland/hedgerows and trees, incorporate a sustainable drainage system (SuDs).

Further detail is set out in *Section 2: Masterplan Framework* of the masterplan document.

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A copy of the draft masterplan document is at Appendix 1.

The masterplan content supports the delivery of national and local planning policy.

It provides clear advice to landowners/developers and housebuilders on scheme requirements and the requirements for planning applications including developer contributions.

3. Responding to resident concerns

81 responses were received to the public consultation including an online petition objecting to the proposed access onto Whinney Lane. A further petition signed principally by residents in Mellor and objecting to the scale of development was received on 04 July 2016. Both petitions were reported to Executive Board at the meeting on 14 July 2016.

Residents' principal concerns related to the following items:

- Transport and impact of additional traffic
- Loss of open space/impact on wildlife and biodiversity
- Scale of development/design response to the setting
- Flood risk and surface water drainage
- Impact on amenity of existing residents during construction and as a result of development.
- Impact on local infrastructure in particular schools and health services.

Details of the consultation, resident feedback and the Council's response, including an account of how residents' comments have been taken into account in finalising the masterplan, will be published in a supporting document - North *Blackburn Development Site: Public Consultation Report* – on the Council's website alongside other technical material.

As noted there will also be further opportunities for resident and stakeholder engagement in the preparation and consideration of detailed proposals on individual sites at the planning application stage.

5. POLICY IMPLICATIONS

With reference to planning policy. The adoption of the masterplan will meet the requirements of Local plan Policy 16/2 – North Blackburn Development Site.

With the masterplan in place the Council is able to progress the consideration and determination of planning applications for the development of the site in accordance with the masterplan framework and supporting policies in the local plan.

6. FINANCIAL IMPLICATIONS

There are no financial implications associated with the adoption of this masterplan.

7. LEGAL IMPLICATIONS

The requirements of the masterplan will be a material consideration alongside local plan policies in the consideration of all planning applications for development on this site.

8. RESOURCE IMPLICATIONS

There are no resource implications.

Officers in the Council's Planning Service will be responsible for providing advice to landowners and developers on scheme requirements in accordance with the guidance set out in the masterplan.

9. EQUALITY AND HEALTH IMPLICATIONS

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

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

Option 3 In determining this matter the Executive Board Members need to consider the Impact Assessment associated with this item in advance of making the decision.



North Blackburn
Masterplan Impact As

10. CONSULTATIONS

Stakeholder consultations were carried out during the preparation of the masterplan and have been noted earlier in this report.

Once adopted the masterplan will be published on the Council's website.

Future opportunities for consultation on individual site/scheme proposals will be offered to residents as part of the planning application process in accordance with statutory requirements.

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:	2
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CONTACT OFFICER:	Gill Finlay, Principal Planner, Strategic Planning Team
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VERSION:	3
DATE:	17 October 2016
BACKGROUND PAPER:	Local Plan Part 2: Site Allocation and Development Management policies (adopted December 2015). A link to the document has been included within the report.



your support
choice

Impact Assessment Screening Tool

Toolkit produced by: Public Health

Toolkit version: 1.2

HIA version: 1.0

Date HIA completed: 26th October 2016

***Health is not merely the absence of disease or infirmity but a state of complete physical, mental, social and spiritual well-being.
(modified by M. Birley (2013) from World Health Organisation's definition – 1948)***

Title of policy, programme or project ("activity") to be assessed:

ADOPTION of the MASTERPLAN for NORTH BLACKBURN DEVELOPMENT SITE

What is the activity about? What is the context outlined for the activity? (e.g. policy context, history, background)

ACTIVITY

The activity is the adoption of a masterplan for the creation of a new residential neighbourhood on the North Blackburn Development Site.

If adopted the masterplan will be a planning policy document. It has been prepared to: -

- Set out a site wide development framework and guiding principles for the layout and design of development. This will ensure that overall the site is developed in a comprehensive and complementary way;
- Provide advice and guidance to landowners/developers and housebuilders on what the Council is expecting to be taken into account in the preparation of detailed scheme proposals for development on the individual land parcels and;
- Inform Council decision making on planning applications including advice on developer contributions.

CONTEXT

The development site is located on the northern edge of the borough alongside the Yew Tree Drive/Ramsgreave Drive road corridor.

It is a housing land allocation in the Council's *Local Plan Part 2: Site Allocations and Development Management Policies*, adopted December 2015; [the local plan can be viewed here](#). The need for the masterplan is set out in Local Plan Policy 16/2 – *North Blackburn Development Site* (item 1):

'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'.

Additionally Policy 16/2 identifies a number of key development considerations that, alongside other local plan policies, will need to be taken into account in the detailing of schemes to be submitted to the Council for planning consent. These development considerations are acknowledged in the masterplan requirements and include the following:

KEY DEVELOPMENT CONSIDERATIONS

- The development should complement the existing residential areas as widening the existing range and choice of housing to meet local needs.
- Development design – need for attractive scheme that is sympathetic to local area and character. The provision of a rural transition zone between the development and the wider rural landscape to the north, including the establishment of a robust boundary for the Green Belt through landscaping and planting.
- The site currently occupied by Blackburn Rugby Union Football Club cannot be developed unless and until the Club has relocated within Blackburn with Darwen.
- Allow for the retention and enhancement of the public right of way that runs around the edge of the site.
- Be supported by a landscape and green infrastructure framework incorporating perimeter woodland planting and on site open space incorporating formal and informal play. Utilising important key vistas into the adjoining open countryside, providing visual linkages to Mellor Ridge.
- Be supported by detailed survey to consider the impact of proposed development on the ecological value of the site, including the brook to the northern boundary.
- Provision of SuDs and the incorporation of measures to control surface water run-off, flood risk from the northern watercourses and the consequences of blockages in the culvert.
- The number of access points on to the A6119 should be informed by a detailed traffic impact assessment to ensure the free flow of traffic and highway safety.
- Make land available for a new primary school, if required, and suitable contribution towards its construction.
- Contribution towards local highways improvements.
- The separation distance between the site and the road is minimal and therefore the noise generated by road traffic may potentially be high.
- Completion of appropriate ground investigation works to establish the extent of any ground contamination and whether any mitigation measures are required.

The site has the capacity to provide at 450 - 550 new homes. The intention is that the housing will include a mix of 3, 4 and 5 bed family housing for sale. This mix has been informed in response to an assessment of local housing need¹ and the Council's aspirations for housing growth including a wider choice and quality of new housing, in particular family homes.

The Council's affordable housing policy, as set out in *Core Strategy Policy CS8: Affordable Housing Requirements* will apply to all development on this site; [a copy of the Core Strategy can be viewed here](#). This requires all new residential development to contribute towards the provision of affordable housing; the overall target is for 20% of new housing to be affordable.

The site is under multiple ownership including 5 privately owned parcels of land and as such the development will be privately promoted. It is expected the development will be phased in accordance with landowner's release of their land to the market.

¹ Informed by the Council's *Strategic Housing Market Assessment and Housing Needs Study Final Report: Blackburn with Darwen and Hyndburn Borough Councils 11 July 2014*; [a copy of the report can be viewed here](#)

The development framework incorporates the following key components:-

- Movement and connectivity network across the site and to the surrounding area including indicative access points and road hierarchy, footpath and cycle routes;
- Land use distribution, principally housing blocks and green infrastructure, and
- Place making elements including gateways, landmarks, green spaces and character areas.

The masterplan format and content is high level and conceptual. It sets out principles that need to be applied rather than prescriptive requirements. This approach offers a degree of flexibility to explore alternative options for housing delivery on individual land parcels and it enables scheme proposals to be adaptable to circumstances in play at the time development is brought forward. The masterplan does not therefore set out a precise number and mix of dwellings. The intention is that these details including the mix of house type and size will be negotiated with individual developers on a phase by phase/site by site basis.

Community and stakeholder consultation was an integral part of the early masterplanning work. Public consultation on initial design concepts was held over a six week period during March/April 2016 and included two drop-in events held in local schools (Pleckgate High School and Lammack Primary School). Over 100 people living in Blackburn and neighbouring Ribble Valley attended the events.

Resident's main concerns related to the following matters:

1. Transport – impact on existing highways/proposed access and the need for sustainable methods of transport and connectivity across the site and to the surrounding area and local services including the local neighbourhood centres/schools;
2. Loss of open space/impact on wildlife and diversity;
3. Design and the impact of the scale of development proposed;
4. Flood risk and surface water drainage;
5. Impact on amenity of established residents/health and well-being during construction and as a result of the development, and;
6. Impact on local infrastructure.

Further information on the consultation is set out in the masterplan document. In addition a detailed report '*North Blackburn Development Site: Masterplan Consultation Report*' setting out details of the consultation, feedback and the Council's response will be published on the Council's website alongside the adopted masterplan to evidence stakeholder comments/concerns and how these have been taken into account in finalising the masterplan document.

A newsletter summarising residents' concerns and the Council's response was distributed to residents in the surrounding area in August 2016; [a copy of the newsletter can be viewed here.](#)

There will be further opportunities for resident engagement in the preparation and consideration of detailed proposals on individual sites at the planning application stage.

Does this activity have the potential to impact on health? Explain*(please consult appropriate Public Health colleague if you are unsure or require further information)*

The masterplan requirements do have the potential to impact on health.

The masterplan promotes the delivery of sustainable, high quality development within an attractive and safe new residential neighbourhood including a diverse choice of new homes.

The masterplan's vision and guiding principles support delivery of the Council's aspirations and its Corporate priorities including *Priority 3: Improving health and well-being*, to make the borough overall a better place for the benefit of all groups – both established and newcomers.

The masterplan gives the Council the ability, alongside Local Plan policies, to:-

- Plan for and meet the diverse housing needs of the borough. The Local Plan requires all new development to take account of diversity and be designed so as to be flexible and adaptable and able to be easily converted or altered over time to suit different uses or occupants' needs; reference Local Plan Policy 11 – Design, item 7. [The policy can be viewed here](#).
- Manage and influence the impact of development on this site on health – of both new residents and the established community - throughout the design, construction and operational stages including in some cases ongoing maintenance and management.

The masterplan requirements will be applied, as appropriate, equally and equitably to the consideration of and decisions made on all planning applications for development on this site. The obligation for scheme proposals to meet the masterplan and supporting planning policy requirements puts the Council in a strong position to influence and secure a satisfactory scheme. It equally enables the Council to resist development which is of poor quality, not in keeping with its strategy for this site and/or likely to incur a negative impact on people and/or the environment.

****If no health impacts are identified then the screening does not need to continue, but please ensure that this has been discussed with the appropriate Public Health colleague prior to discontinuation****

Does this activity relate to / impact on any of the Health & Wellbeing Strategy objectives?

- Best start for children and young people**
- Health & Work**
- Safe & healthy homes & neighbourhoods**
- Promoting health and supporting people when they are unwell**
- Older people's independence and social inclusion**

Does the activity concern any of the following determinants?

Lifestyle	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Physical environment	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Social / economic environment	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Other, please specify		

What are the potential positive impacts?

Once adopted the masterplan will be a material consideration in the review of and decision making on all planning applications for development on this site.

With the masterplan in place the Council is in a strong position to positively influence and guide development decisions in line with the delivery of corporate objectives for health.

What are the potential negative impacts?

No negative health impacts have been identified in relation to this masterplan.

As mentioned earlier in the document, residents did, during the consultation, raise concerns regarding the impact of development on their amenity. These concerns have been taken into account and action in response to these will be outlined in the report: *North Blackburn Development Site: Masterplan Consultation*.

What are the assumptions/risks embedded in or underpinning the activity?

There is an assumption that the masterplan guidance and supporting local plan policies will be applied equally and equitably to all development proposals on this site. The Council will work closely with landowners/developers and housebuilders throughout the preparation of scheme details and the processing of each planning application to ensure that this does happen and the best scheme is secured. However in some cases it may be that the 'best scheme' requires a judgement/compromise to achieve the most beneficial scheme; there may be circumstances where it is demonstrated that the need for or benefits of the scheme/development outweigh the 'harm' caused and the harm has been mitigated or compensated for so far as is reasonable.

Are there any external factors which identify the nature and extent of the impacts on health for this type of proposal (e.g. research; policy changes etc.)

It is widely acknowledged by the government and health and well-being related agencies/organisations and research that the range of planning matters addressed in the masterplan including access to a mix of good quality housing, access to community facilities and services, integrated pedestrian and cycle routes, public protection matters such as noise/odour/light/privacy/dust and the provision of well-designed and functional green infrastructure are all determinants of health.

National planning practice guidance acknowledges the role of health and well-being in planning and identifies the links to planning and health that have been captured throughout the whole of national planning policy:

<http://planningguidance.communities.gov.uk/blog/guidance/health-and-wellbeing/what-is-the-role-of-health-and-wellbeing-in-planning/>

These links to health are similarly acknowledged in the Council's Health and Wellbeing Strategy.

With regard to the role of health and wellbeing in planning, national Planning Practice Guidance² states:

'Local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans and in planning decision making. Public health organisations, health service organisations, commissioners and providers and local communities should use this guidance to help them work effectively with local planning authorities in order to promote healthy communities and support appropriate health infrastructure.'

² [Planning Practice Guidance: Health and Well-being can be viewed here](#)

The masterplan has been prepared to comply with national planning policy and guidance.

List the groups most likely to be affected by this proposal

- Established resident population in the borough and newcomers;
- Landowners/developers and housebuilders;
Local service providers including health service providers, BwD Clinical Commissioning Group and NHS England (Lancashire Area Team);
- Schools, in particular primary schools, and
- Local residents

What are some of the potential equity issues?

None have been identified.

The principal purpose and role of the masterplan, as a planning document, has been set out above in the description of the *Activity*. It has been prepared to provide planning advice and guidance to landowners and developers on site-wide considerations that need to be taken into account in the preparation of their detailed scheme proposals for the development of this site.

The masterplan framework is illustrative and is accompanied by a set of guiding principles for a range of themes/development components such as housing layout, pedestrian and cycle links, parking, green spaces, informal play areas and surface water drainage. It presents spatial concepts for the delivery of an attractive and sustainable neighbourhood i.e. the fundamentals of a place to live. These are generic for any/all groups irrespective of individual or group characteristics. On this basis and with regard to the protected characteristics of people identified in the Equality Act 2010 including Age, Disability, Gender reassignment, Marriage and civil partnership, pregnancy and maternity, race, religion and belief, Sex and Sexual orientation plus the 3 additional groups considered by the Council - deprived communities, vulnerable groups and carers - the masterplan content including the requirements for development set in the document do not discriminate against or impose a negative impact on any groups. As such the masterplan can and will be applied equally and equitably to all proposals and to all groups.

With regard to Council led considerations/influence for the above identified groups in the development of this site. There will be opportunities for close scrutiny at the next stage in the planning process – the planning application stage – when detailed proposals are presented for planning consent by the landowner/developer. The onus will be on individual developers to demonstrate in the material submitted with their planning application how they have taken account of the masterplan requirements in their scheme proposals.

It is recognised that there are factors that may limit choice and access to the new housing. However these are beyond the scope of the masterplan and are most likely to be market related including individual preference for the housing on offer and affordability

The masterplan is a policy-on document with reference to planning policies in the Council's statutory development plan. Similar to the masterplan, planning policy is generic in that it is equally and equitably applicable to all development and all groups of people including groups with protected characteristics. At the same time certain policies do in whole or in part address the particular needs of one or several of groups. With reference to the protected groups and in consideration of the scope of the development set out in the masterplan the following local policies are worthy of note:

- Reference was made above to the Council's affordable housing policy. Affordable housing does offer an opportunity to meet the needs of **deprived communities** and **vulnerable**

people.

- Policy 18 – Housing mix (item3) :

'The Council will also be supportive of proposals which provide affordable, older people's and supported accommodation. Unless other policies specify otherwise, affordable housing is normally to be provided on site as part of a mix with family housing; in appropriate circumstances it is instead to be provided through a financial contribution.

The detail of the housing mix will be discussed with each developer on a scheme by scheme basis at the planning application stage. It is expected that overall the housing mix will provide a range of different house types and sizes, principally family homes.

- Reference was made above to Policy 11- Design requirements for new buildings to be flexible and adaptable to suit occupants' needs. This would include people with a **disability**.

Altogether it is considered the masterplan requirements are considered to be equitable for all.

CHECKLIST

Answers favouring doing an HIA	To your knowledge	Answers favouring not doing a HIA
Health impacts		
<input type="checkbox"/> Yes <input type="checkbox"/> Not sure	Does the initiative affect health directly?	<input checked="" type="checkbox"/> No
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Not sure	Does the initiative affect health indirectly?	<input type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> Not sure	Are there any potential serious negative health impacts that you currently know of?	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> Not sure	Is further investigation necessary because more information is required on the potential health impacts?	<input checked="" type="checkbox"/> No, not at this planning stage
<input type="checkbox"/> No	Are the potential health impacts well known and is it straightforward to identify effective ways in which beneficial effects can be maximised and harmful effects minimised?	<input checked="" type="checkbox"/> Yes
Community		
<input type="checkbox"/> Yes <input type="checkbox"/> Not sure	Is a large proportion of the population likely to be affected by the initiative (<i>over 25% of the resident population</i>)?	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> Not sure	Are there any socially excluded, vulnerable, disadvantaged groups likely to be affected?	<input checked="" type="checkbox"/> No
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Not sure	Are there any community concerns about any potential health impacts?	<input type="checkbox"/> No
Initiative		
<input type="checkbox"/> Yes <input type="checkbox"/> Maybe	Is there some reason to suspect that health issues not considered in the planning process of this initiative might become more visible by doing an HIA?	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> Maybe	Is the cost of the initiative high (<i>over £100,000</i>)?	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> Maybe	Is the nature and extent of the disruption to the affected population likely to be major?	<input checked="" type="checkbox"/> No

Organisation		
<input checked="" type="checkbox"/> Yes	Is the initiative a high priority/important for the organisation/partnership?	<input type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> Maybe	Are the individuals and organisations with a stake in this initiative likely to buy into the HIA process?	<input checked="" type="checkbox"/> No
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Maybe	Is there potential to change the proposal? Will there be any other similar proposals in the future? The masterplan has inbuilt flexibility to be adaptable in terms of scheme content, however, the proposal of housing development on the site is not likely to change.	<input checked="" type="checkbox"/> No
FOR = 4	TOTAL	AGAINST = 11

Choosing which HIA to do

Health Impact Statement	Type of HIA	Comprehensive
<input checked="" type="checkbox"/> Yes	Is there only limited time in which to conduct the HIA?	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Yes	Is there only limited opportunity to influence the decision?	<input type="checkbox"/> No
<input type="checkbox"/> Yes	Is the timeframe for the decision-making process set by external factors beyond your control?	<input checked="" type="checkbox"/> No
<input checked="" type="checkbox"/> Yes	Are there only very limited resources available to conduct the HIA?	<input type="checkbox"/> No

Deciding who should do the HIA

External	Assessors	Internal
<input checked="" type="checkbox"/> No	Do personnel in the organisation or partnership have the necessary skills and expertise to conduct the HIA?	<input type="checkbox"/> Yes
<input checked="" type="checkbox"/> No	Do personnel in the organisation or partnership have the time to conduct the HIA?	<input type="checkbox"/> Yes

Is an HIA appropriate?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Why or why not?	
The outcome of the screening suggests that a comprehensive HIA is not needed for the project. This site will provide a variety of types of house for those currently living in the borough and potential newcomers to the borough. Consultation has taken place to ensure that the masterplan for development takes into consideration Equality and Health Impacts and mitigates any potential issues. Further equality issues for developments in the borough have been considered as part of the Local plan Part 2 Equality Impact Assessment. http://www.blackburn.gov.uk/General%20EIA/Local-Plan-Part-2-EIA-v1.0.pdf	
If yes, what type and how?	
N/a	

Recommendations / comments

It is recommended that the activity continues in its current form. As previously mentioned further consultation and communication will take place with all stakeholders and there is scope for flexibility, whilst ensuring that the 'best scheme' is chosen.

Completed by: _____**Date:** 17 October 2016 _____**Approved by**

(Head of Service/Director): _____

**Date:** 17 October 2016 _____

This signature signifies the acceptance of the responsibility and ownership of the HIA and the resulting action plan (if applicable).

Approved by


(Public Health): _____

**Date:** 26/10/2016 _____

This signature signifies the acceptance of the responsibility to publish the completed HIA.

****Once this form has been completed and approved, this document should be saved as the Health Impact Statement for the specified activity, any actions should be monitored appropriately****



DOCUMENT CONTROL		
Project	Land to the North of Ramsgreave Drive and Yew Tree Drive	
Client	Ainscough Strategic Land	
Title of Document	Masterplan for North Blackburn Development Site	
File Origin	PL1354.1-ID-003-15	
Consultant Information	<p>Planit Intelligent Environments LLP Manchester Studio 2 Back Grafton Street Altrincham Cheshire WA14 1DY 0161 9289281 info@planit-ie.com</p>	
DOCUMENT CONTROL:		
Prepared by:	AC CH LF	Anna Couch Chris Hall Louise Fountain
Checked by:	AR	Andy Roberts Signed:
Verified by:	AR	Andy Roberts Signed:
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		Status:



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N **1.0**

Setting the scene

1.0 SETTING THE SCENE

1.1 INTRODUCTION

1.1.1 PURPOSE OF THIS DOCUMENT

The North Blackburn Development Site is a housing allocation site in the Council’s Local Plan Part 2: Site Allocations and Development Management Policies, adopted December 2015 .

The Local Plan identifies this site as a strategic housing site in northern Blackburn and promotes its development as a key component in the delivery of the Council’s strategy for housing and economic growth. The site presents a great opportunity to provide a wider choice of housing, principally family homes and in an attractive setting on the edge of the countryside.

The site covers approximately 24 hectares and will potentially deliver up to 450 new homes.

There are a number of land owning parties who are identified in Figure 1.

This masterplan document has been prepared in collaboration with the landowners in response to Policy 16/2 – North Blackburn Development Site, Blackburn with Darwen Local Plan Part 2: Site Allocations and Development Management Polices. A key consideration of the housing land allocation policy is that:

- *‘The 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 masterplan will be a material consideration in the review of and decision making on every planning application for development on this site.

The Local Plan policy requirement is for a site wide framework anticipated that delivery would most likely be phased over time through the plan period, in response principally to local housing market conditions and the multiple land ownerships of individual land parcels across the site.

With this in mind the purpose of this masterplan framework is to achieve the comprehensive masterplanning of development across the whole site, the coordination of development, the timely delivery of supporting infrastructure and to ensure high standards of design in scheme layout and detailing.

1.1.2 AIMS OF DOCUMENT

The overarching aims of the framework are to:

- Set out a comprehensive development framework for the masterplan area identifying the site wide over-arching structural elements that need to be taken into account by each and every development scheme on this site to ensure that the form and content of the overall development comes forward in a complementary and coherent manner;
- Identify design principles for the development that will ensure high standards of design in scheme layout and detailing;
- Set out the planning policy requirements and evidence base for the preparation of scheme proposals on the site;
- Guide and inform the determination of individual planning applications including advice on developer contributions; and
- Inform future management and ongoing maintenance.

This document sets out the technical work carried out by the landholders and their consultants, with specific reference to the baseline evidence which has been prepared to date. This evidence has been summarised in the form of a constraints plan (section 1.7 page 37) and a concept masterplan framework (section 2 page 45) for the site.

1.1.3 SITE DESCRIPTION

The site is importantly located on the northern edge of Blackburn overlooking the countryside; it is adjacent to the Green Belt and Ribble Valley. It is also close to Blackburn Town Centre, approximately 4km away; directly adjacent to the A6119 outer ring road and has excellent accessibility to the wider strategic highway network, including junction 31 of the M6 and junction 6 of the M65.

Ramsgreave and Wilpshire railway station is 2.1km from the site providing services to Blackburn, Manchester and Preston (west coast main line). Regular bus services operate through the district centres at Brownhill and Whalley New Road.

The site is also well located to local facilities. There are local centres nearby to the east of the site along Whalley New Road and at Brownhill. At Brownhill there is a Co-op foodstore, GP surgery, fish and chip shop, florist, bakery, laundrette and pharmacy. There is also a small number of shops directly to the south of the site along Pleckgate Road.

Pleckgate High School is directly to the south of the site and there are a

number of primary schools in the local area, including Lammack Primary School, St. Gabriels Primary School and Holy Souls Roman Catholic Primary School all of which are located on the south side of Ramsgreave Drive.

The site is well connected by rights of way to open countryside and Mellor Ridge to the north. To the south, the site has the potential to connect into a strategic green corridor extending from Pleckgate High School and playing fields, through Blackburn Golf Course to Corporation Park on the edge of the town centre.

Part of the site includes Blackburn Rugby Club which comprises four full sized rugby pitches, a further 3/4 sized pitch, club house and associated facilities, landscaping, car parking and hard standing.

Part of the site within the ownership of the Rugby Club is within Ribble Valley Borough Council (RVBC). However, its potential use has been considered as part of the development and going forward, will be discussed with RVBC.

KEY

- Pauline Taylor + Gordon Driver
- Jean Matthews
- BRUFC
- James + Peter Butterfield
- Sarah + Roger McLennan

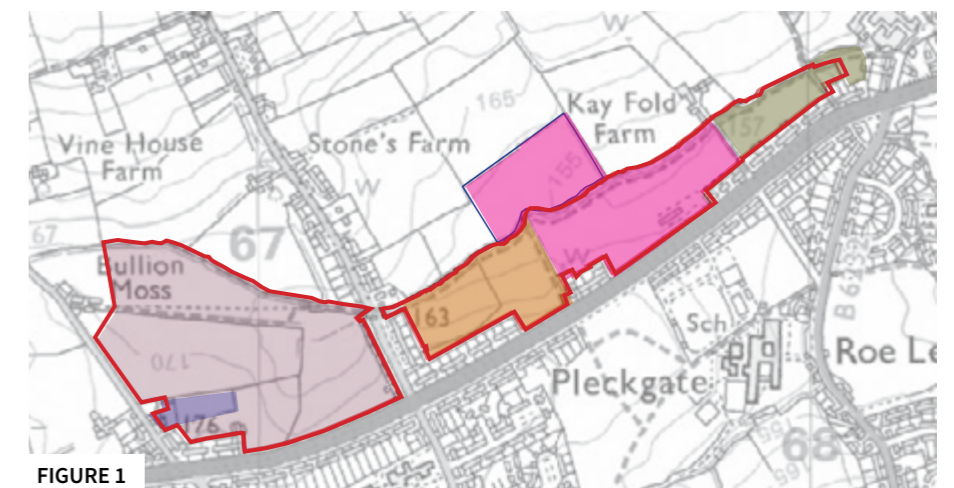


FIGURE 1

PLAN ILLUSTRATING LANDOWNERS WITHIN THE MASTERPLAN AREA

MASTERPLAN SITE BOUNDARY



FIGURE 2
DEVELOPMENT SITE LOCATION PLAN

1.0 SETTING THE SCENE

1.2 PLANNING CONTEXT

The following section sets out the planning policy context for developing the masterplan area. It provides a summary of national policy requirements and guidance, as well as identifying the key elements of the Council’s development plan which would need to be taken into account in the detailing of individual scheme proposals and to inform decision making on all planning applications.

1.2.1 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The National Planning Policy Framework (NPPF) sets out the Government’s planning policies and how these are expected to be applied to development.

The NPPF promotes sustainable development. With regards to housing NPPF encourages development that delivers a wide choice of high quality homes, widens opportunities for home ownership and contributes to the creation of sustainable and inclusive communities. Para 50 notes that to achieve this Councils are advised to:

- ‘Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.....including families with children and older people....’;

The NPPF also places considerable importance on securing high quality and inclusive design. It recognises that good design is a key aspect of sustainable development and should contribute positively to making places better for people. One of its core planning principles is planning should:

- ‘Always seek to secure high quality and inclusive design and a good standard of amenity for all existing and future occupants of land and buildings;’

National Planning Practice Guidance (PPG) provides further guidance on securing high standards of design in new development. It emphasises the importance of design in successfully integrating development with its surrounding context. Additionally, the guidance encourages new development to be distinctive, responsive to natural features and locally characteristic patterns of development, provide attractive and well-connected permeable street networks and integrate a system of easily accessible open and green spaces.

The NPPF needs to be read alongside other national planning policies relevant to the development on individual sites. In this case this would include consideration of the Government’s expectations for sustainable

drainage systems to be provided as an integral part of new development*. National policy is a material consideration in the review of and decisions making on all planning applications.

1.2.2 LOCAL DEVELOPMENT PLAN

The Council’s local development plan consists of the Core Strategy (Local Plan Part 1) and the Local Plan Part 2: Site Allocations and Development Management Policies.

Core Strategy (Local Plan Part 1) (adopted January 2011)

This sets the strategic framework for planning and development in the borough to 2026 to meet the Council’s growth agenda. It includes a suite of thematic, spatial policies including land supply for business development/ quantity, quality and mix of housing/provision of public facilities/ protecting and enhancing the environment/place making and access to jobs and services. A copy of the document can be viewed on the Council’s website:

www.blackburn.gov.uk/Lists/DownloadableDocuments/Adopted_Core_Strategy_final_A4.pdf

The masterplan seeks to deliver a number of the Core Strategy’s key objectives including: -

- To promote housing growth. The Council needs housing growth to rebalance its housing market and to underpin economic growth;
- To improve the housing offer in the borough by providing a wider choice of homes (type/size/tenure and quality), in particular larger family dwellings;
- To retain and attract skilled and qualified people to live in the borough;
- To protect and enhance the quality of the local environment;
- To deliver quality placemaking;
- To promote sustainable development.

The Council’s affordable housing policy set out in Policy CS8: Affordable Housing Requirements will apply. [Page 88 of 192](#)

Local Plan Part 2: Site Allocations and Development Management Policies (adopted December 2015)

The Local Plan Part 2 supplements the development strategy set out within the Core Strategy and supports its implementation by identifying strategic land allocations for a range of uses including housing, employment and green infrastructure and a suite of development management policies that will apply to every development proposal that requires planning permission.

The Part 2 plan includes a set of 12 core policies that clarify the Council’s approach to a range of key issues, such as impact and appearance that apply to all development. Additional policies are theme based in line with the spatial interventions set out in the Core Strategy.

The plan’s housing land allocations are fundamental to the delivery of the Council’s overall strategy for housing growth and include a range of key sites within the inner urban area, on the edge of the urban area and in the rural areas of the borough.

The masterplan area is a key part of a housing land allocation located on the edge of the urban area; Policy 16/2 – North Blackburn Development Site. The site is an urban extension onto land previously designated as Green Belt along the borough boundary with Ribbles Valley. The Local Plan Part 2 has released the site from the Green Belt.

Policy 16/2 identifies a number of site specific development considerations that will need to be taken into account alongside other local plan policies as part of the development process including scheme detailing and obtaining planning consent. A primary consideration relates to the status of the masterplan; the policy requires that:

- ‘The 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.’

A copy of Policy 16/2 which sets out the full list of site specific considerations is provided in Appendix C (page 93) for ease of reference.

With the exception of those items requiring a more detailed survey/ assessment the key considerations are addressed in the masterplan.

* House of Commons Written Statement (HCWS161) Sustainable drainage systems

1.0 SETTING THE SCENE

1.2 PLANNING CONTEXT

Policy 16/2 notes that the development will need to:

‘Make land available for a new primary school, if required, and suitable contribution towards its construction.’

During the time of the preparation of the masterplan an assessment of the education provision in the borough was undertaken by the Council’s Children’s Services Department. This concluded that there is sufficient capacity within local primary schools to meet the pupil yield from the anticipated housing growth for the initial few years of the site’s growth. This will be kept under review and proposals to create additional primary school places for the area are being developed with the intention being to expand existing school provision to meet the additional demand for places.

There are a small number of housing parcels within the land allocation boundary that, at the owners’ request, are not included within the masterplan area. If/when a planning application/s comes forward for development on these sites the proposals will be expected to complement and comply with the masterplan requirements.

A copy of Local Plan Part 2 can be viewed on the Council’s website:

www.blackburn.gov.uk/newlocalplan

1.2.3 SUPPORTING PLANNING GUIDANCE

There are a number of other documents which should be referred to when developing proposals for the site. These include:

- **Borough Design Guide**
This document outlines a series of principles for securing high quality urban design and provides general guidance to promote better design on individual sites/developments. It seeks to raise awareness of good design and encourages an innovative design-led approach to development.
- **Residential Design Guide**
This document provides targeted advice on how the Council expects

developers to enhance the quality of new homes and residential places across the borough. It seeks to ensure that new development reflect the area’s special character and promotes the highest standards in design¹.

- **Green Infrastructure & Ecological Networks Supplementary Planning Document (SPD)**
The SPD provides guidance to help applicants and developers to ensure that proposals for development make the most of opportunities to improve existing and create new green infrastructure and ecological networks.
- **Travel Plan Supplementary Planning Document (SPD)**
The document outlines the Council’s requirements for the development, implementation and management of Travel Plans. The SPD supports developers and consultants during the planning application process. It is also intended for use by businesses/organisations who wish to develop a Travel Plan to facilitate more efficient and sustainable working practices².

These documents can be accessed on the Council’s website:
www.blackburn.gov.uk/Pages/Supplementary-Planning-Documents-.aspx

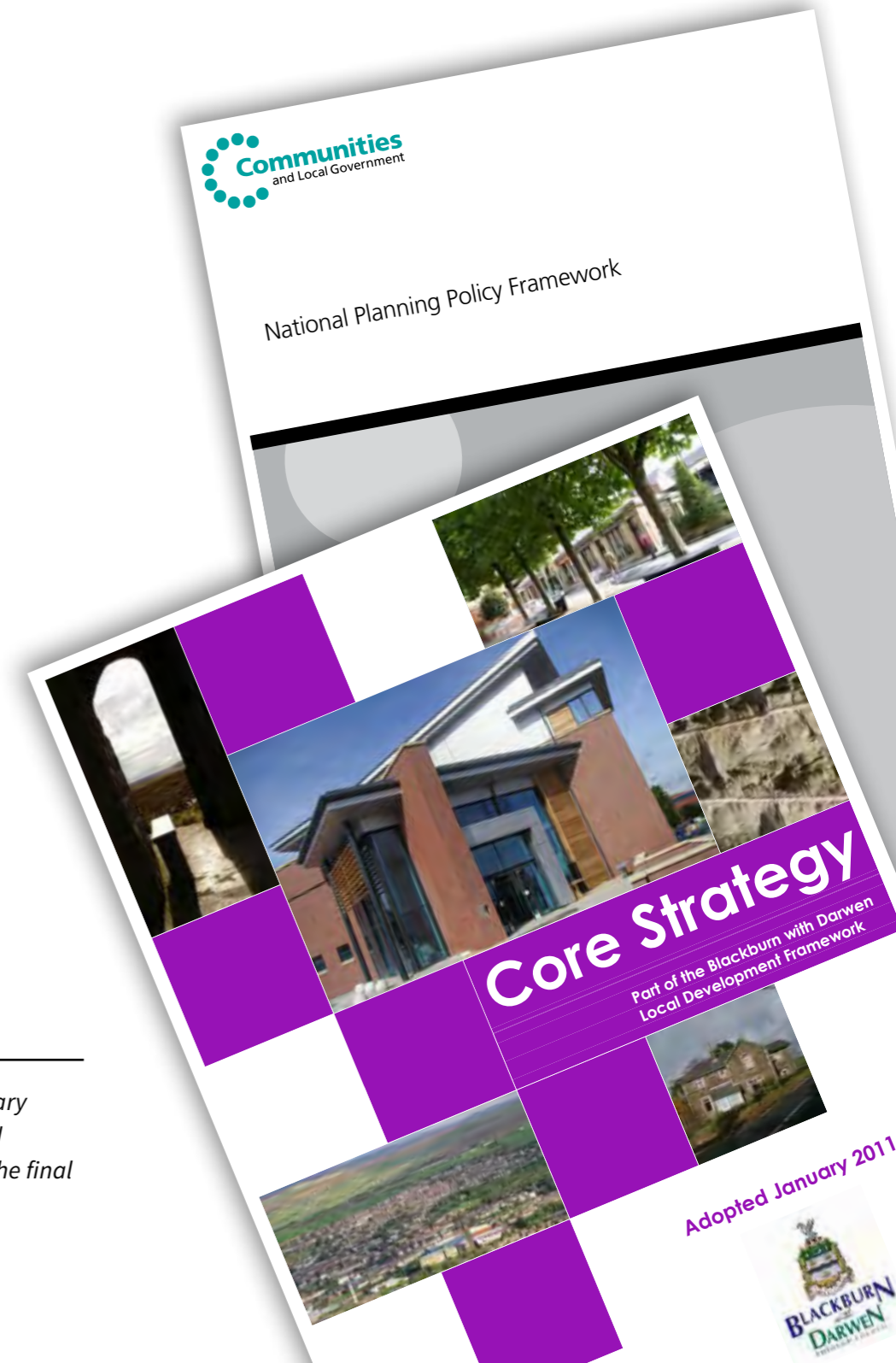
- **Parking standards**
The Council’s parking standards can be found at:
www.blackburn.gov.uk/Lists/DownloadableDocuments/Parking%20Standards%20Adopted%20April%202014.pdf

The above should not be regarded as a comprehensive list and can be discussed further as part of the planning application stages of work.

The masterplan will, alongside Local Plan policies be a material consideration in the review of and decision making on all planning applications for development on this site. It will also help to secure suitable developer contributions for identified infrastructure requirements. Further detail on phasing and delivery, developer contributions and planning application requirements is set out in Section 3, page 60.

1. The Residential Design Guide (revised edition September 2012) is currently being updated. The updated version is due to be adopted as an SPD during 2017.

2. Local Plan Part 2 proposes the preparation of a Travel Plan Supplementary Planning Document (SPD) to support delivery of Policy 10: Accessibility and Transport. A draft version of the SPD has been prepared for consultation. The final version is due for adoption during 2017.



1.0 SETTING THE SCENE

1.3 DESIGN GUIDANCE

Securing Design Quality

Development will be required to apply high standards of design as well as being well designed and delivered in accordance with best practice. This will ensure that the overall vision for North Blackburn Development Site is for a highly desirable place to live with a distinct local identity.

Scheme proposals will need to demonstrate how they have responded to the setting and characteristics of the site, scheme requirements and design principles that are set out in Section 2 of this document.

In addition to the guidance contained within this masterplan, a range of supplementary measures are encouraged in order to achieve the required design quality objectives for development including:

- Building for Life
- Design Review
- Secured by Design

Building for Life

Building for Life is a government-endorsed industry standard for well-designed homes and neighbourhoods.

Building for Life 12 is a tool for assessing the design quality of homes and neighbourhoods that was developed by the Commission for Architecture and the Built Environment (CABE) (now under the umbrella of the Design Council) in partnership with the Home Builders Federation. It provides a tangible set of measures for assessing how successfully a new neighbourhood has been designed.

Development proposals should seek to respond to the Building for Life criteria and applicants will be encouraged to submit completed Building for Life assessments alongside any full or reserved matters application.

Design Review

Places Matter is an organisation devoted to generating a strong sense of place in living, working and leisure environments throughout the North West.

Places Matter provides a design review service which aims to improve the quality of new development by offering constructive and impartial advice.

Where appropriate, applicants will be encouraged to submit their schemes for independent design review prior to the proposals being finalised and the planning application submitted.

Further information is available:

www.placesmatter.co.uk/design-review/what-is-design-review/

Secured by Design

Secured by Design (SBD) is a police led initiative providing guidance on crime prevention measures in the detailed design and delivery of new homes. The advice is based on established principles for designing out crime which have been proven to reduce the opportunity for crime and the fear of crime, creating safer, more secure and sustainable neighbourhoods.

Secured by Design is owned by the Association of Chief Police Officers (ACPO) and is supported by the Home Office and the Department for Communities and Local Government (DCLG).

Core policies in the Local Plan Part 2, in particular Policy 8: Development and people and Policy 11: Design set out the Council's requirements for creating safe and attractive neighbourhoods.

Crime prevention is a material consideration in the determination of planning applications.

Further information is available in the 2016 edition of SBD New Homes:

www.securedbydesign.com/wp-content/uploads/2014/02/SBD-NewHomes14-lowres.pdf

1.0 SETTING THE SCENE

1.4 CONSULTATION

A key consideration for the preparation of the masterplan was to ensure that the form and functioning of the development takes into account, as much as possible, local issues and the concerns of established local residents. It is important that this new neighbourhood on the edge of the urban area becomes integrated within the surrounding area and is well connected to established communities, surrounding local facilities and services.

With this in mind public consultation took place at an early stage in the preparation of the masterplan enabling resident feedback to sit alongside other baseline evidence in the shaping of the development framework and supporting development principles set out in this document.

Public consultation on initial design concepts for the masterplan area was held over a six week period from Monday 14 March – Monday 23 April including two public drop-in events held in local schools. Over 100 residents including people living in Blackburn and in the Ribble Valley district attended the events; 81 responses were received including a petition with over 300 signatures objecting to a new road junction/access off Whinney Lane. The responses included a wide range of comment/ observations on the consultation material including objections to the development as a whole or particular aspects; support for the development alongside providing local information.

The main concerns raised in the feedback are summarised below under the following theme headings: -

1. Transport – highways/access and connectivity
2. Loss of open space/impact on wildlife and biodiversity
3. Design
4. Flood risk and surface water drainage
5. Impact on amenity of existing residents
6. Impact on local infrastructure

1. Transport - Highways/ access and connectivity:

- Need for a Transport Assessment to assess the impact of the development on the existing highway including M65 junction 6, the local network, in particular the Brownhill roundabout. The Transport assessment should identify required mitigation works;
- Impact of road junction/access onto Whinney Lane/creation of a ‘rat-run’ through the development and impact of increased volume of traffic on highway safety for both cars and pedestrians;
- Concerns regarding number of junctions onto Yew Tree/Ramsgreave Drive;
- Need for development to encourage and provide for sustainable methods of transport including pedestrian and cycle connectivity within the site and to wider urban area including potential to link to the planned Weaver’s Wheel cycle route;
- Need to retain access to properties at Kay Fold Farm;
- Enhancement of existing footpaths to provide connectivity with surrounding facilities including local neighbourhood centres/schools and green spaces.

2. Loss of open space/impact on wildlife and biodiversity:

- Green infrastructure framework regarded as particularly important;
- Green corridor to be multi-functional;
- Loss of open space and impact on wildlife and ecological networks. Consideration needs to be given to importance of links to biodiversity. Sensitive habitats need to be protected. Trees/hedgerows and watercourses need to be enhanced to support habitats.

3. Design:

- Concerns regarding the scale of development;
- Views through the site to the wider countryside should be retained and reflected in design principles;
- Existing features such as dry stone walls should be retained.

4. Flood risk and surface water drainage:

- Concerns over surface water flooding;
- Development should integrate sustainable drainage systems;
- Incorporate requirements for water efficiency measures in scheme proposals.

5. Impact on amenity of existing residents:

- Impact of development on amenity of existing residents/health and well-being needs to be taken into account – during construction and as a result of development;
- Impact of development on residents in Ribble Valley, especially in Mellor, needs to be considered;

6. Impact on local infrastructure:

- Impact on local services and facilities;
- Masterplan should include a site wide infrastructure strategy.

A ‘Public Consultation Report’ was produced following the consultation. This sets out a summary of the consultation process, the comments received and the Council’s response including an explanation of how the masterplan has been able to take account of the views and comment received. The report acknowledges that it is not possible to address all of the matters raised; the Council considers it has responded as positively as possible.

A copy of the consultation report is available on the Council’s website.

1.0 SETTING THE SCENE

1.5 SITE CONTEXT

1.5.1 ACCESSIBILITY

The site lies adjacent to the borough's strategic road network. The A6119 forms the southern boundary of the site. Figure 3 illustrates the sites proximity to the wider strategic road network.

The A6119 (Yew Tree Drive/Ramsgreave Drive) is a dual carriageway with two lanes in each direction. The A6119 runs southeast and connects to Junction 6 of the M65, which is approximately 4km from the site, and runs westwards to meet the A667. The A667 leads west to Preston and Junction 31 of the M6 and extends southwards to Blackburn town centre. Wider links connect to the M60 and into Manchester via the M61.

The nearest train station to the site is Ramsgreave & Wilpshire station, which is located approximately 1.5 kilometres from the access road to the eastern site.

It likely that residents will use Blackburn train station to travel by rail, which can be accessed via a 10 minute bus journey from the site and a short walk from Blackburn Centre.

Pedestrian

Existing foot ways including public rights of way and street lighting on the surrounding roads, including Whinney Lane, Yew Tree Drive, Ramsgreave Drive, and Lammack Road, ensure that the site has good connectivity on foot to the local services which are currently serving the established areas.

Cycle

Mellor Lane, located approximately 500m north of the site, is an on-road regional cycle route, which runs eastwards to Ramsgreave and Wilpshire railway station. National Cycle Network Route 6 connects through the centre of Blackburn, this route serves the town centre via the Leeds & Liverpool canal tow path from the East running through town and out to Witton Country Park.



FIGURE 3 PLAN ILLUSTRATING STRATEGIC MOVEMENT NETWORK Page 92 of 192

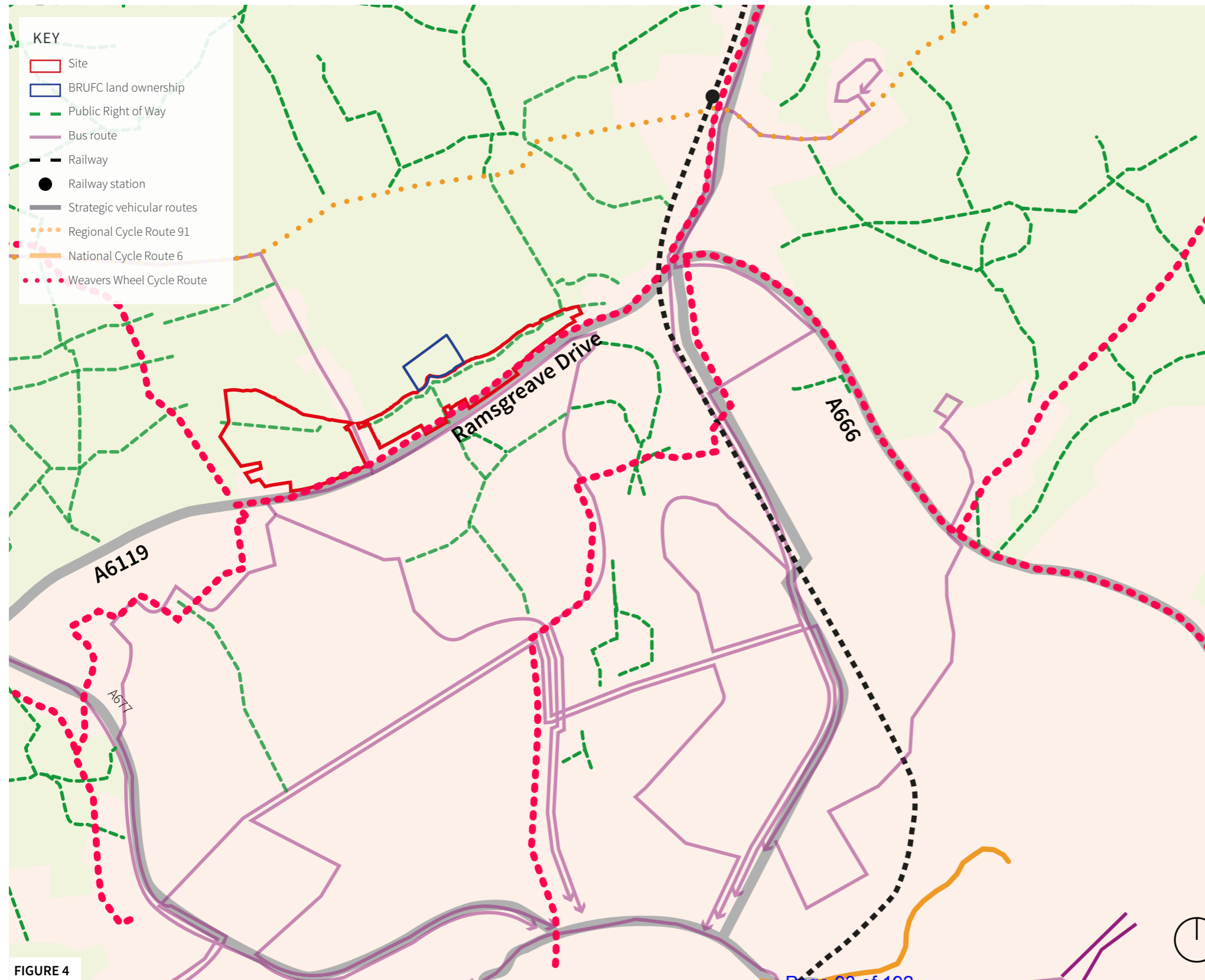


FIGURE 4

The site has accessibility onto the national cycle route via the strategic cycle network. The Weavers Wheel Circular Route connects to the NCN Route 6 at several sections, notably at Witton Park. The masterplan will provide cycle connections to the surrounding existing routes.

Bus

Bus services connect the site to Blackburn town centre. Wider connections from the central bus interchange in Blackburn regularly link to Preston, Bolton, Burnley and the outlying villages.

Rail

Ramsgreave and Wilpshire railway station is the nearest station to the site. The station is currently served by a daily hourly service northbound to Clitheroe and southbound to Blackburn and Manchester Victoria, with extra trains running during peak hours.

Planning for the future, the Clitheroe to Manchester Victoria Line is being upgraded and will ultimately provide a 30 minute frequency for most of the day as opposed to hourly. This improvement will significantly approve the site/resident connectivity.

Conclusion

The site is easily accessible through a variety of different modes of transport. There is an opportunity to integrate the site with the surrounding established road, public transport, public footpath and cycle networks.

1.0 SETTING THE SCENE

1.5 SITE CONTEXT

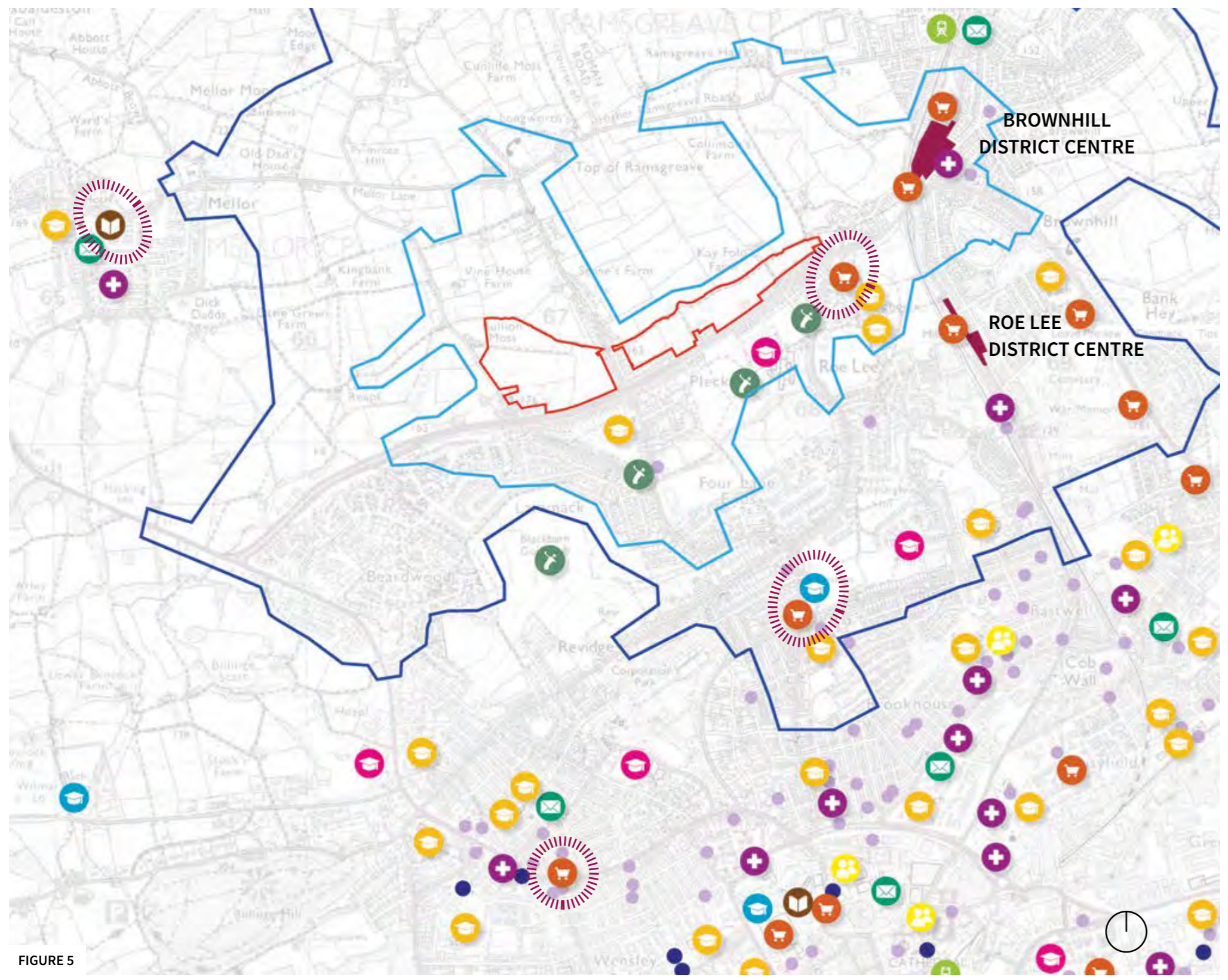


FIGURE 5
PLAN ILLUSTRATING WALKING DISTANCES TO LOCAL FACILITIES

1.5.2 LOCAL FACILITIES

The site benefits from the proximity of a wide range of established community facilities within the surrounding area. Figure 5 indicates the distribution of facilities within the surrounding area.

The Brownhill District Centre is within a 12 minute walk and the Roe Lee District centre is within a 12-25 minute walk of the development site. Both District Centre's offer access to a range of services and facilities including GP's surgeries.

It is possible to access: primary and secondary schools; a chemist and a GP's surgery; several recreational facilities, in addition to clusters of local shops in Pleckgate Road or Four Lane Ends.

- KEY**
- Site
 - 1km/12 mins walking distance
 - 2km/25 mins walking distance
 - Library
 - Community centre
 - Retail
 - Sport Facilities
 - Post office
 - Nursery school
 - Place of worship
 - Primary school
 - Secondary School
 - College
 - GP's surgery
 - Local neighbourhood centre
 - Train station
 - District Centres

1.0 SETTING THE SCENE

1.5 SITE CONTEXT

1.5.3 LANDSCAPE CHARACTER

The Lancashire County Council Landscape Character Assessment (2000) defines the landscape type as ‘Farmed Ridges’, and the character area as ‘Mellor Ridge’. The character areas identified within the study are illustrated in figure 7.

- KEY**
- Site
 - BRUFC land ownership
 - 1 Mellor Ridge
 - 2 Samlesbury- Withnall Fold
 - 3 Urban Area

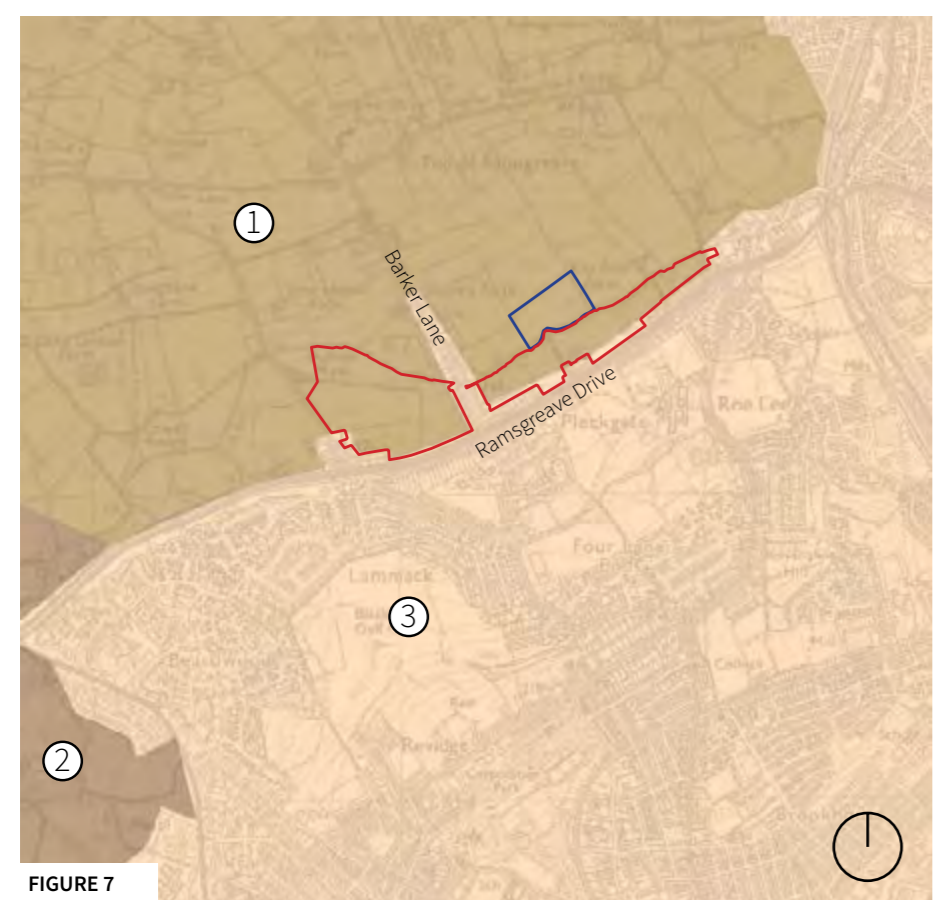


FIGURE 7
PLAN ILLUSTRATING THE SURROUNDING AND SITE CHARACTER AREAS



FIGURE 6
PHOTOGRAPH OF THE SITE IN THE FOREGROUND WITH MELLOR RIDGE BEHIND

Farmed Ridges are described as follows:

“Intensive farming practices, mostly concerned with the grazing of beef, dairy cattle and sheep limit the nature conservation value of the area. The ridges themselves support a mosaic of mixed farmland and woodland which provides a textural backdrop to the surrounding lowlands.”

The landscape character one side of the ridge may be totally different from the character on the other, despite their proximity to each other. The local vernacular is clustered stone built villages with scattered outlying cottages and farmsteads strung out along local roads, but more recent ribbon development and new houses display an incongruous mix of materials. There is a good network of footpaths, parking and picnic spots with views over the surrounding lowlands”.

Mellor Ridge is described as follows:

“A prominent lowland ridge which forms a south-western gritstone extension to Pendle Hill, separating the rural Ribble Valley from the industrial Calder Valley. It is under pressure for urban development, but despite this influence it appears rural in character from the surrounding valleys and provides an important buffer between the intensely urban landscape of Blackburn and the rural landscapes associated with the Ribble Valley. The prominent ridge line is viewed from the busy A59 and M65 transport routes to the north and south respectively. There are also outstanding views from the ridge itself across the Ribble Valley to the north, over Whalley Abbey at its eastern end and across Blackburn to the south. Built development has taken advantage of these views and Mellor is sited on top of the ridge where it enjoys long views across the adjacent lowlands.”

The Mellor Ridge, which runs in a east west direction, has been cut off from the larger mass of Pendle Hill by the River Calder. The Calder to the east, the Ribble to the north and the Darwen and Hindburn Brook to the south, have shaped the ridge by fluvial and glacial processes”.

SUMMARY

The site is located at the southern foot of the Mellor Ridge, but overlaps in part with the fringes of the adjacent urban area. Whilst the site displays characteristics of the Farmed Ridge Landscape Type and the Mellor Ridge Character Area, it also shows some suburban elements, particularly along the A6119 edge and rising up the hill along Barker Lane. A more detailed, site level landscape character analysis is included within section 1.7 of this document, which explores the rural/suburban juxtaposition in more detail.

1.0 SETTING THE SCENE

1.5 SITE CONTEXT

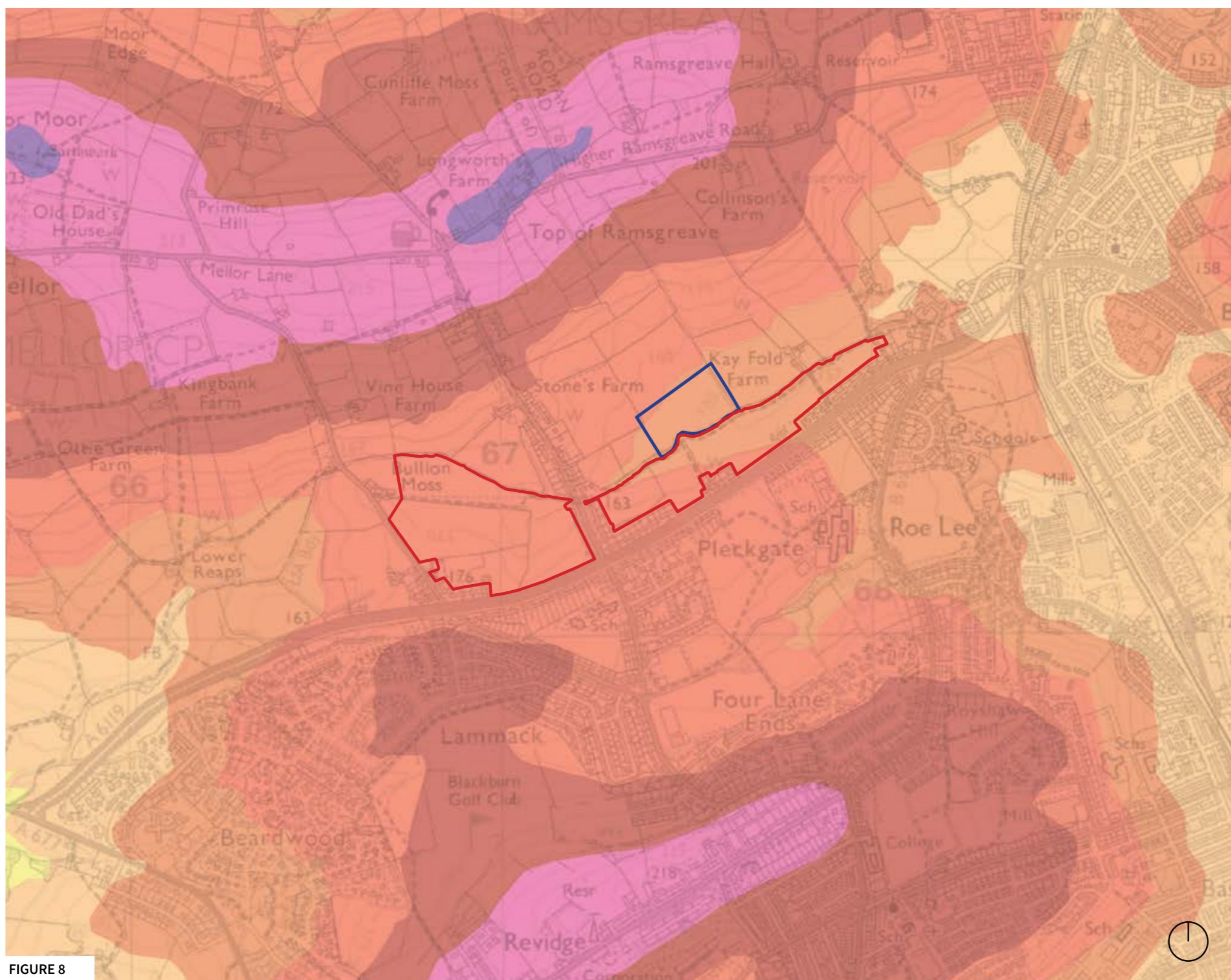


FIGURE 8

PLAN ILLUSTRATING TOPOGRAPHY WITHIN THE SITE AND THE SURROUNDING AREA

1.5.4 TOPOGRAPHY

Figure 8 illustrates the wider topography surrounding the site. An understanding of topography within the wider site context is key to understanding the potential visibility of the site, the site landscape character, and the visual and physical relationship of the site to the surrounding urban and rural context.

The site is defined by its topographical position. Strategically the site sits within a valley between Mellor Ridge to the north and Revidge ridge to the south. This indicates that there are potential views from higher ground within the rural landscape to the north, and from within the urban area to the south (indicated by the purple and blue shading). There are also elevated ground levels with potential views towards the site from the east (light yellow shading). Higher ground levels to the north and to the south will visually contain the site, and prevent more long range views towards the site.

Within the site itself, ground levels fall gradually on a roughly east-west axis. Ground levels within the site will be explored in more detail in section 1.6 (page 36) and section 2.6 (page 55) of this document.

KEY

- Site
- BRUFC land ownership
- 100
- 100-120
- 120-140
- 140-160
- 160-180
- 280-200
- 200-220
- 220-240

1.0 SETTING THE SCENE

1.5 SITE CONTEXT

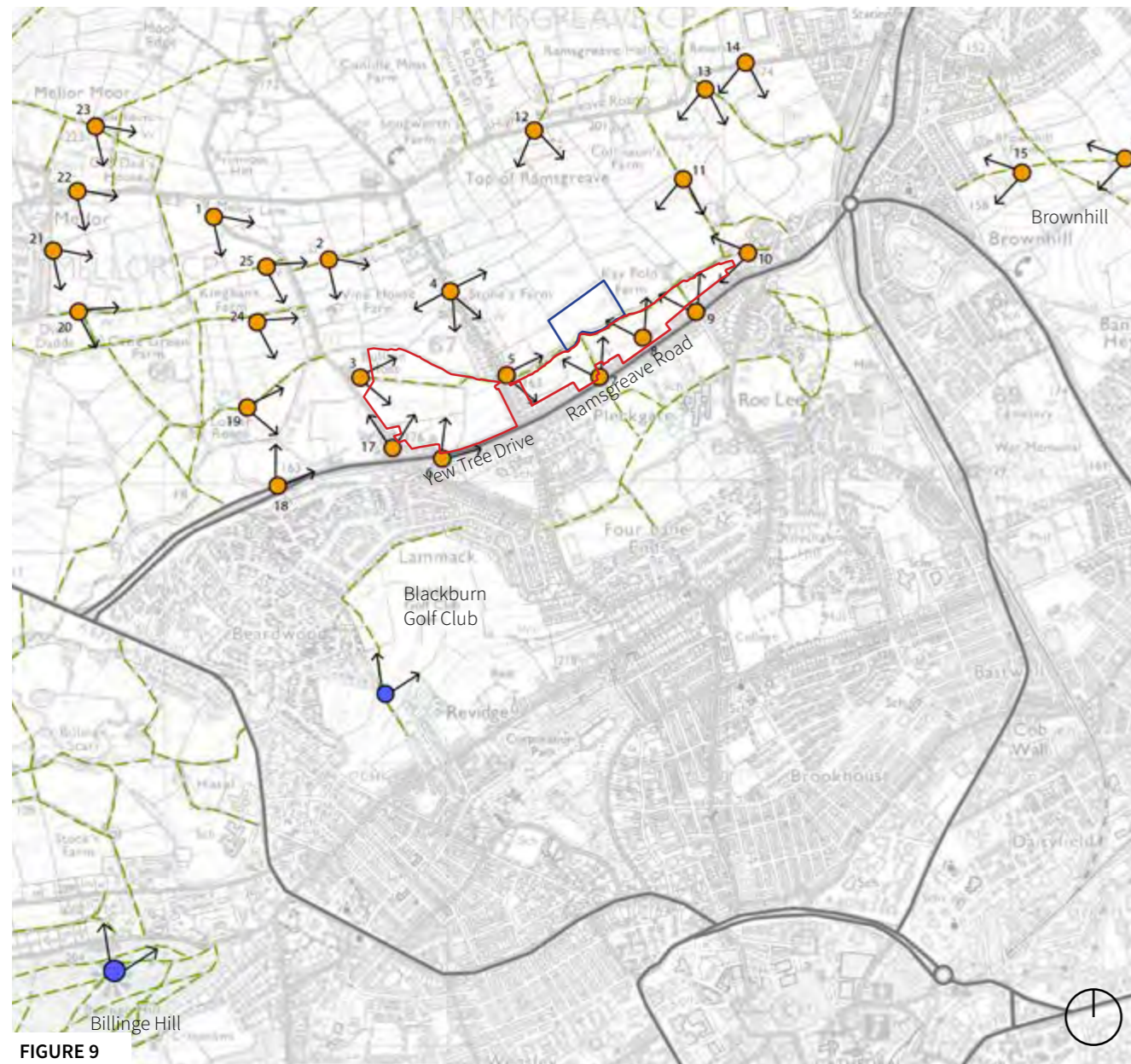


FIGURE 9
PLAN ILLUSTRATING POSITION OF VIEWS

1.5.5 SITE VISIBILITY

The topography within the site and surrounding context impacts significantly on the overall visibility of the site. The site sits on the northern fringes of the town centre, however, views from the south are limited due to the general fall in ground levels. There is a significant rise in ground levels on Billinge Hill to the south-west, however dense mature tree cover prevents views. Similarly, dense tree cover along the perimeter of Blackburn Golf Club prevents long range views towards the site from the south. Ground levels rise steeply to the north of the site, allowing views from the local road and public footpath network. Ground levels also rise sharply to the east, allowing long range views from Brownhill. The identified key views are illustrated on figure 9

Due to the separation of the site into two distinct land parcels, separated by development and tree cover, there are limited opportunities for views of the whole site. Long range views of the majority of the site are potentially available from Brownhill to the east, and Ramsgrave Road to the north. Panoramic views of the eastern half of the site are available from the rugby club (View 8). Views of the western parcel are more fragmented, due to strong hedge lines across the site.

Key views of the site were identified through a process of desk-top and on-site survey. In terms of assessing the baseline visual sensitivity, key factors that have been considered are the type of view and the likely numbers of viewers (the visual receptors).

1.5.6 VISUAL SENSITIVITY

Consideration has been given to the overall sensitivity of each of the key viewpoints. A detailed methodology is located in Appendix A (page 66) along with photographs of each of the key viewpoints. The conclusions of the assessment are summarised below:

- All views were assessed as ‘low’ in terms of their value, due to no views from landscapes of national, regional or district importance.
- The majority of views (15) were assessed as ‘high’ in terms of their susceptibility to change. Only 3 views were assessed as ‘low’ in terms of their susceptibility to change (Views 6, 8 and 18).
- No views were assessed as ‘high’ in terms of their overall sensitivity.

The majority of views were assessed as medium-medium/low, with only 3 views assessed as ‘low’ (Views 6, 8 and 18). Any potential impacts on the key viewpoints will be a key consideration when developing the masterplan proposals to ensure that any visual effects are reduced, mitigated against or, where possible, avoided. Particular consideration will be given to the most sensitive identified viewpoints.

1.0 SETTING THE SCENE

1.5 SITE CONTEXT

1.5.7 PUBLIC OPEN SPACE

Several accessible open spaces are in close proximity to the masterplan area.

Figure 10 illustrates that within 2km/25mins walk from the site there are accessible parks/key open spaces at: Pleckgate Road (which includes publicly accessible playing pitches), Corporation Park and Roe Lee Park.

The site is well placed to benefit from a variety of different types of public open spaces. The countryside to the north of the site is also very accessible from an existing network of public footpaths.

The potential exists to improve the open space offer by utilising land within the wider ownership of the Rugby Club, located to the north of the existing site area. Overall the site is well served by a variety of public open spaces.

- KEY**
- Site
 - BRUFC land ownership
 - 1km/12 mins walking distance
 - 2km/25 mins walking distance
 - Parks and public gardens
 - Provision for children and young people
 - Natural and semi-natural green spaces
 - Allotments
 - Cemeteries
 - Accessible countryside in the urban fringe
 - Formal outdoor recreation (Inc. school grounds)
 - Golf course

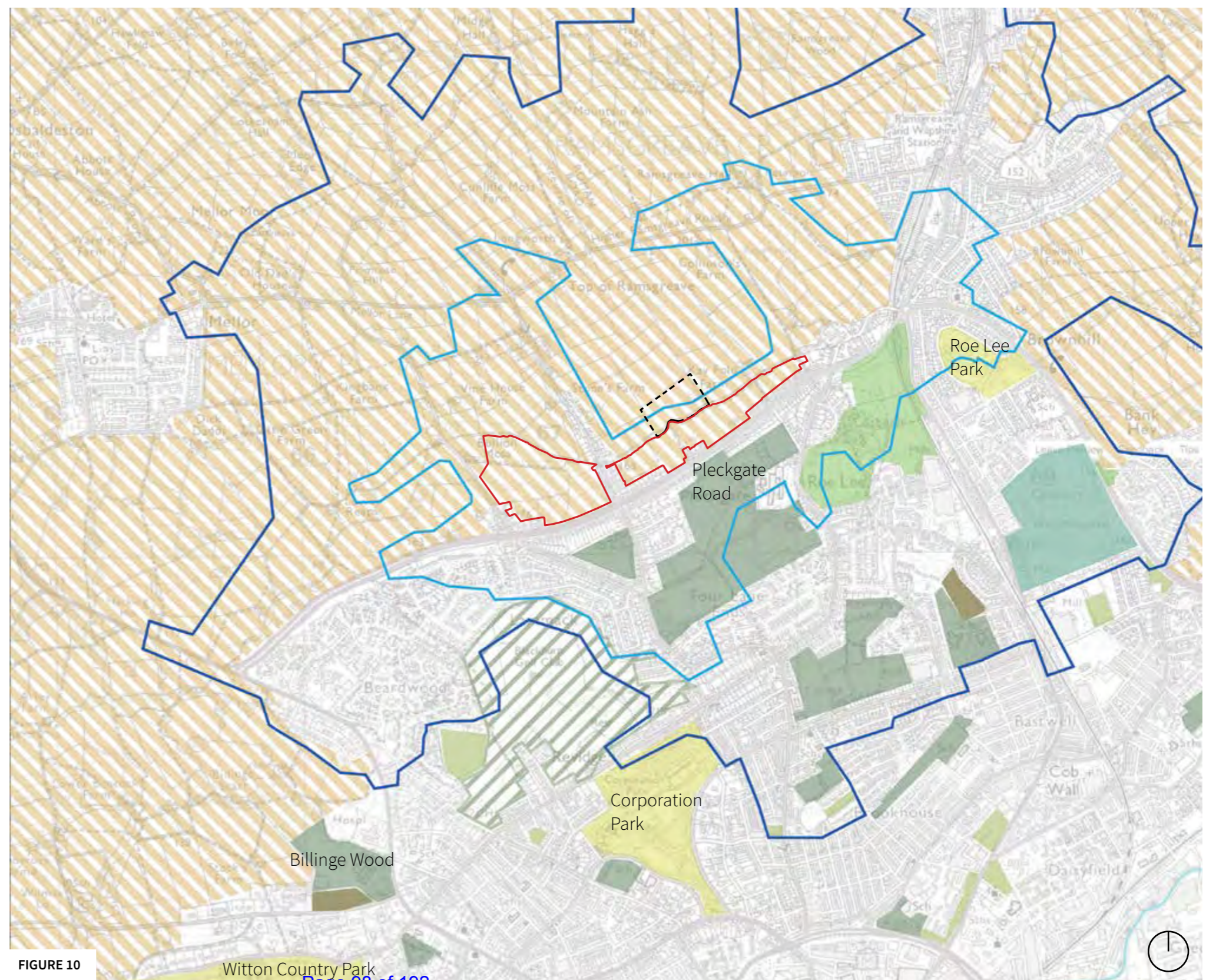


FIGURE 10 PLAN ILLUSTRATING EXISTING PUBLIC OPEN SPACES WITHIN THE LOCAL AREA

1.0 SETTING THE SCENE

1.5 SITE CONTEXT

1.5.8 HISTORICAL EVOLUTION

The historical evolution of Blackburn and the site reveals some interesting facts regarding the development of the town and its relationship with the surrounding countryside.



FIGURE 11

1890

The centre of Blackburn has developed and the Victorian character is starting to emerge. The site at this time is very much rural in character and is surrounded by countryside and small farmsteads.



FIGURE 12

1929

By this time the eastern end of Ramsgreave Drive has been built and houses in Pleckgate and Brownhill.

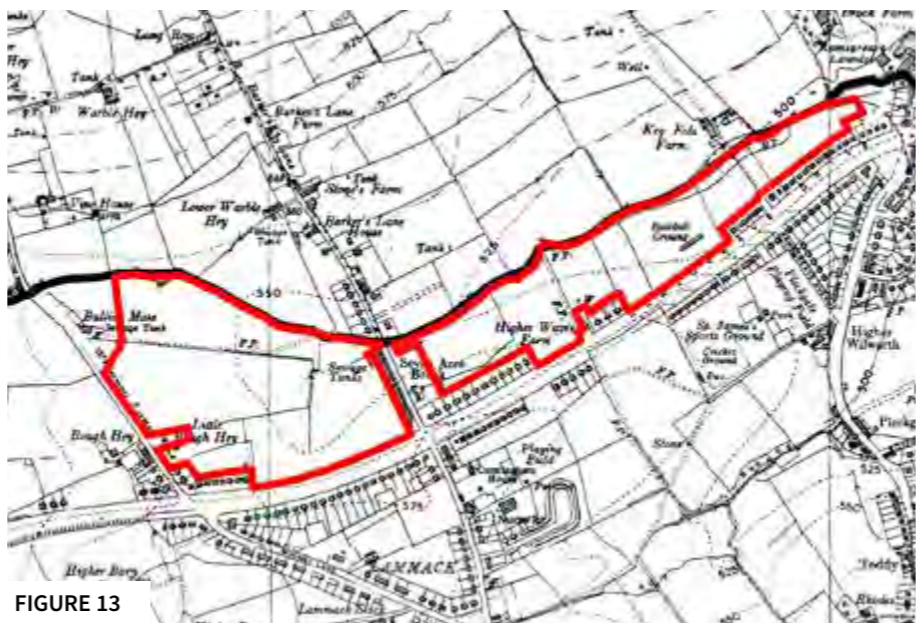


FIGURE 13

1955

By now Yew Tree Drive and Ramsgreave Drive has been turned into a substantial ring road around the town, but it still at this point passes through rural areas, with pockets of countryside both sides of the road as it passes the site boundary.

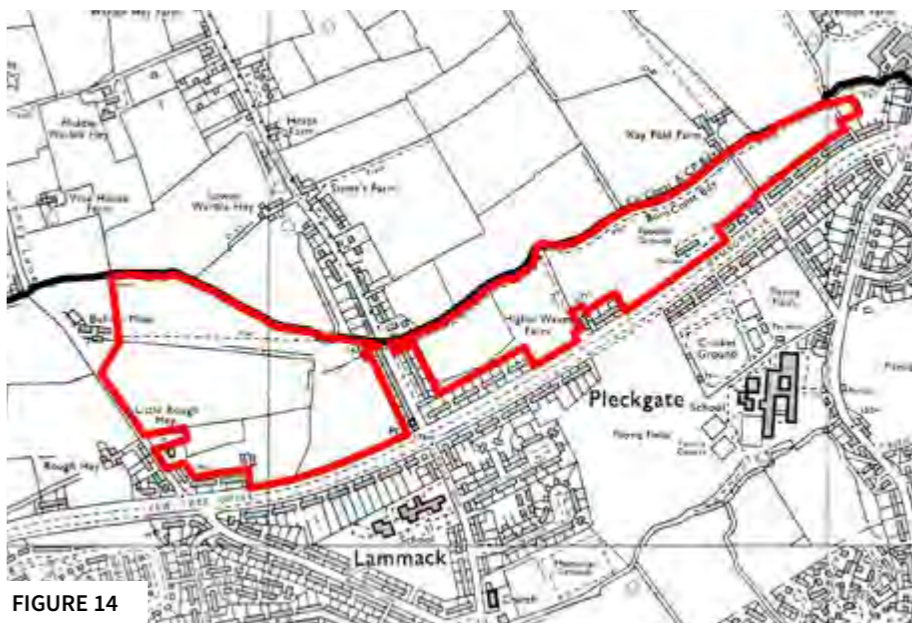


FIGURE 14

1971

Significant infill development emerges south of Ramsgreave Drive and Yew Tree Drive. The original Pleckgate High School has been built west of Pleckgate Road.

1.0 SETTING THE SCENE

1.6 TOWNSCAPE STUDY

1.6.1 PURPOSE OF TOWNSCAPE STUDY

This townscape study has been undertaken in order to gain a thorough understanding of the existing characteristics of Blackburn, the surrounding settlements and how they could potentially relate to the site and inform the emerging design proposals.

The historical evolution and distinctive features of the site have been highlighted to help build a picture of the shape and form of the site, how it relates to its context and what aspects may drive a scheme in developing a sensitive and appropriate townscape for the development.

Following this, the first step has been to identify the overall residential character areas of Blackburn and its surrounding settlements. Several study areas have then been selected to be analysed in more detail. These have been chosen on the basis that they share similarities with the existing characteristics or conditions of the site. Deeper analysis of these particular areas enables the design team to develop an holistic understanding of the urban and architectural features which influence the character and townscape of these places. The study areas range from the town to the rural. The initial identification of surrounding urban character areas is identified in Figure 15.

- KEY**
- Site
 - BRUFC land ownership
 - City historic core
 - C19th Terraced housing
 - C19th Detached and semi-detached housing
 - Early C20th Semi-detached
 - Mid C20th in-fill housing
 - Late C20th suburb
 - Rural
 - Character areas

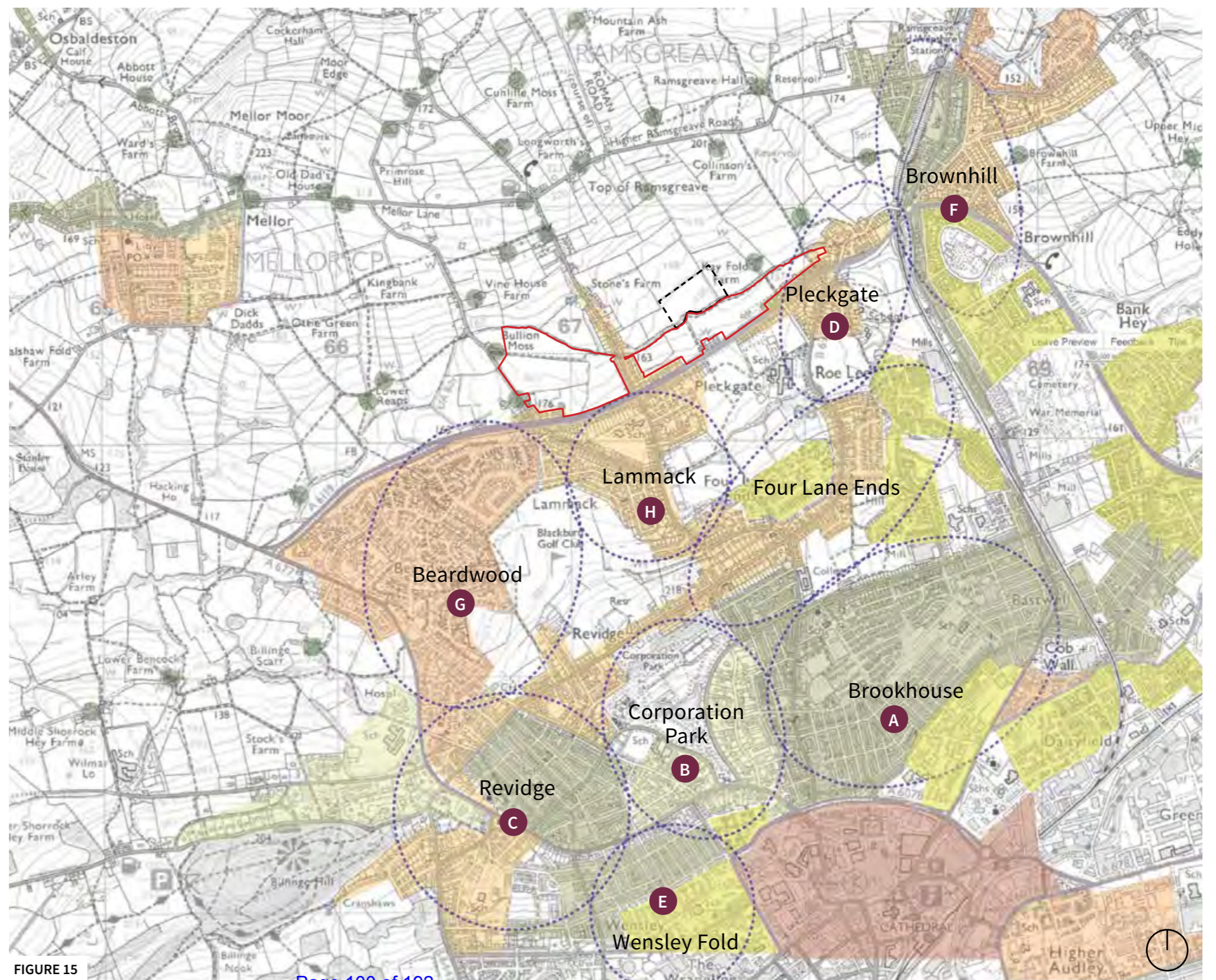


FIGURE 15

1.0 SETTING THE SCENE

1.6 TOWNSCAPE STUDY

To conclude, the study puts forward recommendations and outlines our approach in developing a townscape strategy.

Blackburn consists of several different periods of development which contribute to a townscape of varying quality.

The housing areas include Victorian terraces which spread out from the town centre in narrow street and a regular grid layout (A).

During the same period of development, a neighbourhood of very large grand houses set in large grounds was established around the new public Corporation Park (B).

Later in the C19 and early C20th suburban housing developments formed a concentric ring around the town. Properties are set back from the tree lined streets and often arranged in a geometric layout (C,D).

During the second half of the C20th slum clearance and de-industrialisation created space for in-fill housing development closer to the centre. These are often characterised by properties turning their backs to the street, within inward looking estates (E).

Late C20th and early C21st suburban developments are characterised by low-rise, low density properties arranged in irregular cul-de-sacs (F,G).

The hamlets and villages surrounding the urban centre are characterised by cottages and farm houses with ancillary buildings, often addressing the street directly or arranged in courtyards (H).



1.0 SETTING THE SCENE

1.6 TOWNSCAPE STUDY

1.6.2 SURROUNDING SETTLEMENTS

Figure 16 indicates that the site lies along a strategic line between the urban and rural edge. Looking beyond the urban core and out to include the surrounding countryside, the study has found that some of the surrounding villages provide useful evidence of a vernacular character unique to this area.

Some settlements have already expanded beyond the urban edge and embody both urban and rural qualities, these too have been highlighted as useful to include in the analysis to understand how these places evolved and whether they have developed a unique character.

Appendix B (page 81) presents a townscape study of several areas from the urban to the rural, they include:

- Urban: Corporation Park Conservation Area
- Urban/ Rural edge: Brownhill and Wilpshire
- Rural Village: Mellor and Mellor Brook
- Rural Hamlet/ Farmstead: Showley Fold

The study has focused on analysing particular layout and architectural features:

- Scale and urban grain
- Topography and landscape
- Gateways and landmarks
- Boundaries and parking
- Materiality and architectural detailing

Brownhill and Wilpshire share many similarities so have therefore been analysed together. This is the case also for Mellor and Mellor Brook. Showley Fold, although only a very small collection of buildings have been analysed to gain a deeper understanding of rural housing typologies and could be a useful precedent in very particular parts of the site. Aerial photographs showing the relationship between urban form and landscape are provided within page 34.

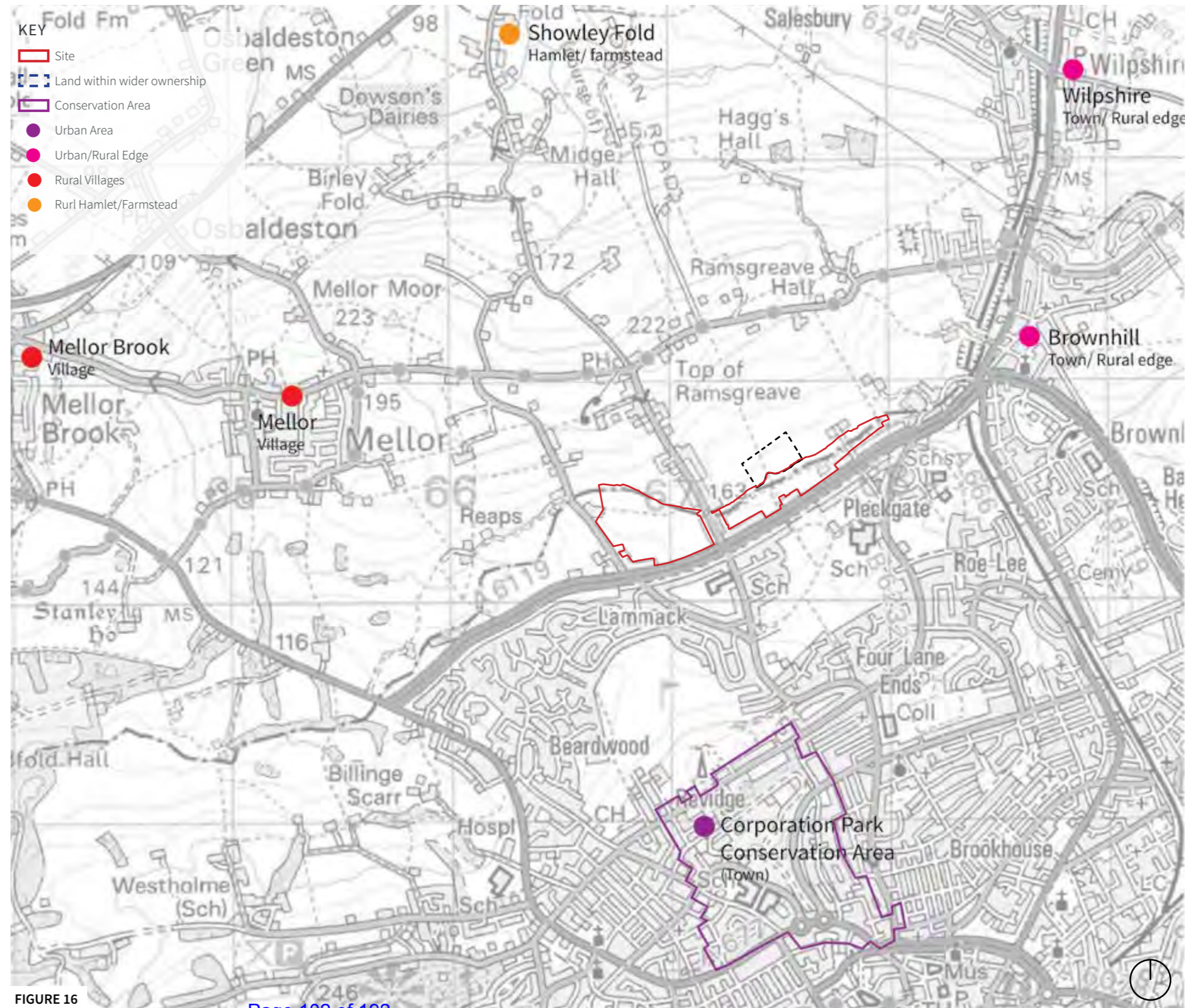


FIGURE 16 Page 102 of 192
PLAN ILLUSTRATING SURROUNDING SETTLEMENTS

1.0 SETTING THE SCENE

1.6 TOWNSCAPE STUDY



THE CLUSTER OF BUILDINGS ARE APPROACHED BY A RURAL LANE, AND ARE SURROUNDED BY FIELDS.



A CORNER BUILDING MARKS THE ENTRANCE TO THE FARMSTEAD AT THE JUNCTION WITH THE RURAL LANE

This study has highlighted several opportunities to create a sensitive townscape for the site, in order that it sits comfortably within its surroundings and doesn't harm the existing qualities and distinctiveness of the area.

At this stage, the following recommendations have been put forward for consideration in the design of any masterplan proposals.

- The development must relate to Yew Tree Drive and Ramsgreave Drive, both visually and physically, so that the scheme integrates fully with the wider urban Blackburn area.
- The development must be sensitive to the northern rural boundary of the site by retaining existing significant landscape features and providing an appropriate setting for them and the new development.
- A sensitive response to the topography of the site must drive the scheme layout and the position and line of development. A variety of solutions may be appropriate
- A clear distinction between the urban and rural edge will help to maintain a key characteristic of Blackburn.
- The inclusion of a series of semi-rural courtyards along the interface with the surrounding open countryside.
- The provision of stone boundary walls and hedges around the edges of more outward looking open space and open countryside.
- The layout of the development should create the potential for views of the wider countryside to the north.

- The use of village lanes with a variety in housing types and density.
- The provision of key marker buildings which are offset from the building line to suggest and define incidental spaces.
- The materiality and detailing of the scheme should reflect the variety of materials within the Blackburn area, particularly the common use of brick and render and reflect the surrounding traditional vernacular of the town of Blackburn and rural areas.

Examples of the semi-rural characteristics can be found within the surrounding villages of Mellor and Mellorbrook, a townscape study of these villages are provided within Appendix B (page 80, 89, 90, 91 of this document).

1.0 SETTING THE SCENE

1.7 SITE CONSIDERATIONS

1.7.1 HIGHWAYS AND TRANSPORT CONSIDERATIONS

A Transport Assessment (TA) and Residential Travel Plan Framework have been prepared to inform the preparation of the masterplan based on an assumption of 300 units being delivered on the western parcel (between Whinney Lane and Lammack Road) and 275 on the eastern site.

The transport consultants who prepared the documents have worked with the local highway authority and with consideration of consultation feedback in the drafting of their reports.

The purpose of the TA is to evaluate and inform the transport and highway implications of the proposed development including an assessment of the travel needs of various modes including walking/cycling/public transport and car; connectivity to surrounding services and facilities; potential access points to the site for car and non-car modes, and; the capacity of nearby road junctions. Additionally the TA will assess how the travel demand can be met in a manner which ensures access by all modes, maximises access to the site by sustainable modes, protects the safety of all

road users and sets out a programme of measures to achieve all above. The TA has identified vehicle and pedestrian/cycle access points. These are shown on the masterplan framework in Section 2.

The rationale for the TA's approach to access is to:

- Enable separate parcels of land to be developed independently;
- Provide permeability for pedestrians and cyclists by providing appropriate crossing facilities at vehicular access points and by providing additional suitable non-car access points. The intention is to provide convenient connections to existing rights of way and cycle routes (principally the Weavers Wheel cycle network);
- Alter the nature of the dual carriageway (A6119) to create a more residential 'sense of place', and
- Avoid the potential in scheme layout for inappropriate routing including rat-running.

National planning policy requires all development that generates a significant amount of transport movement to provide a Travel Plan. This is reinforced in the Council's local plan Policy 10. Accessibility and Transport. The aims of the Travel Plan are to:

- Encourage residents and visitors to use alternative and more sustainable means of transport to the private car;
- Increase awareness of the advantages and potential for travel by more environmentally friendly and healthy modes, and;
- Introduce a package of management measures that will enable travel by modes of transport other than the private car.

Full details of the TA assessment and Travel Plan recommendations for the development of this site are provided in the following documents which will be published as supporting evidence and should be read alongside the adopted masterplan:

- Proposed residential development : Yew Tree Drive and Ramsgreave Drive, Blackburn with Darwen Borough Council, Transport assessment, September 2016
- Proposed residential development : Yew Tree Drive and Ramsgreave Drive, Blackburn with Darwen Borough Council Residential Travel Plan Framework September 2016
- Further details on the developer's obligations relating to the delivery of the measures identified in the TA and Travel Plan are set out in Section 3:Delivery and the accompanying Infrastructure and Delivery Plan.

1.0 SETTING THE SCENE

1.7 SITE CONSIDERATIONS



ABOVE: PHOTOGRAPH OF RAMSGREAVE DRIVE

1.0 SETTING THE SCENE

1.7 SITE CONSIDERATIONS

1.7.2 ECOLOGY

A number of ecological assessments have been undertaken across the site to provide an overview of any likely ecological issues and provide recommendations for mitigation and/or further survey. The survey results are, summarised within Figure 17, and broadly indicates the following:

- There are no statutory or proposed statutory sites of importance for nature conservation within 2km of the site boundaries or within the site boundaries. However parts of the site are located between Whinney Lane and Lammack Road and are located within an Ecology Standing Advice Consultation Zone.
- A principal habitat within the area is improved grassland, with areas of marsh/marshy grassland, buildings and hardstanding and running water. Field boundaries include species-poor (defunct) broadleaved hedgerow and a dry stone wall..
- The most ecologically sensitive areas within the site include established trees and hedgerows and water bodies across the site.

It is considered that the habitats within and adjacent to the site may have the potential to support:

- Common reptile species within the areas of open grassland;
- Nesting birds within areas of trees and hedgerows;
- Roosting bats within mature trees (if present); and
- Water voles and great crested newts within water bodies (i.e. within the ditch in the site boundaries and the ditch to the north of the site), if they are noted to contain water for the majority or part of the year.

A great crested newt survey was undertaken on the site to the west of Barker Lane confirming the absence of breeding great crested newt from the water bodies

surveyed. Therefore great crested newts do not represent an ecological constraint for this part of the site.

A Bat Activity Transect Survey report was undertaken for the site to the west of Barker Lane, no confirmed bat roosts have been recorded within the survey area, however a pre-construction ground inspection of two structures within the site is recommended. Bat activity was recorded within the site therefore it is recommended that external lighting within the development is minimised as far as practicable and features of interest should be enhanced and retained.

Figure 17 highlights the landscape features of interest and potential wildlife habitats within the site. The adjacent key describes the features and ranks the ecological value from low to high.

Summary

The findings and conclusions of the habitat surveys have been incorporated within the design framework plan which has been designed to retain and enhance landscape features and areas of high ecological value as part of an overall green space strategy, in order to achieve a well designed layout.

On the basis of the survey work completed to date, it is not considered that there are any ecological issues which would prevent the development of the site or which cannot be mitigated or addressed by planning condition/contribution. However more detailed ecological assessments will be required to support individual planning applications.

Key

- | | |
|---|--|
| 1. An area of self-seeded neutral grassland with occasional tall-ruderal and scrub vegetation. Low-moderate ecological value. Retain if possible but not essential. | 13. The existing club house and associated buildings. Low to moderate potential for bat roosting. No need to retain. |
| 2. An extension of area 1. Comprising the same species and vegetation structure, situated on a sloping ground, with a semi-defunct hedgerow at the top of the bank along the site boundary. Retain if possible, especially the hedgerow, which should be consolidated. | 14. As area 10 – moderate ecological value. |
| 3. The main body of semi-natural neutral grassland linked to areas 1 and 2 comprising mainly common rank grassland species with occasional tall-ruderal vegetation and scattered scrub. No species or vegetation communities of particular importance likely to occur. Low-moderate ecological value. Retain if possible but not essential. | 15. As area 11 – moderate ecological value. |
| 4. The stream that crosses the site and adjacent bankside vegetation. The vegetation is not especially species-rich but is structurally diverse with a soft bank and open, flowing. Suitable for use by water voles though no conclusive signs found. Moderate to high ecological value. Retain watercourse plus a minimum stand off of 5m either side of the bank. | 16. A narrow band of neutral grassland, Low to moderate ecological value, no need to retain. |
| 5. A relatively small area of unimproved acid grassland and marsh with a number of typical vascular plants and mosses, including sphagnum, present. Potentially high ecological value that will require confirmation from further survey. | 17. A section of stream that crosses the site. Contains aquatic flora suitable habitat for water vole and breeding birds. Moderate to high ecological value. Retain stream plus a 5m margin either side, avoid impact to adjacent mature trees. |
| 6. An area of rank neutral grassland and scrub with some large patches of tall-ruderal, growing on a relatively high, steep embankment. Not particularly species but with occasional damp flushes. Low moderate ecological value. Retain if possible. | 18. Rush pasture dominated by rushes, may be used by overwintering birds. Low to moderate. |
| 7. Rank grassland separated by an access track. Low ecological value. | 19. A steep bank with scrub and young trees. Moderate to high ecological value. |
| 8. A section of stream which feeds into the main stream that crosses the site. The bankside is steep but well vegetated. There is a mature hedgerow to the rear and a strip of rank neutral grassland and scrub. Moderate to high ecological value. Retain watercourse, plus a 5m margin either side, including hedgerow if possible. | 20. Semi-improved grassland, marshy grassland, and rush pasture grading into wetland habitat along the margins of the stream. Moderate to high ecological value. Retain as part of the river corridor |
| 9. Species-poor rank neutral grassland and scrub. Low ecological value – no need to retain. | 21. An area of swamp, marshy grassland and wetland habitat of moderate species diversity and relatively high ecological value. Retain as part of the river corridor |
| 10. An area of scrub and ranks grassland. Not especially important in botanical terms but good bird breeding habitat. Moderate ecological value. Retain if possible. | 22. A mature hedgerow separating the Rugby Club from adjacent agricultural land. Moderate species diversity but comprising of mainly hawthorn with few other woody species. Moderate ecological value. Retain for screening and as a wildlife corridor. |
| 11. A patch of scrub and ranks grassland along the site boundary. Moderate ecological value, retain if possible but not essential. | 23. An area of rough, semi-improved grassland bounded by a hedge that runs parallel to adjacent housing on Ramsgreave Drive. The hedge is mature but with numerous gaps. Moderate species diversity and low-moderate ecological value, retain hedgerow and adjacent rough grassland if possible. |
| 12. A section of the stream that crosses the site containing mature hedgerow and well developed vegetation. Moderate – high ecological value. Retain stream plus a 5m margin either side of the bank, including hedgerow. | 24. The entrance to the site from Lammack Road comprising some dense areas of scrub, partially shading the stream, and a mosaic of rough grassland and tall-ruderal vegetation, dissected by an informal public footpath. Retain marginal vegetation wherever possible. |
| | 25. Nesting bird potential within trees and hedgerows. |
| | 26. Reptile potential within areas of open grassland. |
| | 27. Roosting bat potential within mature trees(if present). Defunct species-poor hedgerow. |
| | 28. GCN and Water Vole potential within water body. |
| | 29. Nesting bird potential within trees and hedgerows. Defunct species-poor hedgerow |

1.0 SETTING THE SCENE

1.7 SITE CONSIDERATIONS



KEY

- Site
- BRUFC land ownership
- Hedgerow
- Existing trees
- Ecologically sensitive areas
- Areas requires further survey
- Water course
- Existing Wall
- Existing club house - low-moderate potential for bat roosting
- Marsh/Marshy grassland

FIGURE 17

1.0 SETTING THE SCENE

1.7 SITE CONSIDERATIONS

1.7.3 FLOOD RISK CONSTRAINTS AND DRAINAGE CONSIDERATIONS

A desk based review of potential flood risk constraints and drainage considerations has been carried out to inform the preparation of the masterplan. The key findings are summarised below. The full report has been published as supporting technical evidence and should be read alongside the masterplan document.

There is a small unnamed watercourse along the northern boundary of the site, flowing in an easterly direction. The topographic survey of the land to the east of Barker Lane indicates the banks of the watercourse are approximately 152m AOD and the banks rise steeply on either side of the watercourse. The development site slopes naturally towards this watercourse. There are also additional drains in the western area of the site between Whinney Lane and Barker Lane which discharge to the watercourse along the northern boundary.

Foul drainage will need to be installed to meet the requirements of Building Regulations and United Utilities.

1.7.4 FLUVIAL FLOOD RISK

The Environment Agency flood mapping (2015) suggests there is no risk of fluvial flooding to the site.

The Local Plan policy requirements for this site, Policy 16/2 – North Blackburn Development Site note that development must take into account:

- ‘8. Provision of SuDs and the incorporation of measures to control surface water run-off, flood risk from the northern watercourses and the consequences of blockages in the culvert.’

The desk based review concluded that the culverted section of the watercourse must be located downstream of the site. However, further, more detailed consideration of the culvert including an assessment of the need, if required, for any mitigation measures required to reduce the risk of flooding from the culvert would need to be completed as part of a full Flood Risk Assessment at planning application stage.

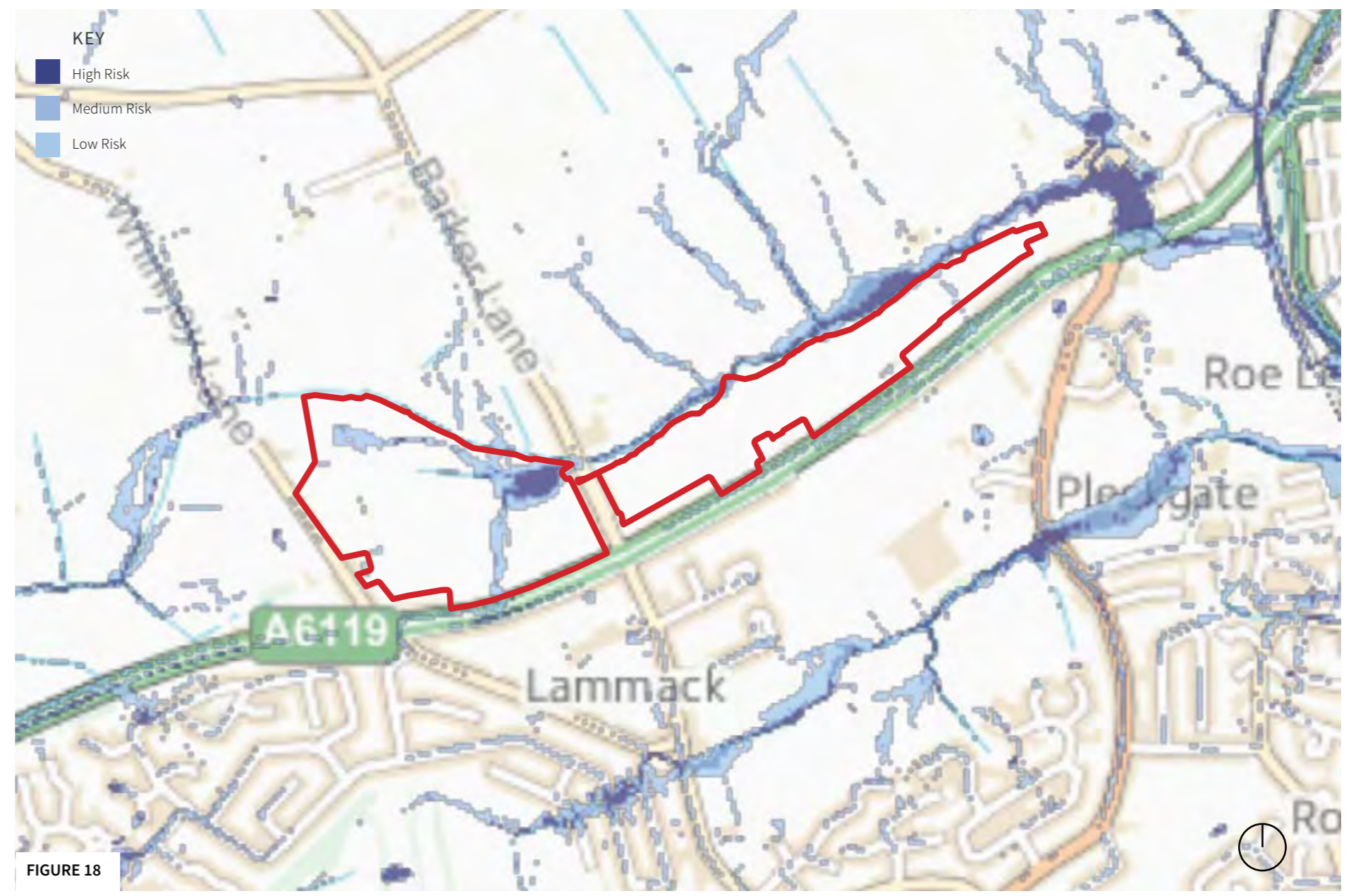


FIGURE 18

SURFACE WATER FLOOD RISK PLAN - COURTESY OF THE ENVIRONMENT AGENCY

1.0 SETTING THE SCENE

1.7 SITE CONSIDERATIONS

1.7.5 SURFACE WATER FLOOD RISK

The Environment Agency online surface water flood map (2015) suggests that areas of the site may be at risk from surface water flooding. These are shown on Figure 18 and include:

- An area to the east of Barker Lane in the vicinity of the watercourse along the northern boundary of the site, and
- West of Barker Lane where several drains have been identified.

There is not considered to be any risk of flooding from the local reservoir, Ramsgreave Reservoir, or groundwater flooding.

1.7.6 SURFACE WATER DRAINAGE

A preliminary run-off assessment for the site has been completed to provide an indication of potential requirements for surface water management. This assessment has identified preliminary surface water storage requirements for the site and notes these could be provided as a singular or multiple surface storage facilities, SuDs features or underground storage. Details of the preliminary assessment, estimated storage volumes and the greenfield runoff rates which the surface water flows would be restricted to for discharges from the development are set out in the technical report. Essentially the developer will be required to limit the surface water runoff rates to equivalent runoff for storms of return period up to 1 in 100 years plus a 30% allowance for climate change.

The Council's preference is for an above ground SuDs solution incorporated into the green infrastructure framework. It is expected that this will be principally located and integrated within the green corridor along the northern boundary.



FIGURE 19

EXISTING UTILITIES PLAN

1.0 SETTING THE SCENE

1.7 SITE CONSIDERATIONS

1.7.7 SITE DRAINAGE STRATEGY

As noted the site naturally drains towards the watercourse along the northern boundary. Additionally the runoff assessment took into account that the ground within the development site is classed as being heavy clay and therefore considered to be of low permeability.

Based on this preliminary assessment the report suggests that the drainage for the new development should be discharged to the watercourse at the greenfield runoff rates identified in the document.

It is recommended that the overall topography of the site should be kept similar (i.e. falling south to north) to existing to allow surface water flows to be naturally routed towards the watercourse. Any surface water runoff from roads through the development site should be routed into SuDs measures such as swales, which can additionally assist with removing any potential pollutants from runoff before it enters the watercourse.

It should be anticipated that the Environment Agency will require maintenance access to the watercourse. For rivers there is generally a requirement for an 8m buffer from the watercourse. This buffer would need to be excluded from the areas required for surface water storage.

1.7.8 MITIGATION MEASURES

The report recommends that the masterplan incorporates the following mitigation measures.

For the land to the west of Barker Lane, the main area of the site identified to be at risk of flooding:

- Locate properties outside the areas indicated to be at risk of surface water flooding, use the areas of risk as public open space/ recreational areas; refer to Figure 18.
- Properties should be located a safe distance from the watercourse and areas indicated to be at risk of flooding. This is currently advised to the 2m+ (approx.154mAOD) from the top of the banks of the watercourse until this is verified against any further information from the Environment Agency).
- Where flow paths are identified through the development site, locate swales or other open surface water management measures in these areas to provide a clear flow path for the surface water flows which do not affect the pedestrian/ cycle and vehicular access around the site. These could also provide additional storage volume to allow for the impacts of climate change compared to current natural contours of the land where the surface water risk is currently indicated.

In the areas to the east of Barker Lane there is a low level of flood risk to the development site, with only some potential risk along the northern edge of the site near the watercourse:

- Properties should be located a safe distance from the watercourse. This is currently advised to be +2m (approx.154AOD) from the top of the banks of the watercourse until this is verified against further information from the Environment Agency.
- The ground floors of properties should be slightly elevated (e.g. approximately 150mm) above the surrounding external areas to prevent minor residual risk of flooding from the possible exceedance of local highway drains.

A detailed Flood Risk Assessment will be required to accompany planning applications. The developer will be required to design the surface water drainage system in accordance with the Flood Risk Assessment. In addition, to inform the drainage strategy for development, consultation will need to be carried out with United Utilities, the Environment Agency and Blackburn with Darwen Council as Lead Local Flood Authority.

1.7.9 UTILITIES

There are potential locations for connections to existing utilities along Yew Tree Drive. There are water main, gas, electricity, combined drainage and BT supplies located in Yew Tree Drive. Capacity calculations will be undertaken by the statutory Authorities to determine whether upgrades to the existing networks will be required to enable the site to be connected onto the network. The existing utilities within the site are illustrated on figure 19.

1.0 SETTING THE SCENE

1.7 SITE CONSIDERATIONS

1.7.10 LANDSCAPE CONSIDERATIONS

The methodology and assessment criteria used to assess landscape sensitivity and landscape capacity assessment makes reference to the Scottish Natural Heritage and The Countryside Agency's Landscape Character Assessment (2002) and subsequent Topic Paper 6 Techniques and Criteria for Judging Capacity and Sensitivity (2006) as well as the Landscape Institute / IEMA Guidelines for Landscape and Visual Impact Assessment (2013) (GLVIA).

1.7.11 LANDSCAPE SENSITIVITY

An assessment of landscape sensitivity involves making judgements on;

- Natural factors, such as vegetation types, tree cover, and extent of semi-natural habitat.
- Landscape quality and condition
- Aesthetic factors such as scale and enclosure.

Visual sensitivity is considered separately, as part of the process of identifying key views and ascertaining the overall visibility of the site. Visually sensitivity of the landscape has been considered, with potentially visually sensitive areas due to overlooking identified within the constraints section of this document.

1.7.12 LANDSCAPE CAPACITY

Landscape capacity describes the ability of a landscape to accommodate different amounts of change. It reflects the sensitivity of the landscape itself, and the specific sensitivity to the type of development proposed.

Figure 20 identifies landscape capacity across the site. Areas labelled with the number '1' have the lowest landscape sensitivity, and therefore the highest capacity to accommodate new development without

harm. Other factors, such as topography and proximity to existing dwellings may impact on the developability of land within these areas, as identified within the constraints plans.

The diagram shows that the majority of the eastern land parcel is 'high' in terms of its capacity, except for those areas adjacent to public footpaths and within close proximity to Kay Fold Farm.

Approximately one third of the western land parcel has been identified as 'high' in terms of its capacity. This area is located within closest proximity to the existing development edge and the A6119. More sensitive areas have been identified with a lower capacity to accommodate change further north. This is due to the distinctly rural character and more elevated ground levels which potentially result in greater visibility within the surrounding context.

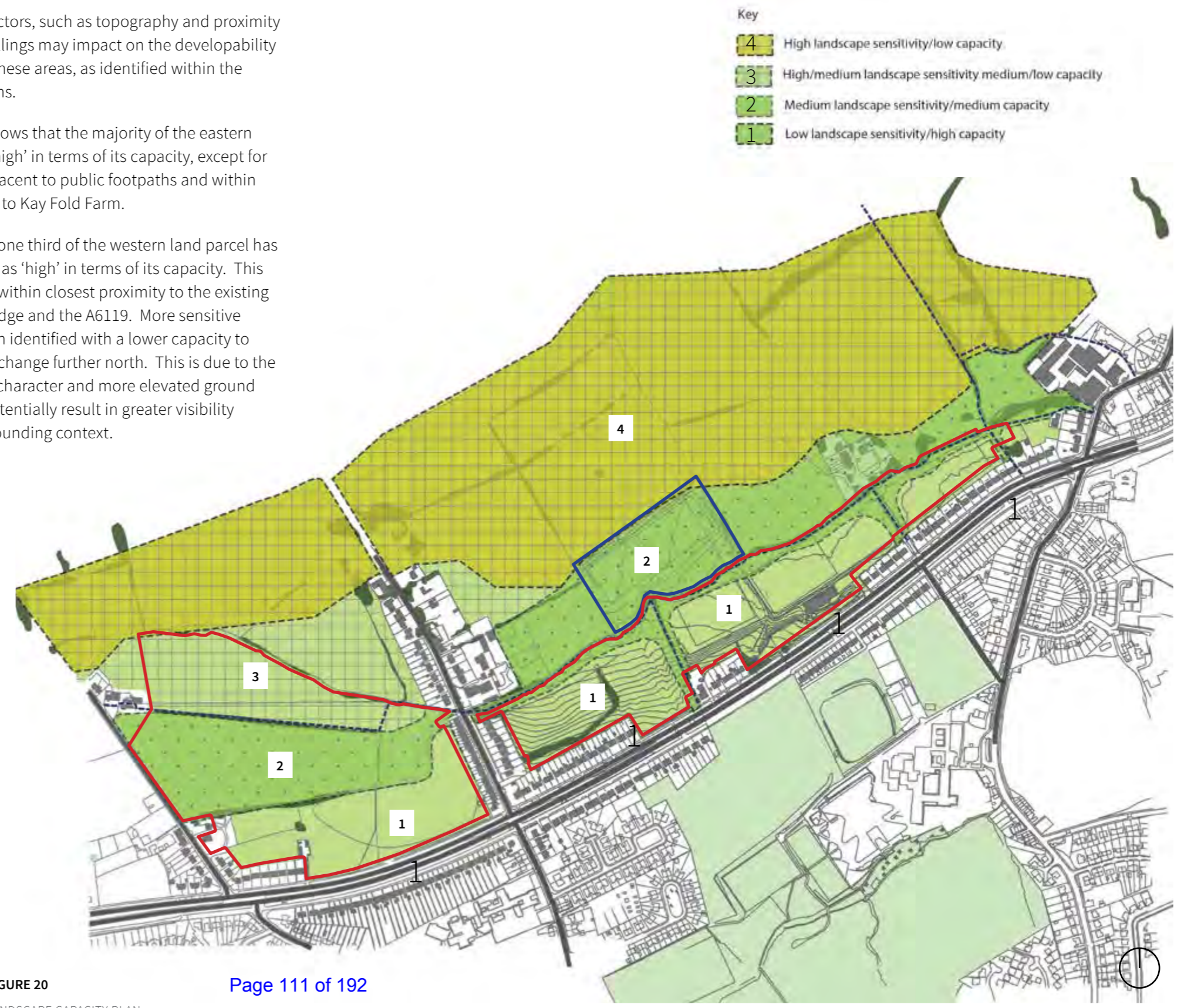


FIGURE 20
LANDSCAPE CAPACITY PLAN

1.0 SETTING THE SCENE

1.7 SITE CONSIDERATIONS

1.7.13 LANDSCAPE CHARACTER

The site and immediate context to the north can be divided into seven clearly defined landscape character areas, through consideration of topography, field pattern, land use, condition, and boundary treatment. Figure 21 indicates the landscape areas and the key features which define each of the character areas are described below:

1. Steeply sloping open farmland

- Well defined rural character.
- Grazing land with hedgerow field boundaries where present.
- Upland farmland with steeply sloping topography.
- Visible within the local context due to elevated ground levels.
- Minimal tree cover.
- Small-medium scale field pattern.
- High quality landscape.

2. Moderately sloping open farmland

- Shares features typical of character area 1, but with more moderately sloping landform, and reduced visibility within the local context due to lower ground levels.
- Rural in character.
- High quality landscape.

3. Rolling lowland farmland

- Shares characteristics with character area 2, but less rural in character due to closer proximity to urban area, and frequent intervisibility.
- Less visually prominent in the local area due to lower ground levels.
- Some significant hedgerows and tree clusters to the east.

4. Undulating urban fringe farmland

- Distinct urban fringe character due to proximity to existing settlement.
- Ground levels rise to meet the A6119, creating a direct relationship between this key strategic route and the grazing land.

5. Steeply sloping urban fringe farm

- The character is heavily influenced by overlooking from the backs of houses along the A6119 and Barker Lane.
- Steeply sloping ground levels, which have been manipulated to accommodate developments at the edges, resulting in an urban fringe character.
- Moderate/poor quality hedgerow forms landscape feature with potential to be enhanced.
- Strong visual relationship between existing dwellings and this area.

6. Sports pitches

- Well-maintained sports pitches associated with the Rugby Club.
- Manipulated ground levels, flattened to accommodate pitch usage.
- Open character allows panoramic views from both the Rugby Club clubhouse, and from the public footpath along the northern edge of the site.
- Ground levels extensively manipulated to allow vehicular access and parking off the A6119.

7. Well contained damp grassland

- Well contained by the existing urban edge to the south and east.
- Strong visual relationship between the area and the existing urban edge.
- Direct views from the public footpath which

KEY

1. Steeply sloping open farmland.
2. Moderately sloping open farmland.
3. Rolling lowland farmland.
4. Undulating urban fringe farmland.
5. Steeply sloping urban fringe farmland.
6. Sports pitches
7. Well contained damp grassland



FIGURE 21
LANDSCAPE CHARACTER PLAN (TO BE READ IN CONJUNCTION WITH PHOTOS ON PAGE 33)

1.0 SETTING THE SCENE

1.7 SITE CONSIDERATIONS



KEY

- 1. Steeply sloping open farmland.
- 2. Moderately sloping open farmland.
- 3. Rolling lowland farmland.
- 4. Undulating urban fringe farmland.
- 5. Steeply sloping urban fringe farmland.
- 6. Sports pitches
- 7. Well contained damp grassland

PHOTOS ABOVE ILLUSTRATES THE LANDSCAPE CHARACTER AND SHOULD BE READ IN CONJUNCTION WITH FIGURE 21

1.0 SETTING THE SCENE

1.7 SITE CONSIDERATIONS

1.7.14 DISTINCTIVE SITE FEATURES

The site has a number of distinctive features which are highlighted in Figure 22. These distinctive features and our response to them will drive the development of a suitable townscape for the site. The distinctive site features are described below:

- Firstly the site sits along the boundary between the urban and rural edge, this strategic position means it is influenced by and needs to respect both aspects.
- The linearity of Yew Tree Drive/ Ramsgreave Drive and the suburban housing forms the southern boundary of the site. This town character crosses Yew Tree Drive and divides the site along Barker Lane.
- A number of farmsteads sit very close to the northern boundary of the site. These are clearly rural features which influence this northern edge.
- The contours of the site are particularly steep running down north east from Yew Tree Drive. This topography will have a direct influence on the position, shape and form of the housing within these areas.
- Two features which run east-west along the northern edge of the site are a small brook and a public footpath. These form a natural boundary to the northern edge and provide a gateway to the rural landscape beyond.

The photos below and opposite illustrate examples of Rural Clusters within the locality - Changes in building orientation create a mix of frontage and gable along the road edge; a variation of building types and organic character. Clusters of buildings sit on the edge and within the wider landscape. The orientation of the buildings change to address different edge conditions and do not form a traditional block layout. Overlooking and security are provided by a mix of fronts, backs and gable ends. Amenity space is shared with a mix of hard and soft landscaped areas.



1.0 SETTING THE SCENE

1.7 SITE CONSIDERATIONS

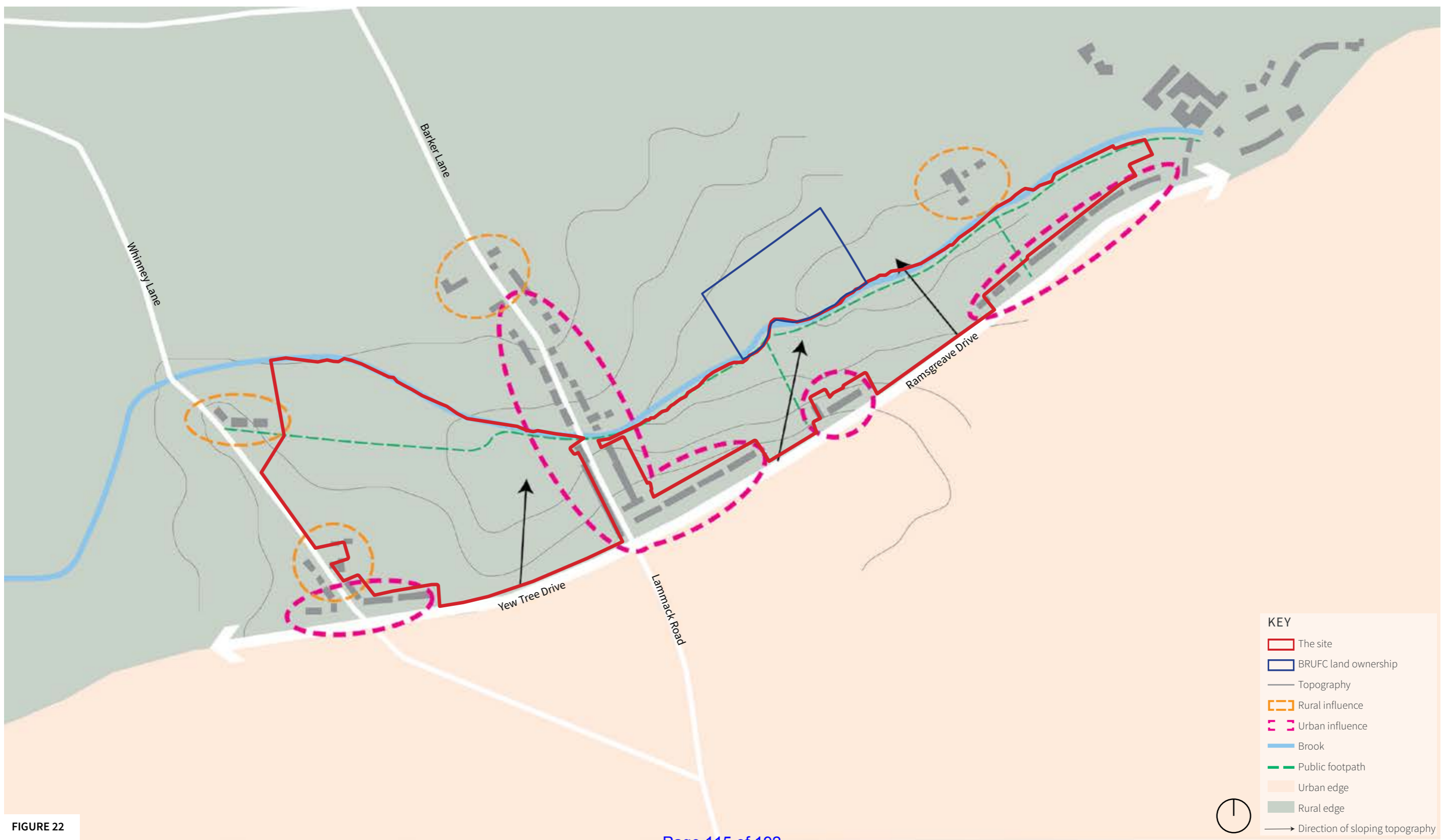


FIGURE 22

1.0 SETTING THE SCENE

1.7 SITE CONSIDERATIONS

1.7.15 COMPOSITE SITE CONSIDERATIONS

The following summarises the key considerations that will need to be taken into account in the preparation of detailed scheme proposals.

The site slopes down from the southern and western boundaries to the eastern corner. The gradient is steep in areas and will have to be considered carefully in the preparation of detailed scheme proposals. In addition, a number of views along the various footpaths should be utilised to enhance legibility throughout the proposals. The highest point on the site is the southern boundary with Yew Tree Drive.

The site is an area of agricultural pasture with an historic pattern of medium sized fields, defined with remnant walls and hedgerows, which are generally of a mixed quality. These features have a landscape, heritage and/or amenity value and their retention or replacement within scheme proposals should be considered.

Watercourses run along the northern boundary and collect in the centre of the site, running out of the site on the eastern boundary. This water feature is a real site asset, providing interest and landscape amenity. Additionally the brook and adjacent areas are regarded as ecologically sensitive areas and have an important role in managing site drainage. The setting and function of these watercourses will need to be carefully considered and enhanced in scheme proposals. It is expected the brook will be a key component of the green infrastructure network/green corridor along the northern edge.

The area has a strong rural character which dissipates to a more suburban development along the southern and eastern boundaries. The northern parts of the site forms the lower slopes of the Mellor Ridge and views to and from the development will be an important consideration.

The presence of development (suburban to rural lanes and suburban frontage) is a strong local characteristic. The existing properties which back

on to the site need to be considered, with an appropriate distance between them and any new buildings.

There are some utility constraints, including an easement which runs along the eastern and southern boundary of the Yew Tree Drive site, which could be incorporated into open space.

There are several opportunities to access the site. Vehicular access will need to be tested carefully to ascertain the best options for access as development on individual parcels are brought forward. The existing network of pedestrian, cyclist and vehicle routes need to be maintained and enhanced including the provision of a combined footpath/cycleway within the green corridor. Altogether this movement network must provide safe and attractive access through the site, connect off site routes, connect to surrounding local facilities and public open space.

There is potential to integrate the land outside the masterplan/borough boundary, currently owned by the rugby club, within the development. This would need to be discussed with Ribble Valley Borough Council and meet the requirements for development in the Green Belt as set out in national planning policy.

The site considerations are illustrated within Figure 23.

1.0 SETTING THE SCENE

1.7 SITE CONSIDERATIONS

- KEY**
-  Site boundary
 -  BRUFC land ownership
 -  Public footpaths
 -  Trees & Hedgerows - of mixed quality
 -  Existing trees
 -  Dry stone wall
 -  Water course
 -  Surface water run off areas
 -  Contours
 -  Potential pedestrian access
 -  Potential vehicle access
 -  Existing vehicle access
 -  Existing houses
 -  Key views immediately adjacent to the site
 -  Services easement
 -  Important frontage
 -  Underground Power Cable
 -  Land Owned by BRUFC
 -  Green Corridor

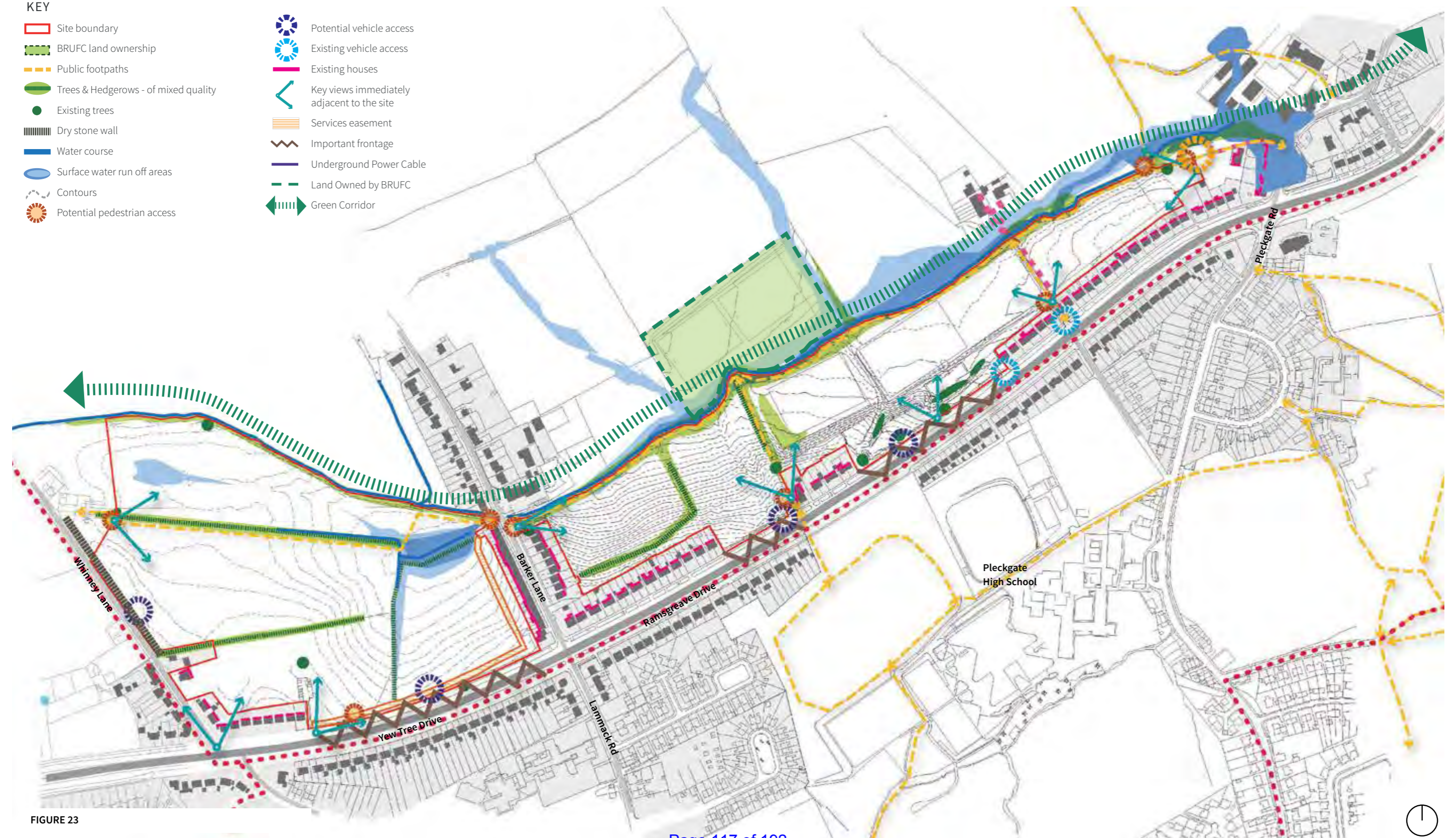


FIGURE 23
 DIAGRAM ILLUSTRATING COMPOSITE SITE CONSIDERATIONS







2.0 Masterplan Framework

2.0



The following section starts with an explanation of the vision and objectives for the future development of the site. From this a set of masterplan drivers are used to introduce an illustrative masterplan. This provides the basis for understanding the guiding principles and character area guidance from which planning applications will be judged.

2.1 VISION

Our vision builds upon the unique character of the rural setting to create a high quality, distinctive and sustainable neighbourhood, with a wide choice of family housing, and will become a place where people will aspire to live.

- It will be an attractive place to live with approximately 450 new homes being provided, including a significant proportion of larger family housing and an integrated network of linked green spaces for residents to enjoy.
- The site will have a strong local identity. It will be characterised by attractive, well-designed buildings and spaces and will comprise of a number of distinctive areas with their own unique character which responds to the characteristics of that particular part of the site.
- Development will maximise existing views from the site and will respond positively to the topographical character of the site.
- Existing landscape features will be enhanced, informing the landscape framework and network of green spaces, the landscape framework will provide a dual function with a network of safe

- and attractive links to the adjacent urban area.
- The site will be well-connected to existing facilities and services, with a permeable layout that maximises linkages and integration within the site and to the wider area. The existing footpath network within and adjacent to the site will be enhanced to encourage walking and cycling with specific links to the Weavers Wheel cycle network and improved access to public transport services as an alternative to travelling by car.
- A 'green corridor' will provide opportunities for informal recreation and childrens play. The character will contribute to the area's green, leafy character and provide a transition to the open countryside as well as further opportunities beyond the site.



2.2 OBJECTIVES

The development objectives are to:

- Provide a **balanced mix of high quality housing**, including family housing, with a mixture of housing typologies;
- Provide **sustainable energy efficient** housing;
- Create a **high quality urban extension** to Blackburn which is well-connected visually and physically to the existing urban area and surrounding countryside;
- Create a **varied and distinctive environment** in new housing, landscape and public realm through local design character and cues from the rural character;
- Use the topography of the site to **inform the design response**;
- Create a **well-connected** and legible network of **streets**;
- Create a **well-connected** and legible network of **pedestrian and cycle movement** corridors within the site and linking the site with facilities outside;
- Protect and enhance the watercourses and any sensitive habitats on the site to **increase biodiversity**;
- Sustainably **manage surface water run-off**;
- Create an **attractive landscape corridor** along the northern boundary adjacent to the watercourse to provide a robust and enduring new Green Belt boundary with integrated SuDs, habitat enhancements and walking/cycling routes;
- To provide a **network of green spaces** within the development to break up the built form;
- Create **distinctive character areas** across the site taking references from the vernacular of the wider area. The new built form should aim to form an attractive transition between the rural and urban edges taking account of views into the site.

2.0 MASTERPLAN FRAMEWORK

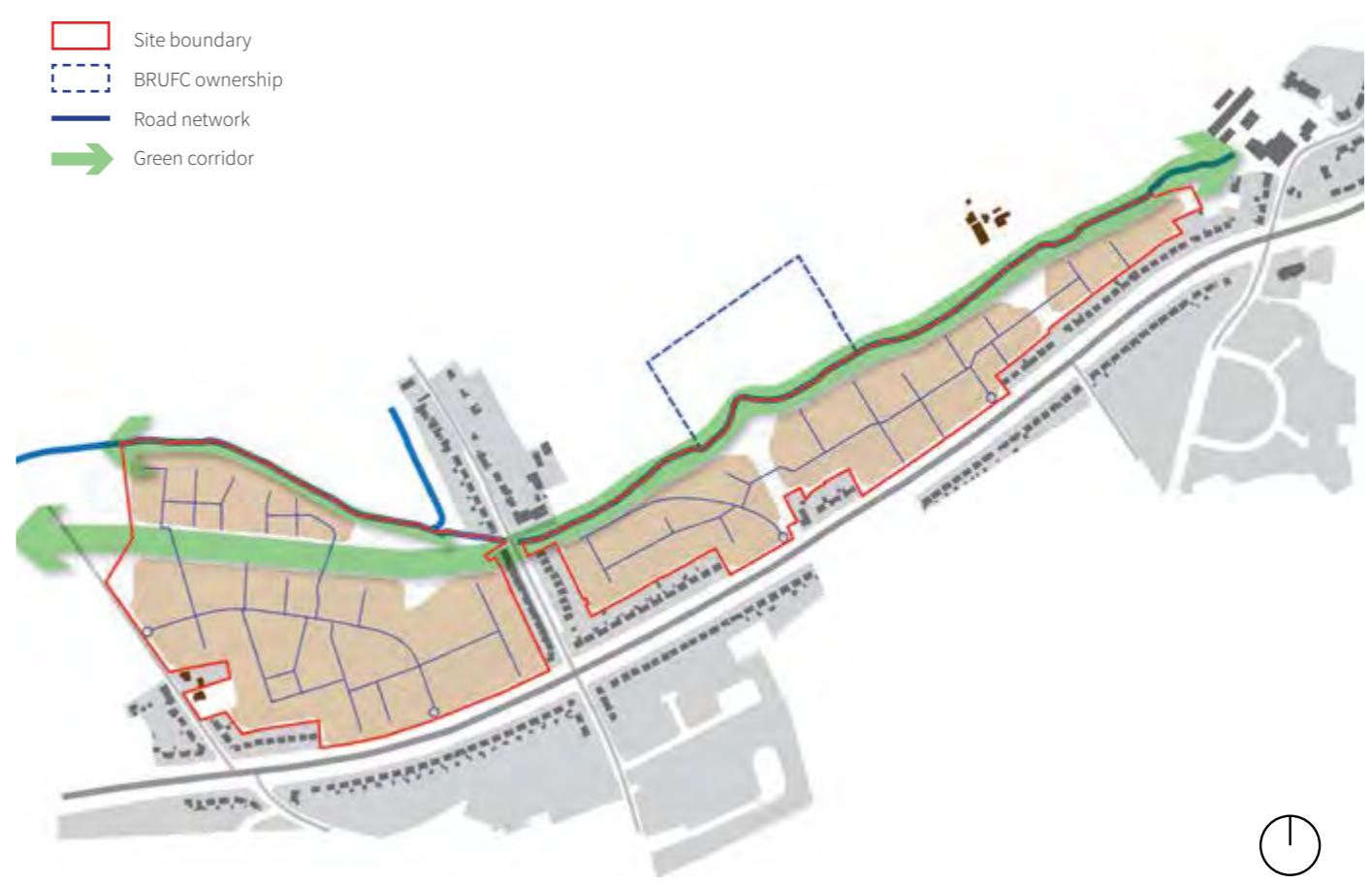
2.3 MASTERPLAN DRIVERS

The following overarching design principles have emerged through the site analysis and technical studies work undertaken and form the basis of our strategic approach to the shape and form of any future development of the site. The principles should be considered when formulating detailed design proposals for the site.



Green Corridor and Rural Edge

Provide an attractive landscape corridor along the northern boundary adjacent to the watercourse to provide new green belt boundary with integrated SUDs, habitats, and walking/cycling routes. This feature helps to blend the transition between urban and rural and integrate the development with Blackburn and the wider countryside. Additional north south corridors would be created that correspond to clear desire lines and landscape features to create an attractive network of connected spaces.



Layout Structure

The topography of the site will influence how the site is accessed and the road structure should facilitate the requirement to create a permeable network of north-south routes along with a focus along east-west lanes.

2.0 MASTERPLAN FRAMEWORK

2.3 MASTERPLAN DRIVERS



Views and Connections

The development form should be broken up with strong north-south visual and physical linkages which connect the existing and proposed neighbourhoods with the existing footpath network and surrounding open countryside.

By drawing the connections through the neighbourhood new housing will feel connected to the surrounding open countryside adding value and a sense of place.

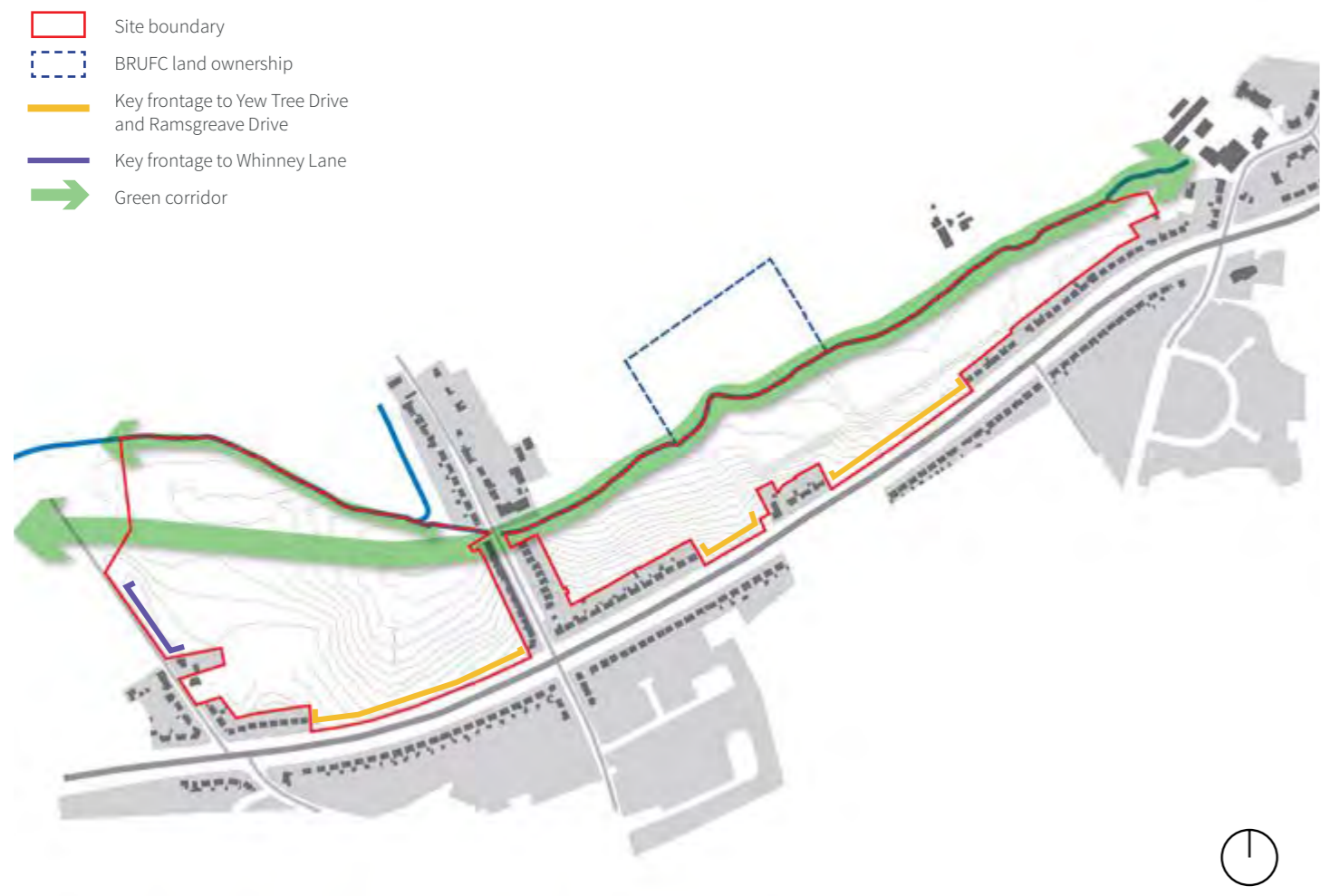


Development and Character

The topography and strategic position between urban and rural will directly influence the capacity and character of particular parts of the site. Four distinct characters are suggested, some being more urban in character, whilst others taking their cues from the rural characteristics to the north.

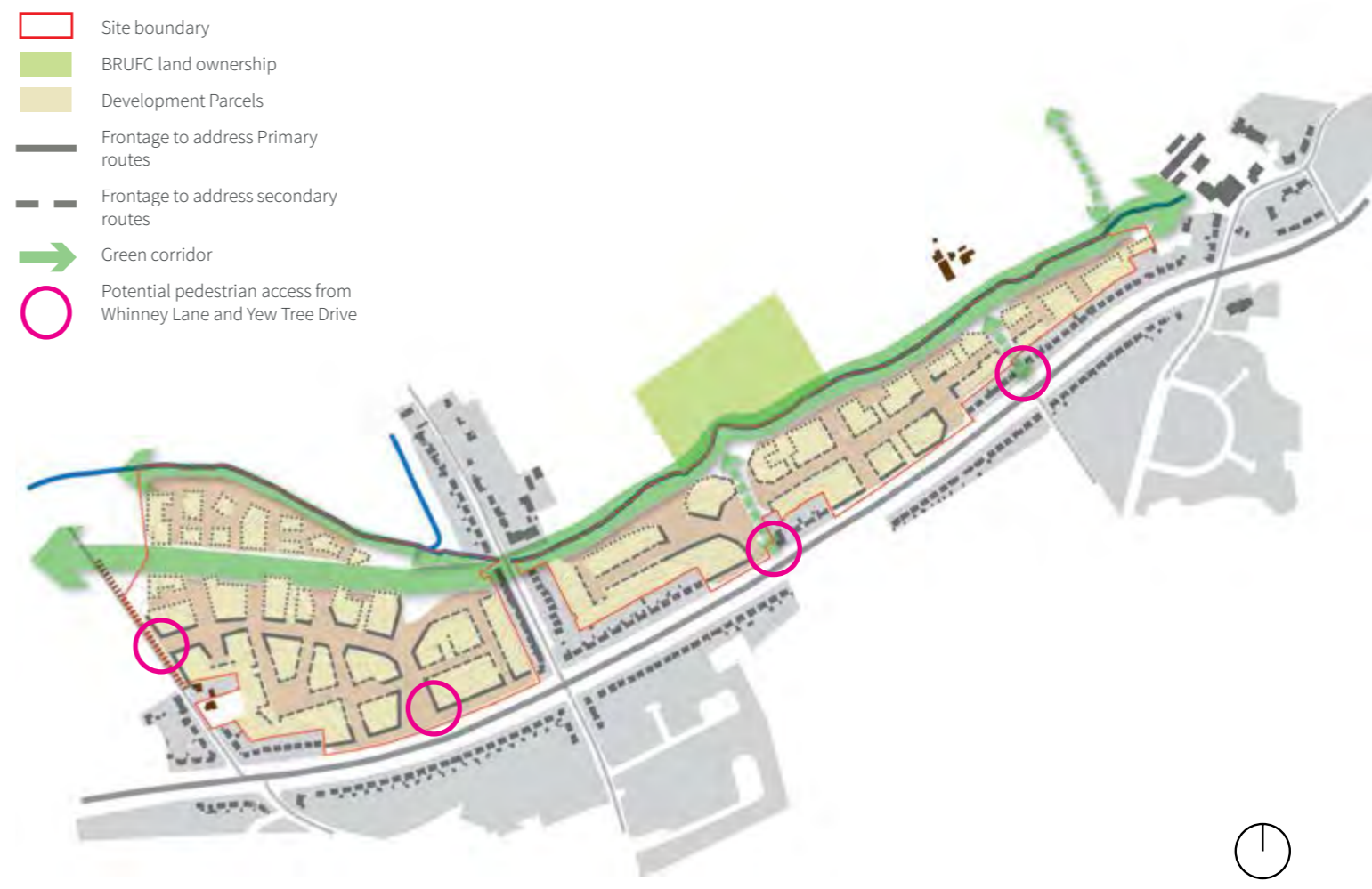
2.0 MASTERPLAN FRAMEWORK

2.3 MASTERPLAN DRIVERS



Frontage & Interface

It is important that the development has a strong physical and visual relationship with Yew Tree Drive and Ramsgreave Drive, to reinforce the principle that this development will be an addition to the wider Blackburn townscape and community.



Creating Place

The overall neighbourhood structure should be permeated with gateways, spaces, squares and courtyards in order to provide variety and interest, improving legibility. These interfaces should occur at natural nodal points within the site. Grain and density can increase at these junctures in order to create continuity and enclosure. However building form could become looser around the rural open countryside and Green Corridor.

2.0 MASTERPLAN FRAMEWORK

2.4 THE ILLUSTRATIVE MASTERPLAN FRAMEWORK



FIGURE 24:

ILLUSTRATIVE MASTERPLAN FRAMEWORK

2.0 MASTERPLAN FRAMEWORK

2.4 THE ILLUSTRATIVE MASTERPLAN FRAMEWORK

2.4.1 THE ILLUSTRATIVE MASTERPLAN FRAMEWORK

The masterplan framework sets out a spatial representation of how the area will be developed and identifies in the following sections how the character areas, streets, green spaces and transport corridors could be arranged in order to achieve the vision for the area as a high quality sustainable urban neighbourhood.

The illustrative masterplan framework (Figure 24) demonstrates the key principles for the layout of the site and includes:

- A number of attractive primary routes accessing the land parcels from Yew Tree Drive, Ramsgreave Drive and Whinney Lane;
- Network green spaces and corridors to form focal spaces and enhance views for the enjoyment of residents;
- An enhanced landscape corridor along the brook to the north;
- An interconnected network of streets;
- Improved footpath/cycle connections with links to the Weavers Wheel cycle network;
- The development of 4 distinct character areas;
- Housing fronting streets and spaces set out in perimeter blocks with a varied range of plot sizes and building footprints;
- Density of housing to vary across the site with less dense housing adjacent to the countryside area.
- Built form to respond to rural characteristics of the countryside setting of the Mellor Ridge.

2.4.2 GUIDING PRINCIPLES

In order for the land to the north of Ramsgreave Drive to become a high quality, sustainable neighbourhood the Council will seek high quality designs for housing, in accordance with the design guidance specified within this document. Guidance on housing requirements in relation to density and mix is set out below.

Housing Layout

Housing delivered on the site will be expected to be well-designed, good quality homes which provide variety in character.

Of particular importance is the requirement to create a semi-rural character away from Ramsgreave Drive and Yew Tree Drive, and to create a positive relationship with the open countryside and open spaces within the scheme.

Any development proposals should respect the rural landscape and be arranged in perimeter blocks of varying character.

The development will be laid out in a series of small to medium development blocks to give a fine grain layout which support a connected network of streets and spaces.

Blocks should be designed as perimeter blocks where buildings front the street or public space and there is a clear distinction between public and private realm. This will ensure each dwelling has a private rear garden and will provide eyes on the street creating a safer and more secure environment.

The appropriate use of variety in building lines is however encouraged in order to create visual interest

Block size should be considered alongside the need to maximise the permeability of the development,

particularly along a north south axis, and encourage walking and cycling while providing for the effective layout of homes and the efficient use of land. Incursions may be made into the block, for example to accommodate car parking.

Layouts should seek opportunities when terminating lanes or driveways to create a series of attractive places which are not defined by highway geometry.

Development should be in accordance with the Council's separation distances and seek to give more generous privacy distances to existing dwellings.

Gateways

A number of entrances are proposed into the site from the surrounding roads and development will be required to create attractive and distinctive gateways.

This can be achieved by building orientation, architectural expression or landscape features. There are important gateways from Ramsgreave Drive, Yew Tree Drive and Whinney Lane which should be emphasised using visually attractive building forms or landscape features. Gateways from Ramsgreave Drive should explore options for creating attractive corner buildings, boundary treatments and /or where this is feasible utilise landscape features to give a recognisable gateway. The rural character of Whinney Lane and existing stone boundary wall should be retained at the access gateway, building frontage and orientation can be used here to give a village character.

Landmarks

Local landmarks can comprise key feature buildings, spaces, mature trees. These should be used to help create a sense of place and identity, helping people orientate themselves around the development.

Landmarks and feature buildings can be used to emphasise key vistas, terminate a view or provide a focus to an area.

Landmarks can exist within and beyond the masterplan area such as the Mellor Ridge line or farm building. Buildings can be orientated and designed to accentuate a corner for example, or elevated properties can incorporate architectural features to exploit panoramic views.

Focal points

There is also scope to incorporate a range of reference points from within and outside the site to create a distinct sense of place, such as some isolated trees or hedgerows. Incidental informal spaces have been shown on the masterplan to break up the built form, open up view or accentuate a landscape feature.

Key nodes and corners should be identified and emphasised using high quality public space, or other interesting built form features. The landscape elements will also form the key structural elements that can form important focal elements.

Important Views

There are views from outside the site though these are limited but can be glimpsed from footpaths and the adjacent countryside.

There is also an opportunity to provide a range of formal and informal views from within the site including vistas created by green corridors as well as more glimpsed and unexpected views.

The design of the development should take advantage of land form to maximise views, or frame views out across the landscape.

Further guidance on the layout of development in different parts of the site is provided in the Character Area section of this document.

The development will be required to provide open space and landscaped areas as described in the green infrastructure framework which will also incorporate

2.0 MASTERPLAN FRAMEWORK

2.4 THE ILLUSTRATIVE MASTERPLAN FRAMEWORK

sustainable drainage infrastructure.

Open spaces should be overlooked by properties to ensure surveillance and safer places. The green spaces should be multifunctional providing an ecological, amenity and recreational resource. The layout of development parcels should be informed by the existing and new landscape, such as hedgerows, SuDS/swales, stone boundary walls and tree groupings.

Housing Mix

The Council's ambition, supported by Local Plan policies, is that housing delivery on this site offers a wider choice of housing with regard to house type, quality and size, and is attractive to new residents looking for higher value market housing, principally larger family homes. With this in mind the Council expects the overall development to provide a balanced mix of high quality housing including the provision of a good standard of living space, predominantly 3, 4 and some 5 bed family homes, with a mixture of housing typologies.

The Council's affordable housing policy will apply; refer to Section 1.2 Planning context.

Housing Density

Housing delivered on the site will be expected to contribute towards the creation of a green leafy neighbourhood with generous private gardens to dwellings.

Densities should vary throughout the site with lowest densities toward the countryside edge and highest closest to existing urban area.

Whilst high densities are appropriate in parts of the Borough, the land to the north of Yew Tree Drive and Ramsgreave Drive is situated on the edge of the urban area and will provide the transition between the built-up area to the south east and open countryside to

the north west. Accordingly, although there is a need to ensure that land is used efficiently and that the development will deliver reasonable housing numbers to meet identified needs, the density of development must also reflect the character of the surrounding area and respond to the setting of the site, together with the aspiration to create a neighbourhood with a semi-rural character.

The density diagram (Figure 25) indicates how the density of development could be provided throughout the site. Further guidance on the density of development in different parts of the site is provided in the Character Area section of this document.

The semi-rural characteristics can be defined by a variety of densities, notwithstanding this a greater amount of landscape and space will be required around the open countryside to mitigate against visual impacts from visual receptors (as described earlier in section 1.5, page 17 of this document) using the public footpath.

It is expected that densities will however vary across the site. Areas of medium density (25-35 dwellings per hectare) will be expected towards existing urban areas along Yew Tree Drive and Ramsgreave Drive.

Densities will decrease towards the middle of the site (c 20- 30 dwellings per hectare) to provide an appropriate transition to the outer edge of the development.

Densities around the interface with the open countryside will reduce to c 15-25 dwellings per hectare in order to reflect the semi-rural character and allow for appropriate mitigation.

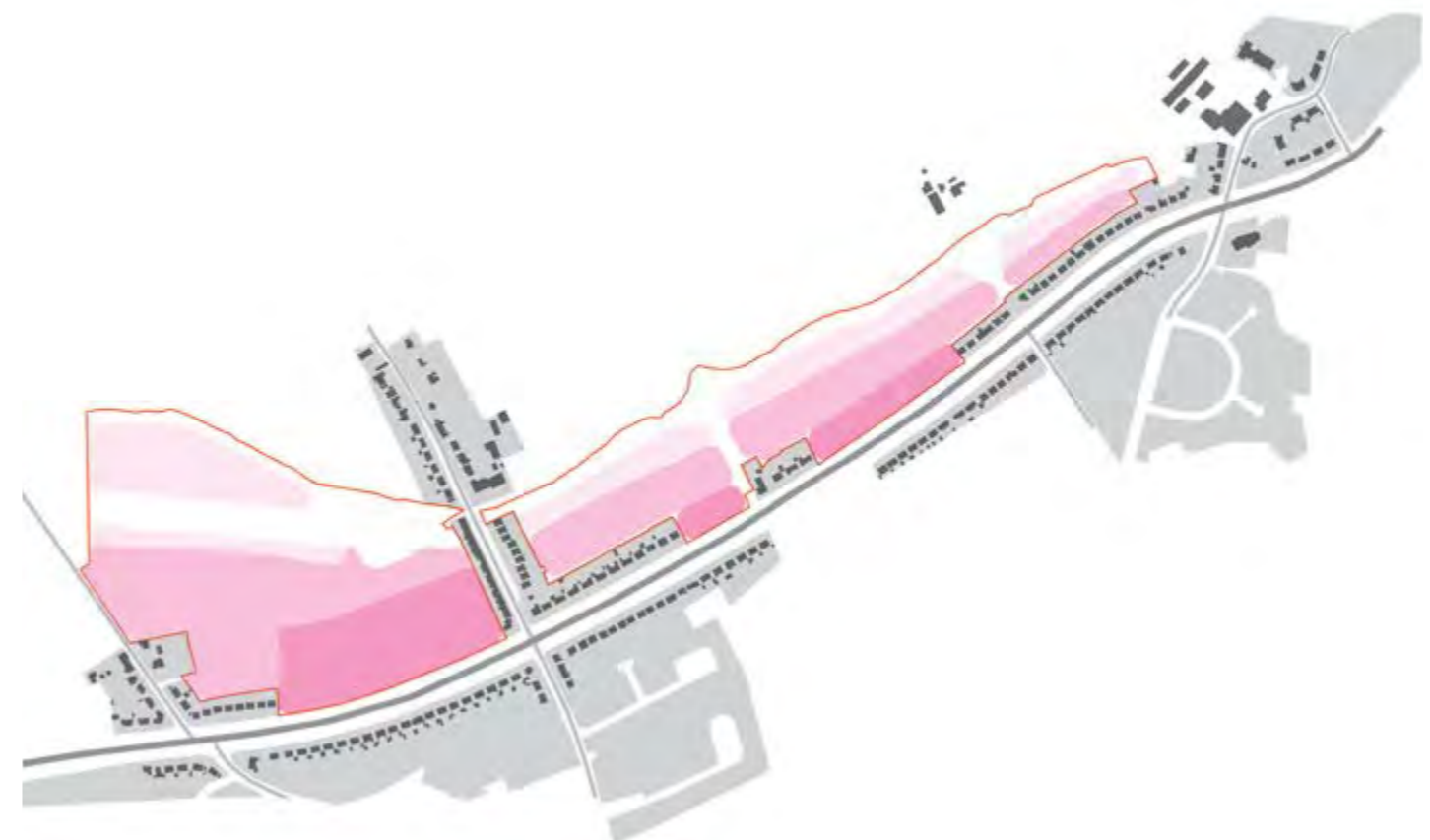


FIGURE 25:
DIAGRAM ILLUSTRATING DENSITY

KEY

- Site Boundary
- Medium/high: c25-35 dph
- Medium/low: c20-30 dph
- Low: c15-25 dph



2.0 MASTERPLAN FRAMEWORK

2.4 THE ILLUSTRATIVE MASTERPLAN FRAMEWORK

2.4.3 Movement Framework

A key requirement of the movement framework is to provide site wide connectivity both through and between the individual land parcels and to surrounding services and facilities. The site is bounded to the south by Yew Tree Drive/Ramsgreave Drive corridor which is a dual carriageway and bypass providing access to the wider route network.

In order to secure a connected sustainable layout the movement framework for the site will require a number of access points from the dual carriageway and an access from Whinney Lane to link to an internal network of secondary streets and lanes.

In order to create a residential character along this road corridor it will be necessary to implement a highway improvement scheme to reduce vehicle speeds and includes new crossings/junctions to provide safe and accessible access to the site and the wider road and footpath/cycle network.

One of the main aims for all new development on this site is to encourage sustainable modes of transport and minimise use of the private car. This section sets out the requirements for the site and identifies key principles for the character of the streets and networks (a summary of these elements is identified within Figure 26).

Key Guiding Principles:

- An accessible and connected neighbourhood with attractive roads and footpaths.
- A number of new vehicular access points off Ramsgreave Drive, Yew Tree Drive and Whinney Lane will ensure the development is conveniently accessed and well connected.
- Enhanced and improved footpaths across the site to link to surrounding neighbourhood centres, schools and green spaces within the site.

- Accessible and safe links to Weavers Wheel cycle network.
- To encourage active travel with a provision of an 3m wide combined footpath/cycle path along the brook within the new green corridor to the northern part of the site.
- The provision of a series, shared streets and lanes that respect rural character.
- A hierarchy of streets provided which vary in pedestrian vehicle balance and include shared pedestrian/vehicle streets and spaces as indicated.
- A highly permeable network of north south streets to provide connectivity between open countryside and the new neighbourhood.
- Environmental improvements will be required to Ramsgreave Drive, Yew Tree Drive and Whinney Lane to help slow vehicle speeds and give the road a more residential characteristic.
- Retain rural character of Whinney Lane.

Network Layout

The network layout should provide a hierarchy of routes to create a connected and permeable layout and avoid significant impact on the highway network established. It is expected to include a number of primary routes (depending on phasing of the development) accessed from the dual carriageway, a smaller single access from Whinney Lane, and a series of secondary routes and /or lanes. The route network will be required to provide attractive streets and lanes supplemented with planting and landscape features to reflect the urban rural transition. Where possible shared surfaces will be encouraged and maximum speeds to be no more than 20mph.

The route network will be orientated north-south in the main, to exploit views through the site to the countryside beyond with a small number of east west routes that could provide links across land parcels and

adjacent areas.

Primary Street Design Principles

The Primary routes are intended to form the main vehicle links and connect to the more intimate secondary streets and lanes. They are intended to have a relatively intimate feel and be tree lined with formal landscape planting. Where possible building enclosure and variation in width should be integrated into the design to reduce vehicle speeds and avoid rat running. Pedestrian footpaths and/or cycle paths to line at least one side of the carriageway.

The masterplan shows a primary route to the western portion of the development which is expected to have a village character to reflect the rural character of this part of the masterplan.

Secondary Street/Lanes Design Principles

To have an intimate informal character fronted by housing and predominantly to be shared surfaces. Pedestrian footways either to one side of the carriageway or integrated within the carriageway. Informal planting to be incorporated in the street scene but front gardens behind hedgerows or low walls are expected to provide the main greening elements. Permeable resin or paving to be preferred treatment of the carriageway surface.

Bus Access

The Council is very keen to maximise the use of sustainable travel and would therefore like to explore opportunities for the development to contribute towards the enhancement of the existing bus service.

Although it is presently envisaged that bus services will not be directed through the site, bus routes can change over time and the primary routes should therefore be designed to ensure that it is physically capable of accommodating a bus route in the future.

Pedestrian and Cycle Links

Development proposals will be expected to provide an integrated network of safe footpaths and cycle routes which provide access through the site and connect into the wider off-site routes.

Development should also provide:-

- Enhanced footpath/cycle way along the green corridor adjacent to the brook.
- Safe access to the Weavers Wheel cycle network at junctions and crossings.
- A permeable layout across the whole site.
- A pedestrian/cycle network that provides convenient access to local facilities.

The footpath and cycle network should integrate with the landscape structuring elements/green infrastructure network across the site and, where appropriate, streets should be designed to provide priority to cyclists and pedestrians.

Travel Plans

The Council is keen to maximise opportunities for sustainable transport that encourage alternative modes of transport to travelling by car such as walking, cycling, public transport and car sharing. Development proposals should be accompanied by a Travel Plan which identifies specific, deliverable measures to encourage the use of sustainable forms of transport.

This co-ordinated plan should establish a package of measures that will be implemented and monitored to mitigate the impacts of the proposed development and to promote means of transport that are beneficial to health. The plan should help to support sustainable economic growth, promote social inclusion and assist in reducing the impacts of climate change.

2.0 MASTERPLAN FRAMEWORK

2.4 THE ILLUSTRATIVE MASTERPLAN FRAMEWORK

Developers may also be required to submit a Construction Travel Plan for the agreement of the Council, prior to the commencement on site. This should demonstrate how the impact of construction traffic will be kept to a minimum during all phases of the development. It should include the proposed access arrangements to the site for construction traffic from the surrounding highway network.

Parking

Vehicle parking across the development and provision for cycle storage should be in accordance with the Council's adopted standards unless alternatives can be justified.

Car parking must be carefully planned and integrated sensitively into the development to ensure it does not visually dominate street scenes or provide obstructions to pedestrians and cyclists. The proposed parking arrangements should support the creation of safe and attractive streets.

The Council's preference is for a range of parking solutions to be applied. They should be a combination of on-plot, off-plot and on-street solutions. An acceptable form of car parking will include:

- Predominance of on-plot parking and some on street visitor parking;
- On-street parking either as marked or unmarked bays adjacent to the carriageway;
- Front forecourt parking to be set within high quality planting to avoid dominance of the car in the street scene;
- Well-designed courtyard parking within perimeter blocks or mews streets;

- In curtilage parking to the front or side of the property, and;
- Garage parking ideally with an additional space in front, between dwellings. Detached garages on primary and secondary routes should normally be positioned behind the principle elevation of the dwelling it serves or integrated within the built form in order to minimise the impact on the street scene.

In all instances the car parking solution should enable parking close to the dwellings which they serve and should be convenient to use in order to discourage inappropriate on-street parking.

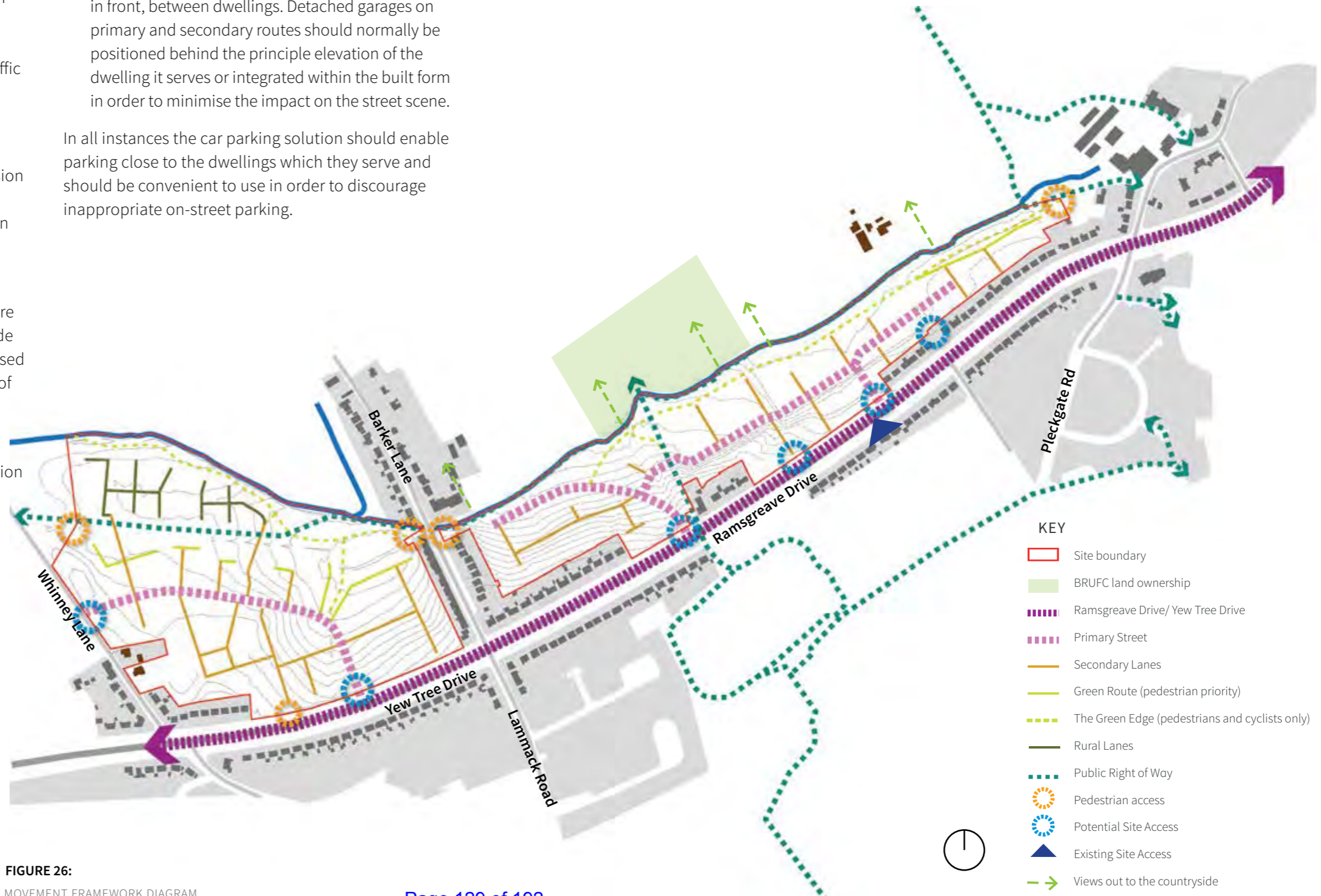


FIGURE 26: MOVEMENT FRAMEWORK DIAGRAM

2.0 MASTERPLAN FRAMEWORK

2.4 THE ILLUSTRATIVE MASTERPLAN FRAMEWORK

2.4.4 Green Infrastructure

An existing brook forms the northern boundary to the site, presenting an opportunity to establish a green corridor that enhances the watercourse and existing habitats as well as incorporating above ground sustainable urban drainage solutions. Additional landscape features and new green spaces will create a distinctive environment that respects the landscape assets of the site.

The Council’s Open Space Assessment concludes that the site is deficient in access to a number of open space typologies including parks and gardens, children’s play space and amenity/grassland. Acknowledging that planning policy requires these deficiencies to be addressed the Council’s preference is for this to be provided on site as an integral part of the green infrastructure framework.

It is recognised that that there is a good supply of formal facilities within easy access of the site and therefore a contribution to formal play provision off-site is not required. An outline of the green infrastructure framework is shown within Figure 27.

Key Guiding Principles:

- Attractive green corridor to be created along entire length of northern boundary alongside the brook. This corridor should be multifunctional including creation of robust Green Belt boundary, provision of amenity/play spaces and ease of connectivity by pedestrians and cyclists through the site and to surrounding area and facilities.
- Sustainable urban drainage systems to be incorporated within green infrastructure.
- Green infrastructure network should enhance connectivity between green spaces on site.
- Planting should include native plant mix to reflect local vegetation communities and encourage and enhance biodiversity.
- Variety of green and open space typologies to be provided on site to break up the built form, to form focal points and open out views and provide areas of play and enjoyment.
- Tree lined streets to form an important element of the development/green infrastructure framework.
- Informal children’s play areas should incorporate natural structures and encourage activities that reflect the interests and character of the local area including, for example, natural play and walking trails.
- Design, layout and specification of the green infrastructure should provide a durable, high quality solution that offers permanence and ease of maintenance by the developer/landowner.

Green Corridor

The green corridor along the northern edge of the housing allocation site is required to be attractive, multifunctional, to be responsive to the established landscape characteristics and local biodiversity (as described in section 1.7 of this document) and to contribute to the creation and establishment of a new and permanent boundary to the Green Belt.

In addition to the above, the green corridor will be an important transition between the development and the surrounding countryside.

A number of uses/activities that will need to be provided have all been identified and include the following. Please note this is not an exhaustive list; the Council would welcome additional imaginative uses/activities that will enhance the amenity of local residents, biodiversity, connectivity and the setting of the development.

Uses/activities identified include:

1. New Green Belt boundary
2. Play
3. Combined footpath/cycle route
4. Sustainable urban drainage (SuDs)

1. New Green Belt Boundary

The North Blackburn Development Site is a small scale urban expansion into land previously designated as Green Belt along the northern boundary of the borough adjoining the Ribble Valley. The land was formally released from the Green Belt and allocated for housing with the adoption of the Local Plan Part 2. This change of boundary has positioned the edge of the Green Belt along the shared administrative boundary between BwD and Ribble Valley Borough Councils. In accordance with national planning policy there is a requirement when establishing a new/amended Green Belt boundary to have regard to the purposes of the Green Belt and their intended permanence in the long term. It is expected that the boundary is clearly defined using physical features that are readily recognisable and likely to be permanent. The existing stream along the northern margin of the site is a suitable feature to use as the basis for the new boundary. However it is expected that robust and complementary landscape work, including planting will be provided along the northern edge to reinforce the definition of the Green Belt and the green corridor.

2.0 MASTERPLAN FRAMEWORK

2.4 THE ILLUSTRATIVE MASTERPLAN FRAMEWORK

KEY

- ▭ Site boundary
- Existing Water course
- ▭ Green corridor to provide amenity space, combined pedestrian/cycle connections and robust Green Belt boundary
- ▭ BRUFC land ownership
- ▭ Potential location for SUD's
- - - Potential green connections from Ramsgreave Drive to the Ribble Valley to the north
- Potential locations for green spaces, parks and play areas
- ▬▬▬ Existing hedges to be retained and integrated within the development
- - - Contours

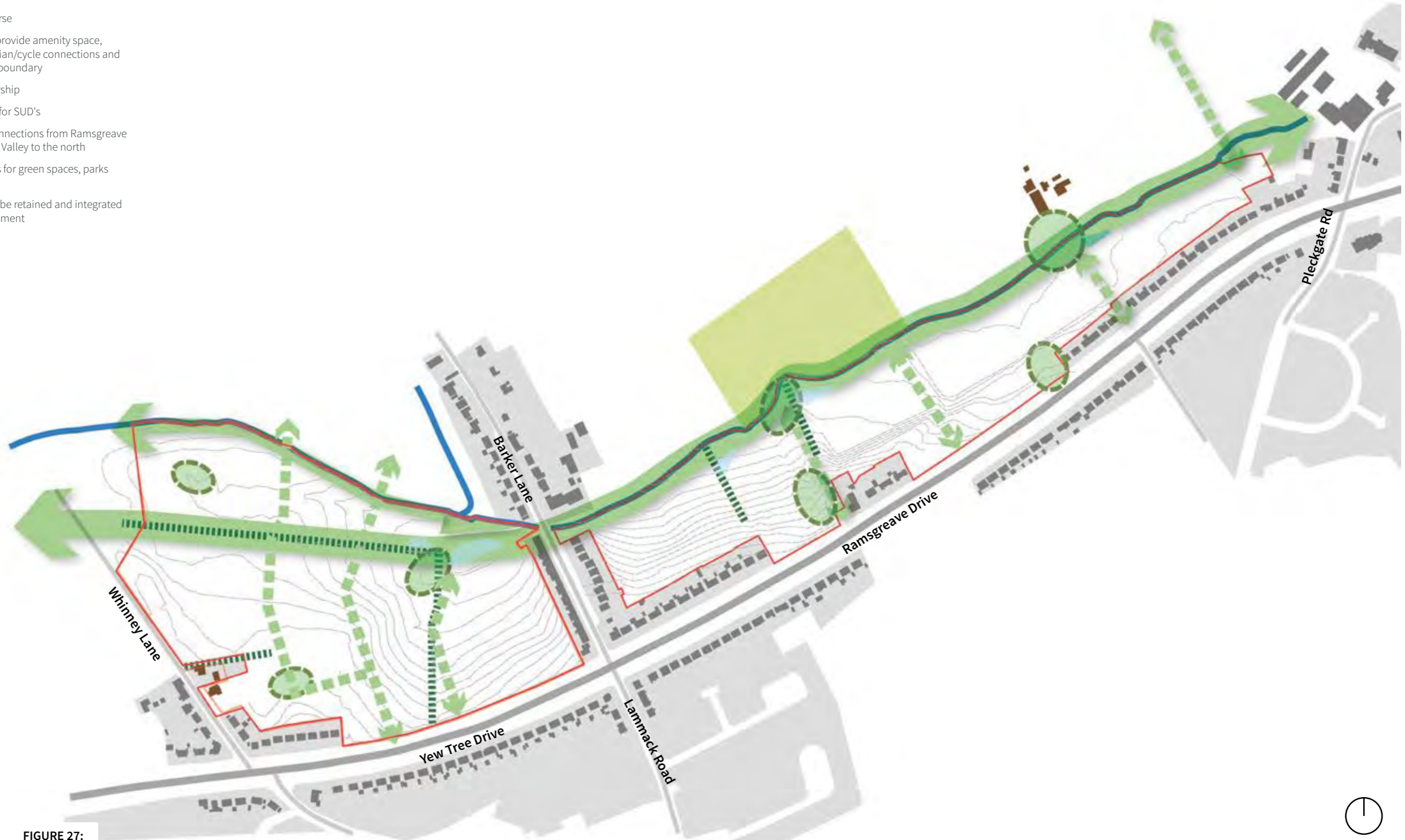


FIGURE 27:
GREEN INFRASTRUCTURE



2.0 MASTERPLAN FRAMEWORK

2.4 THE ILLUSTRATIVE MASTERPLAN FRAMEWORK

2. Play

The green infrastructure network offers a great opportunity to integrate and link informal play through the development.

Some of the guiding principles for these play features include:

- A variety of play features/play experience should be provided to encourage exploration and imagination.
- Play elements should reflect the history of the site and the local context. This will encourage the creation/ awareness of site identity and local distinctiveness.
- Opportunities should be made to integrate play into the landscape to encourage informal play and a connection to the natural environment.
- Play spaces should be well connected by pedestrian friendly footpath routes to create an integral network of play facilities.
- Play facilities should be actively overlooked by housing to contribute to the creation of a safe environment.

The following key guiding principle for green infrastructure will apply equally for play areas:

- Design, layout and specification of the green infrastructure should provide a durable, high quality solution that offers permanence and ease of maintenance by the developer/landowner.

3. Combined Footpath/Cycleway

Reference has been made in various sections of this document to the importance of connectivity across the development and to the surrounding area. A key structuring element of the green corridor is the integrated footpath and cycleway. Scheme

requirements for this have been set out in the 'Movement Framework' (section 2.4, page 48).

4. Sustainable Urban Drainage (SuDs)

The developer will be required to ensure that sufficient greenspace is provided for an above ground SuDs scheme that complies with the current national standards for Sustainable Drainage Systems.

The preliminary assessment of surface water storage requirements including estimated storage volumes and areas (m2) was referenced in Section 1.7.3 Site considerations – Flood risk constraints and drainage considerations.

The illustrative masterplan has taken these requirements into account and has provided sufficient greenspace roadside and along the northern corridor, on both the west and east land parcels of the development site to provide above ground water attenuation storage in the form of SuD's. This excludes the 8m buffer from the watercourse generally required by the Environment Agency for access for maintenance.

Developers will need to ensure that sufficient space is allowed for SuDs features as an integral part of individual scheme detailing. Due consideration must be given also to operation and maintenance requirements.

Developers are additionally encouraged to consider complementary measures for reducing surface water runoff including the use of permeable surface materials, encouraging the use of water butts, incorporating water harvesting for domestic uses (e.g. toilet flushing) and delivering roof water to planters.



2.0 MASTERPLAN FRAMEWORK

2.5 CHARACTER AREA GUIDANCE

2.5.1 IDENTIFYING CHARACTER AREAS

The development naturally sub-divides itself into two parcels east and west of Barker Lane, within these two parcels 4 distinct character areas have been identified that will have their own characteristics (Figure 28).

The character areas have been defined by landscape spaces, scale, density and built form and provide appropriate variety and richness contributing to a sense of place.

Key Guiding Principles Considered:

- Creation of 4 distinct character areas which complement features of the site and housing in adjacent streets. This could include materials, density and views into and from the site.
- Landscape elements to form a key aspect of character with tree-lined streets and shared surfaces taking references from the rural character.
- Dwellings to front a connected network of streets, lanes, and green corridors.
- Provision of a variety of plots and house types. Possibility to incorporate mews and courtyard developments.
- Creation of series of attractive public spaces that relate to landscape features within the site.
- Utilise level changes to provide interest across the site and make the most of views.

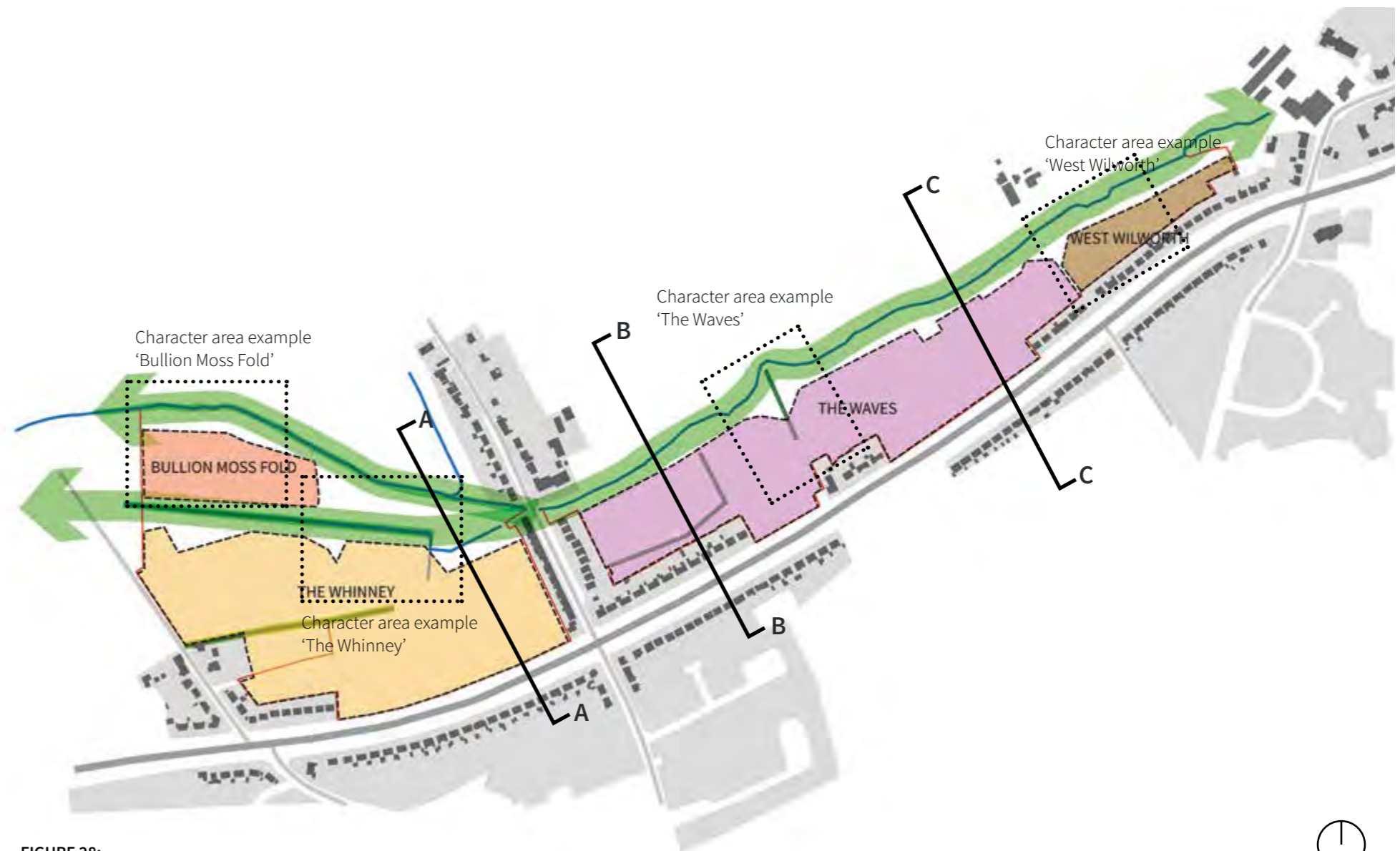


FIGURE 28:
DIAGRAM ILLUSTRATING CHARACTER AREAS

The Whinney

A mix of predominantly brick and stone housing, transitioning from a more formal, urban character along Ramsgreave Drive to a softer, informal feel along the landscaped corridor.

The Waves

A mix of brick and rendered properties of varying typologies with a more formal character influenced by green streets and corridors.

Bullion Moss fold

Organic in character with a rural feel. A mix of brick and stone; detached, semi-detached and terraced cottages with internal courtyard spaces and mews streets, making reference to rural courtyards.

West Wilworth

Informal in nature, with large detached and semi-detached properties arranged around shared courtyard spaces and the landscape corridor. Materials to be redbrick with slate roofs, scope for stone fronted dwellings facing green corridor.

2.0 MASTERPLAN FRAMEWORK

2.5 CHARACTER AREA GUIDANCE

2.5.2 THE WHINNEY

Buildings should be a mix of predominantly brick and stone but will still retain an informal character. The village lane will form centre piece of the area, having a varied building enclosure and planting to alternate with verges, trees and front gardens. Focal buildings to be used along its length with incidental spaces to open out views.

- A Primary Rural Lane should be provided within development proposals which allow for a variation in building line but with a strong level of enclosure. Planting could alternate within verges and front gardens, which also vary in width. The Lane should be enclosed by a tighter urban grain. The surfacing includes a series of junction spaces, which serve to slow vehicle speeds. A number of key focal point buildings are located along its length, forming visual markers and defining the junction spaces. The Lane should be broken up with incidental spaces which provide views through to the Linear Park and define other connections through to the rural edge.
- An Arrival Green should be provided at the Gateway of the development; the existing hedgerow should be retained to define the edge of the space, but allowing open views into the site towards a Focal Point Green Square; there should be a continuous development frontage around the Gateway Green and Yew Tree Drive, required to minimise noise impacts to rear private gardens.
- Built form to be two storeys with potential for roof dormers, varied plots and building footprints to give visual interest and with some buildings clustered to give a village feel. Boundaries to be stone/rail or hedging with varied gaps between buildings to allow for landscape planting to have visual impact in the street scene.
- Landscape connections should be drawn in along the Village Lane around a focal point square, which is enclosed by a tighter urban grain. The square provides a visual and physical connection to a Rural Green and contains SUDS requirements.



FIGURE29:
ILLUSTRATIVE SKETCH OF THE WHINNEY

2.0 MASTERPLAN FRAMEWORK

2.5 CHARACTER AREA GUIDANCE

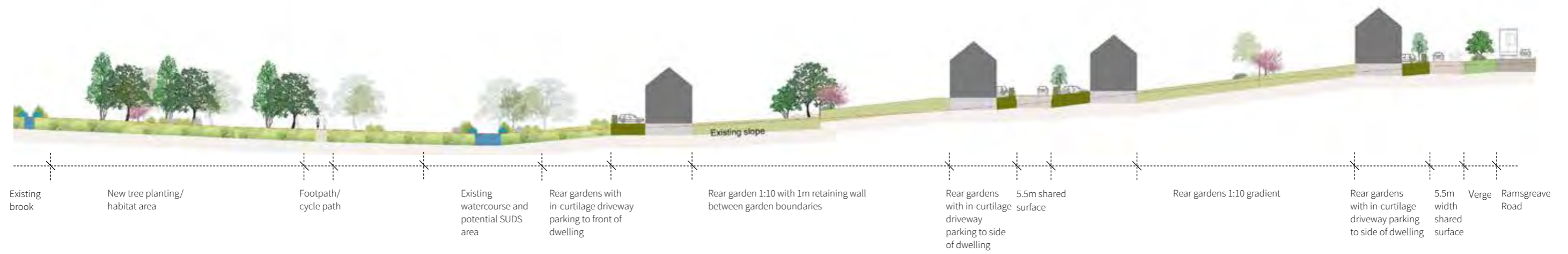


FIGURE 30
SECTION AA

- Within the other secondary/tertiary streets, any proposals for development should consider the provision of mews courtyards and greens or extend through to the Rural Cluster which sits beyond the Green Corridor; grain could be looser and more organic, opening up closer to the Linear Park, but tightening towards the existing built edge. A mix of properties should be provided. Buildings should either front or side onto the Green Corridor in order to provide a high degree of overlooking; varied roof forms (hips and gables) use of render, timber or stone within gables to create variety and interest when viewed from the Green Corridor. These streets should draw in the informal planting from the Green Corridor, which becomes more formal closer the existing built edge of Blackburn. Boundaries may include stone walls and hedges along the edge of the Green Corridor; with landscape planting flowing into the spaces and front gardens, which may be minimal within locations. All these edge characteristics will help to justify the proposals from a landscape and visual perspective.

These principles are illustrated within Figure 29 and the section in Figure 30.



ABOVE: CONTEMPORARY INTERPRETATION OF A DENSER HOUSING TYPOLOGY.



ABOVE: CONTEMPORARY INTERPRETATION OF A DENSER HOUSING TYPOLOGY, WHICH RETAINS SEMI-RURAL CHARACTER THROUGH THE USE OF STONE AND TIMBER.

2.0 MASTERPLAN FRAMEWORK

2.5 CHARACTER AREA GUIDANCE

2.5.3 THE WAVES

This area has a more urban character with a mix of brick and rendered properties, two stories in height of varying typologies which a character influenced by green streets and corridors. To be predominantly detached or semi-detached.

- The Waves should feature a mix of brick and rendered properties of varying typologies with a character influenced by green streets and corridors.
- Along the green corridor, buildings should either front or side on to the open space, providing a high degree of overlooking and maximising views out to the countryside. Variety and interest should be created with the use of varied roof forms (hips and gables) and changes in building materiality.
- The green link should bring the informal planting of the green corridor into the development, with planting becoming more formal as the development nears Ramsgreave Drive.
- Spaces which are courtyard in character should provide the interface with the green corridor, responding to landscape and visual sensitivities along the urban/rural transition.
- Rural Green - incorporates SUDS, seating/picnic areas and areas of informal landscape play.
- The visual impact of parked vehicles, particularly within the frontages of properties, should be kept to a minimum. re 31 and the sections in Figure 32 and 33.



FIGURE 31
ILLUSTRATIVE SKETCH OF THE WAVES

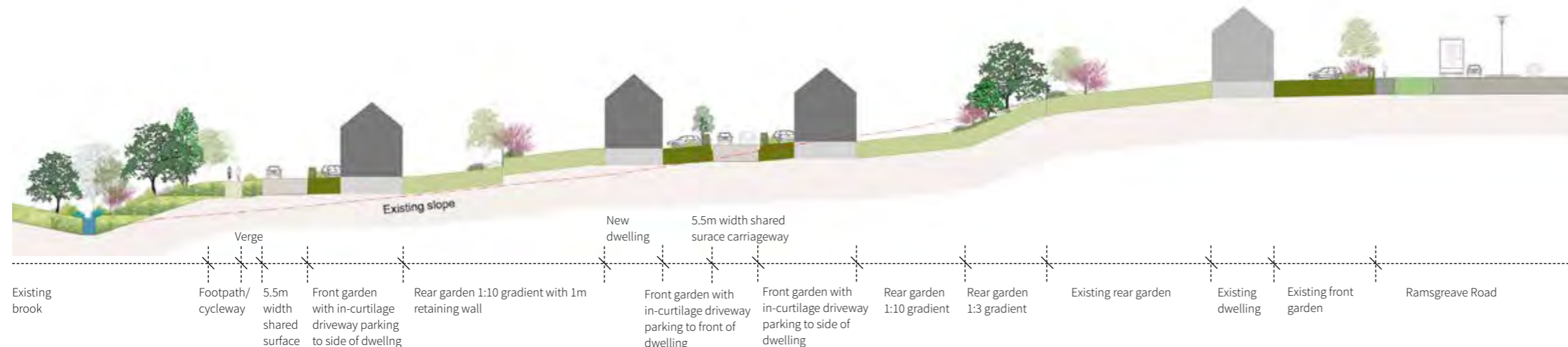


FIGURE 32
SECTION BB

1. New boundary planting
2. Rural green
3. Green Corridor
4. Public right of way
5. Rural courtyards
6. Play
7. Square
8. Green link
9. Village Lane

2.0 MASTERPLAN FRAMEWORK

2.5 CHARACTER AREA GUIDANCE



Right and far right: Traditional interpretation of Rural Typologies. Roofs step with changes in level.



Above: Local materials such as stone is used to create a rural character within smaller terraced housing, dwellings address a green space to create a 'village character'.



Above: Contemporary interpretation of larger family housing. Roof form creates variety within the street scene.

- The sections below identify a possible solution to for the steep levels within the site, whether that be through the provision of 1:10 rear gardens or by introducing retaining walls.
- It is expected that there will be a requirement to re-profile some of the land within the site to create workable gradients for access roads and gardens and this may reduce the overall requirement for utilising retaining walls within any development proposals. There needs to be flexibility and a variety of approaches to the topography within the site.

- Mitigation measures should be taken to reduce the impact of views of the site with a new green corridor. The green corridor should provide landscape screening and SUD's, as well as a transition between the development to the rural countryside. Buildings addressing the green corridor should be well set back to allow for this.

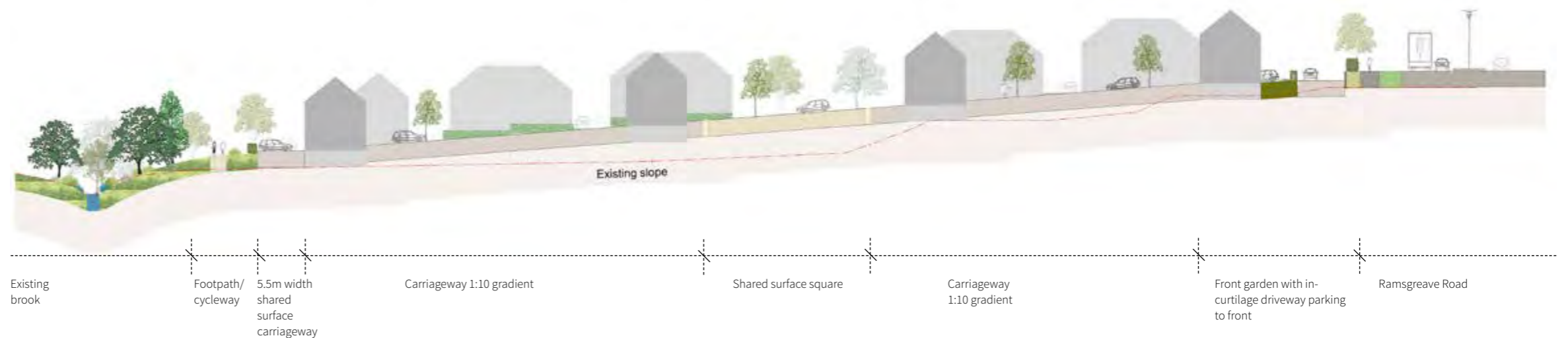


FIGURE 33
SECTION CC

2.0 MASTERPLAN FRAMEWORK

2.5 CHARACTER AREA GUIDANCE

2.5.4 BULLION MOSS FOLD

This part of the site will have a distinct rural characteristic, set between the countryside edge and the green corridor. It will take references from rural farmsteads and folds. Predominantly two storey buildings front onto courtyard spaces and lanes. It will be essentially organic in character.

- Bullion Moss Fold is organic in character with building forms defining the internal courtyard spaces. A mix of properties and buildings should either front or side onto the adjacent open space, providing a high degree of overlooking. Varied roof forms (hips and gables), combined with use of stone, brick, render and timber within gables and slate roofs, should create variety and interest when viewed from the green corridor.
- Boundaries could include stone walls and hedges and landscape planting should flow into the spaces and front gardens, which may be minimal within locations. Marker buildings define the gateway into Bullion Moss Fold.
- A substantial planting boundary should be provided along the interface with the open countryside, which will form a new boundary to the green belt.
- Key marker buildings should be used to define gateways into the character area.
- Building footprints and plots to be varied and buildings can be clustered to create enclosure to courtyard spaces.

These principles are illustrated within Figure 34.

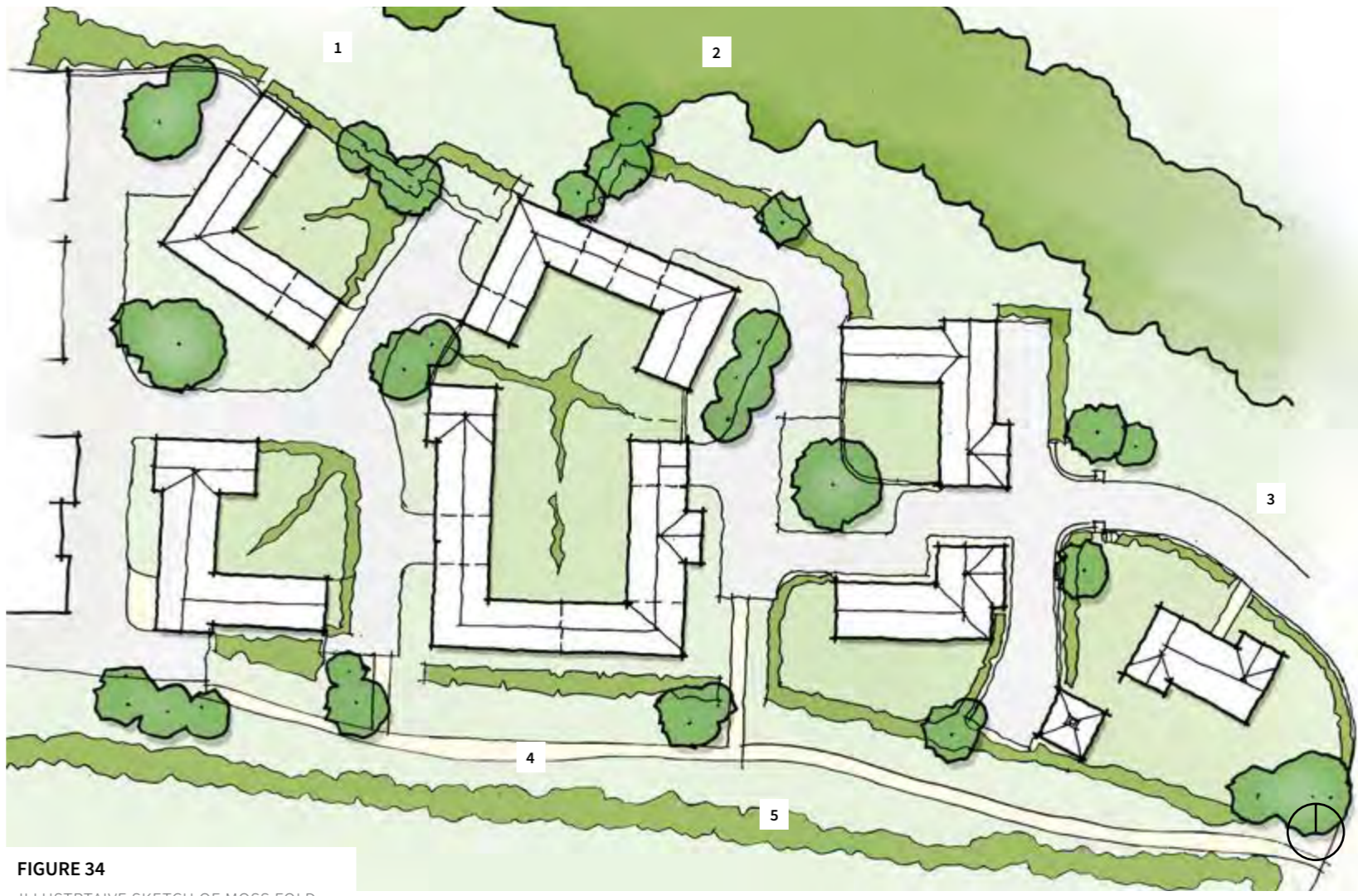


FIGURE 34
ILLUSTRATIVE SKETCH OF MOSS FOLD

1. Rural Courtyard
2. New boundary Planting
3. Rural Gateway
4. Green Corridor
5. Public Right of Way

Right and far right:
Contemporary
interpretation of Rural
Typologies.



2.0 MASTERPLAN FRAMEWORK

2.5 CHARACTER AREA GUIDANCE

2.5.5 WEST WILWORTH

This area will reflect the rural surroundings with an informal layout of clusters of dwellings. The green corridor will form a dominant feature within this area.

- Streets should be arranged to allow for development efficiency whilst orientating blocks to maximise views and connections to the open countryside to the north;
- Shared surfaces at junctions could create variety along the street and slow traffic;
- Variation in materials along the gables could help create visual markers;
- Spaces which are courtyard in character provide the interface with the Green Corridor and respond to landscape and visual sensitivities along the urban/rural transition.
- Consideration should be given to protecting the amenity of the existing properties fronting Ramsgreave Drive.
- Building footprints and plots sizes should be varied in size with variable gaps fronting the green corridor and allow for landscape planting to have visual impact. Hedges should be dominant boundary treatment, and building materials to be redbrick/slate with render, stone buildings can front green corridor

These principles are illustrated within Figure 35.



1. New boundary planting
2. Green Corridor
3. Rural courtyards
4. Square
5. Primary Street
6. Privacy distances to existing dwellings are respected
7. Predominantly detached or semi-detached dwellings allow views from existing dwellings

FIGURE 35 ILLUSTRATIVE SKETCH OF WEST WILWORTH





3.0 Delivery

3.0 DELIVERY

3.1 INFRASTRUCTURE REQUIREMENTS AND PHASING

Infrastructure Requirements

A range of infrastructure will be required to support the new community and mitigate, if needed, any impacts of the development on the established community and/or existing infrastructure.

An Infrastructure and Delivery Plan (IDP) has been prepared to support delivery of the masterplan framework and is attached at Appendix 1.

The IDP sets out the infrastructure requirements/delivery organisation/the anticipated phase of development when this should be provided and the trigger point for provision.

The IDP has been based on:

- The Local Plan Part 2 Infrastructure and Delivery Plan (IDP), updated in January 2016¹. This provides a strategic level assessment of the infrastructure requirements needed to deliver the Local Plan Part 2 as a whole and has been produced in cooperation with information collected from stakeholders, key partners and service providers involved in delivering infrastructure.
- The Local Plan Part 2 housing land allocation Policy 16/2 – North Blackburn Development Site: Key Development Considerations draws on this information in setting out the key infrastructure requirements for developing out this site².
- Technical evidence prepared to inform the preparation of the masterplan. A full list of the

technical evidence can be provided on request from the Council. A copy of the Transport Assessment and Residential Travel Plan are available to view on the Council's website:

<http://www.blackburn.gov.uk/Pages/planning-land-property.aspx>

The key infrastructure requirements identified in the IDP are listed within the following themes; the infrastructure projects are listed in the IDP.

Themes:

- Access and transport
- Affordable housing
- Education
- Green infrastructure
- Surface water drainage
- Utilities

Taking the above into account, developers will be expected to provide a statement with their planning application to explain the contribution and the implication of individual scheme delivery on infrastructure requirements set out in the IDP.

The Council acknowledges that given the scale of development and multiple land ownerships there is a need to balance the certainty of delivery of key infrastructure with the need to maintain flexibility over the delivery of the development and infrastructure, especially as delivery is likely to take place over a number of years.

Additionally, the Council acknowledges that it may be necessary on a scheme by scheme basis to balance infrastructure requirements with the need to ensure that development remains viable. The developer's statement will establish the baseline for these considerations.

Phasing of Development

It is accepted that phasing of the development is dependent on landowners releasing land to the market and the masterplan accepts some flexibility with regards to delivery may be required. At the same time the Council will expect the delivery of infrastructure and phasing of the development to be approached in accordance with the following principles:

- Infrastructure should be provided in a timely way in order to reduce/mitigate the impact of the development;
- A coherent and coordinated approach to infrastructure delivery, construction management and development phasing is needed between land ownerships in order to ensure that the overall masterplan aspirations are met;
- Avoiding in so far as possible the creation of parcels of land or pockets of development that do not relate to their surroundings or are isolated from each other and from existing or proposed services and facilities;
- The early provision of transport and transport related infrastructure is recognised as being a key requirement in order to reduce the impact of the development upon the existing highway network, create a residential character alongside the dual carriageway and to establish connectivity with the surrounding area/community and local facilities;
- Regard is given to the different land ownerships on the site and the need to support development parcel release that facilitates early delivery of amenities whilst optimising revenues

to offset infrastructure investment.

The overall approach towards phasing and infrastructure delivery will need to ensure that each phase of development is as self-sufficient as possible whilst delivering necessary strategic elements of infrastructure and not prejudicing the ability of the following phases to do the same.

3.2 DEVELOPER CONTRIBUTIONS AND VIABILITY

Developer Contributions

Developer contributions will be required where off-site works are required to make a development acceptable or where a financial contribution is preferable to an on-site solution.

The masterplan's IDP sets out the full package of infrastructure requirements needed to make the overall development acceptable in planning terms; this includes infrastructure provided by the developer as an integral part of scheme delivery and/or, in some cases, delivered via a developer contribution.

As part of the masterplan preparations the viability of the masterplan proposals has been tested and an overall developer contributions envelope agreed. At development management stage the Council and the developer for the subject phase will agree a pro-rata contribution for that phase, to ensure that each part of the development appropriately contributes toward delivering the full package of infrastructure requirements set out in the IDP. The pro-rata contribution will be based on the number of dwellings within each proposed scheme/phase set against the total number of dwellings anticipated across the whole masterplan area. Within the limits of the developer contributions envelope there would be flexibility, if needed, to agree the bespoke package of infrastructure required at that stage of the overall masterplan site

1. *The Infrastructure and Delivery Plan, January 2016 version, is available to view on the Council's website: www.blackburn.gov.uk/Pages/planning-land-property.aspx*

2. *The Infrastructure and Delivery Plan, January 2016 version, is available to view on the Council's website: www.blackburn.gov.uk/Pages/planning-land-property.aspx*

3.0 DELIVERY



FIGURE 36

DIAGRAM ILLUSTRATING DEVELOPMENT PHASING



3.0 DELIVERY

development.

The Council considers this approach reflects the requirement for the overall development to deliver the infrastructure that makes the development acceptable as a whole, and it maintains equity between phases/ schemes coming forward at different times.

Access and Highways Improvements

A Transport Assessment (TA) and Residential Travel Plan have been prepared to support and inform the masterplan. The findings of these studies have identified the following transport/traffic measures that will need to be taken into account in scheme detailing and delivery:

- Vehicle access points on Yew Tree/ Ramsgreave Drive and one off Whinney Lane to facilitate the individually owned sites to be brought forward independently; the precise positions will be located as part of the preparation of individual scheme layouts;
- Enhanced pedestrian and cycle access/ crossings to improve accessibility and provide convenient and safe connectivity to the wider area, this will include a series of upgrades to existing the provision of new crossings;
- Improvements to the Yew tree Drive and Ramsgreave Drive corridor, and;
- A commitment to prepare, implement, deliver and manage a Travel Plan for the development, aiming to improve access to the development by all modes of transport through agreed measures and incentives thus reducing car dependency.

Although further work is required to establish detailed designs and costs, the TA demonstrates a firm commitment to deliver a safe and sustainable development. Further detail is contained within the 'Proposed Residential Development Yew Tree Drive and Ramsgreave Drive, Blackburn Transport Assessment (September 2016)'. The agreed works are set out in the Infrastructure and Delivery Plan in Appendix D. The Residential Travel Plan supports and complements the outcomes of the TA, and structures the Travel Plan based on the TA's measures put forward to address the traffic impact.

Education Requirements

The Council anticipates that the development of this site will trigger a requirement for additional capacity in local primary schools. The extent and timing of this requirement will be kept under review.

If through this review process and as part of an assessment at planning application stage, a specific requirement for additional primary school capacity is confirmed to exist, a proportionate developer contribution will be required towards the provision of additional capacity in local schools.

If sought, this developer contribution will remain within the overall developer contributions envelope identified as part of the viability testing for delivery of the masterplan.

There is sufficient capacity within the secondary schools within the borough to meet the increased demand linked to the planned housing growth set out in the Council's local plan.



3.0 DELIVERY

Affordable Housing

All new residential development is required to contribute towards meeting the identified need for affordable housing.

The Council would prefer, in this instance, to agree a commuted sum to provide affordable housing off site within the urban cores of the borough.

Section 106 Agreement

Blackburn with Darwen Borough Council does not have an adopted Community Infrastructure Levy Charging Schedule. Therefore, it is proposed that the impacts of the development will be mitigated, as needed and necessary infrastructure provided via a planning obligations agreement made under Section 106 of the Town and Country Planning Act 1990.

Developers are advised to enter into early discussions with the Council about the Section 106 agreement in order to determine appropriate draft heads of terms. Section 106 negotiations between the Council and developers will need to have regard to the Council's local plan, relevant supplementary planning documents and approved guidance including the requirements set out in this document. Full and up-to-date details can be discussed with the Development Management Team at planning application stage.

There will be a charge for the Council's legal fees for completing S106 Agreements. Details are available on the Council's website and can be discussed with Planning Officers at the development management stage.

Ensuring Viability

On the basis of the information considered and reviewed in the preparation of the masterplan the proposals set out in the masterplan framework are considered to be viable and deliverable.

The Council acknowledges that this position will be reviewed and tested as more comprehensive information is gathered and assessed alongside the preparation of detailed scheme proposals for individual land parcels for submission for planning consent.

The Council is committed to ensuring that an appropriate balance is struck between securing developer contributions for necessary public infrastructure investment and maintaining the financial viability of high quality development³.

In instances where a developer seeks to negotiate a reduced contribution towards infrastructure or other contribution that would normally apply due to financial viability, they will be expected to provide evidence to demonstrate the financial viability of the development. This should take the form of an open book financial appraisal of the proposed development using the Homes and Communities Agency's Development Appraisal Tool (DAT) model. The web link to the model:

www.gov.uk/government/collections/development-appraisal-tool

Further information on utilising the model including any required support to complete is available through the Homes and Communities Agency (HCA).



3. Local Plan Part 2: Policy 12 – Developer Contribution refers

3.0 DELIVERY

3.3 REQUIREMENTS FOR PLANNING APPLICATIONS

It has already been noted that the format of the masterplan is intended to provide some flexibility for individual scheme design and delivery. This approach reflects the likelihood that a number of separate planning applications by individual landowners/ developers/promoters will be submitted over time. At the same time it is essential to recognise the importance of securing consistency in approach, quality and co-ordination between applications and the delivery of infrastructure in accordance with the requirements of this document.

In order to avoid piecemeal development which may prejudice the overall delivery of a high quality and sustainable place the Council's preferred approach and information that is expected to be submitted with individual planning applications is as follows:

- Developers are encouraged to engage in pre-application discussions prior to submitting a planning application. Further advice on the Council's pre-application process and associated costs can be obtained via the following web address: <http://www.blackburn.gov.uk/Pages/Planning-advice.aspx>
- Planning applications must be supported in the usual way by appropriate documentation. Information regarding the Council's validation requirements and the procedure for applying for planning permission can be obtained on the Council website at: <http://www.blackburn.gov.uk/Pages/Planning-permission-applications.aspx>
- To enable the Council to make a full and proper assessment of the contribution and potential impact of each development proposal on the comprehensive development of the wider site, the Council will expect the information submitted

with each planning application to address the following:-

- Development framework. Applicants should use their Design and Access Statement and Planning Statements to demonstrate how they have incorporated high standards of design and to explain how the proposed development would fit together with, and help deliver, the wider masterplan.
- Infrastructure and Delivery Plan. Applicants will need to provide a robust explanation of how the proposed development is compliant with the overall infrastructure requirements of the masterplan area as set out in the IDP;
- Transport Assessment. Applicants will need to demonstrate that their proposals are based on a robust site wide assessment of the transport requirements, traffic impacts and associated mitigation measures, if needed, for the development, including the need to prepare, implement, deliver and manage a Residential Travel Plan.

Environmental Impact Assessment

Under the provisions of the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015 the development proposed may require an Environmental Impact Assessment. Consequently, to establish whether or not a planning application would require an EIA, a Screening Opinion may be sought by the applicant from the Planning Authority. 'Screening' is a procedure used to determine whether a proposed project is likely to have significant effects on the



3.0 DELIVERY

environment. It should normally take place at an early stage in the design of the project. However, it can also occur after a planning application has been made. If it is concluded that an EIA is required, a Scoping Opinion should then be sought to establish the extent of issues to be considered in the assessment and reported in an Environmental Statement. If an EIA is required, the Environmental Statement should be submitted along with the formal planning application taking into account the matters outlined in the Council's Scoping Opinion.

Community Engagement

Planning applications for development should demonstrate how the community have been engaged and consulted, and, how this has informed proposals. Community consultation should be undertaken in accordance with the principles set out in the Statement of Community Involvement.

Delivery and Monitoring

The success of the overall development will depend to a large extent on the continued collaboration of the landowners, the Council and other key stakeholders to secure the delivery of development including supporting infrastructure in a timely way.

The delivery of phases will be overseen by the Council working with landowners/developers/promoters and stakeholders to ensure:

- Delivery of the masterplan's housing requirements and associated facilities;
- A coordinated approach to infrastructure delivery in accordance with the agreed Infrastructure and Delivery Plan;
- The delivery of a consistently high quality of design of development in accordance with the guidance and principles set out in the masterplan and supporting documents;
- The delivery and management of the Residential Travel Plan ensuring the agreed measures and monitoring programmes are delivered in accordance with the approved Travel Plan Document and;
- An agreement is in place covering the delivery of the long term management and maintenance for the development.



4.0 Appendices

A SITE VISIBILITY AND KEY VIEWS

BASELINE VISUAL ASSESSMENT METHODOLOGY

Type Of View And Number Of Viewers

In terms of assessing the baseline visual sensitivity, key factors to consider are the type of view and the likely numbers of viewers (the visual receptors). The type of view and the number of viewers are described in the following terms:

- i) Glimpsed (i.e. in passing)/Filtered/Oblique/Framed/Open Views; and
- ii) Few/Moderate/Many Viewers

Value Of Views

The value attached to views has regard to a number of factors, including:

- recognition through planning designations or heritage assets; and
- the popularity of the viewpoint, its appearance in guidebooks, literature or art, on tourist maps and the facilities provided for its enjoyment.

The assessment of the value of views is summarised in Table 1 opposite, in terms of high, medium and low value. These criteria are provided for guidance only and are not intended to be absolute.

Susceptibility Of Visual Receptors To Change

The susceptibility of different types of visual receptor to changes in views is mainly a result of:

- The occupation or activity of the viewer at a given location; and
- The extent to which a person's attention or interest may therefore be focussed on a view and the visual amenity experienced at a given view.

The assessment of a visual receptor to change is specific to the proposed development. However the Guidelines for Landscape and Visual Impact Assessment offers the generic guidance identified in Table 2 as a starting point for the assessment.

Overall Sensitivity Of Visual Receptors

The assessment of receptor sensitivity combines judgements on the susceptibility of the receptor to the specific type of development proposed and the value attributed to that receptor.

Value	Criteria
High	Views from landscapes/viewpoints of national importance, or highly popular visitor attractions where the view forms an important part of the experience, or with important cultural associations.
Medium	Views from landscapes/viewpoints of regional/district importance or moderately popular visitor attractions where the view forms part of the experience, or with local cultural associations.
Low	Views from landscapes/viewpoints with no designations, not particularly popular as a viewpoint and with minimal or no cultural associations.

Susceptibility	Type of Receptor
High	Residents; People engaged in outdoor recreation, including users of public rights of way, whose attention is likely to be focussed on the townscape and on particular views; Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience; Communities where views contribute to the townscape setting enjoyed by residents; and Travellers on scenic routes.
Medium	Travellers on road, rail or other transport routes, where the view is moderately important to the quality of the journey.
Low	People engaged in outdoor sport or recreation, which does not involve appreciation of views; People at their place of work, where the setting is not important to the quality of working life; and Travellers on road, rail or other transport routes, where the view is fleeting and incidental to the journey.

A SITE VISIBILITY AND KEY VIEWS

Location of View	Type of View & Number of Viewers	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
View 1: View south-west from Whinney Lane	Glimpsed (passing) travelling views. Oblique view for residents. Moderate/few viewers.	Low	High/medium	Medium
View 2: View south-west from public footpath by Vine House Farm.	Wide views of eastern end of site, filtered by changes in landform and vegetation. Few viewers.	Low	High	Medium
View 3: View east from public footpath at Bullion Moss.	Wide views of eastern end of site (southern end). Views of northern end obscured by hedgerows. Few viewers.	Low	High	Medium
View 4a: Views east from Barker Lane/Lammack Road.	Glimpsed (passing) view for people travelling along Barker Lane. Moderate/few viewers.	Low	Medium	Medium/low
View 4b: Views west from Barker Lane/Lammack Road.	As above.	Low	Medium	Medium/low
View 5: View east from public footpath off Lammack Road.	Open views across the western end of the site (eastern land parcel). Moderate/few viewers.	Low	High	Medium
View 6: View north-east from Yew Tree Drive A6119.	Open views across the southern end of the western land parcel. High numbers of viewers.	Low	Low	Low
View 7: View north from public footpath off Ramsgate Road A6119.	Panoramic views across the eastern land parcel. Moderate numbers of viewers.	Low	High	Medium
View 8: View north from Blackburn Rugby Club off Ramsgate Road A6119.	Panoramic views across the eastern land parcel. High numbers of viewers when rugby club is in use.	Low	Low	Low
View 9: View north from public footpath off Ramsgate Road A6119 leading to Kay Fold Farm.	Panoramic views of the eastern end of the eastern land parcel. Few viewers.	Low	High	Medium
View 10: View west from public footpath off Pleckgate Road.	Open views of the eastern end of the eastern land parcel. Few viewers.	Low	High	Medium
View 11: View south/south-west from public footpath north off Broadhead Farm.	Elevated open views of the eastern end of the eastern land parcel. Rolling topography prevents views of the whole site. Few viewers.	Low	High	Medium
View 12: View south off Ramsgreave Road/Top of Ramsgreave.	Elevated open views of the allocated land. Moderate/few viewers travelling along Mellor Lane.	Low	Medium	Medium/low
View 13: View south from public footpath off Ramsgreave Road.	Open views across the western end of the site (eastern land parcel). Few viewers.	Low	High	Medium
Viewpoint 14: View south from Ramsgreave Road.	Elevated open views of the eastern land parcel. Moderate/few viewers travelling along Mellor Lane.	Low	Medium	Medium/low
Viewpoint 15: View west from public footpath at Brownhill.	Panoramic views of the townscape. Varied topography, hedgerows and tree cover prevent views of the whole site.	Low	High	Medium
Viewpoint 16: View west from public footpath at Upper Mickle Hey.	As above.	Low	High	Medium
Viewpoint 17: View north along Whinney Lane.	Glimpsed view for people travelling up Whinney Lane. Oblique views of western land parcel. Moderate/few viewers.	Low	Medium	Medium/low
Viewpoint 18: View north-east from A6119 Yew Tree Drive.	Fleeting travelling views of the western land parcel. High number of viewers.	Low	Low	Low
Viewpoint 19: View east from public footpath at Lower Reaps.	Open views towards the western land parcel. Tree cover, housing and changes in topography partially obscure site. Few viewers.	Low	High	Medium
Viewpoint 20: View east from public footpath at Dick Dadds.	Open views towards the western land parcel. Tree cover, housing and changes in topography partially obscure site. Few viewers.	Low	High	Medium
Viewpoint 21: View east from Nickey Lane, Mellor.	Glimpsed view from dwellings and for people travelling along Nickey Lane. Tree cover, housing and changes in topography partially obscure site. Moderate/low number of viewers	Low	High/medium	Medium
Viewpoint 22: View south-east from Mellor Lane, Mellor.	Glimpsed view for people travelling along Mellor Lane. Tree cover, housing and changes in topography partially obscure site. Moderate number of viewers.	Low	High/medium	Medium
Viewpoint 23: View south-east from Mellor Moor.	Elevated open view. Tree cover, housing and changes in topography partially obscure site. Moderate number of viewers. Few viewers	Low	High	Medium
Viewpoint 24: View east from public footpath south-east of Kingbank Farm.	Open views towards the western land parcel. Tree cover, housing and changes in topography partially obscure site. Few viewers.	Low	High	Medium
Viewpoint 25: View east from public footpath north-east of Kingbank Farm.	Open views towards the western land parcel. Tree cover, housing and changes in topography partially obscure site. Few viewers.	Low	High	Medium

A SITE VISIBILITY AND KEY VIEWS



VIEWPOINT 1: VIEW SOUTH-WEST FROM WHINNEY LANE.



VIEWPOINT 2: VIEW SOUTH-WEST FROM PUBLIC FOOTPATH BY VINE HOUSE FARM.

A SITE VISIBILITY AND KEY VIEWS



VIEWPOINT 3: VIEW EAST FROM PUBLIC FOOTPATH AT BULLION MOSS.



VIEWPOINT 4A: VIEWS EAST FROM BARKER LANE/LAMMACK ROAD.

A SITE VISIBILITY AND KEY VIEWS



VIEWPOINT 4B: VIEWS WEST FROM BARKER LANE/LAMMACK ROAD.



VIEWPOINT 5: VIEW EAST FROM PUBLIC FOOTPATH OFF LAMMACK ROAD.

A SITE VISIBILITY AND KEY VIEWS



VIEWPOINT 6: VIEW NORTH-EAST FROM YEW TREE DRIVE A6119.



VIEWPOINT 7: VIEW NORTH FROM PUBLIC FOOTPATH OFF RAMSGATE ROAD A6119.

A SITE VISIBILITY AND KEY VIEWS



VIEWPOINT 8: VIEW NORTH FROM BLACKBURN RUGBY CLUB OFF RAMSGATE ROAD A6119.



VIEWPOINT 9: VIEW NORTH FROM PUBLIC FOOTPATH OFF RAMSGATE ROAD A6119 LEADING TO KAY FOLD FARM.

A SITE VISIBILITY AND KEY VIEWS



VIEWPOINT 10: VIEW WEST FROM PUBLIC FOOTPATH OFF PLECKGATE ROAD.



VIEWPOINT 11: VIEW SOUTH/SOUTH-WEST FROM PUBLIC FOOTPATH NORTH OFF BROADHEAD FARM.

A SITE VISIBILITY AND KEY VIEWS



VIEWPOINT 12: VIEW SOUTH OFF RAMSGREAVE ROAD/TOP OF RAMSGREAVE.



VIEWPOINT 13: VIEW SOUTH FROM PUBLIC FOOTPATH OFF RAMSGREAVE ROAD.

A SITE VISIBILITY AND KEY VIEWS



VIEWPOINT 14: VIEW SOUTH FROM RAMSGREAVE ROAD.



VIEWPOINT 15: VIEW WEST FROM PUBLIC FOOTPATH AT BROWNHILL.

A SITE VISIBILITY AND KEY VIEWS



VIEWPOINT 16: VIEW WEST FROM PUBLIC FOOTPATH AT UPPER MICKLE HEY.



VIEWPOINT 17: VIEW NORTH ALONG WHINNEY LANE.

A SITE VISIBILITY AND KEY VIEWS



VIEWPOINT 18: VIEW NORTH-EAST FROM A6119 YEW TREE DRIVE.



VIEWPOINT 19: VIEW EAST FROM PUBLIC FOOTPATH AT LOWER REAPS.

A SITE VISIBILITY AND KEY VIEWS



VIEWPOINT 20: VIEW EAST FROM PUBLIC FOOTPATH AT DICK DADDS.



VIEWPOINT 21: VIEW EAST FROM NICKEY LANE, MELLOR.

A SITE VISIBILITY AND KEY VIEWS



VIEWPOINT 22: VIEW SOUTH-EAST FROM MELLOR LANE, MELLOR.



VIEWPOINT 23: VIEW SOUTH-EAST FROM MELLOR MOOR.

A SITE VISIBILITY AND KEY VIEWS



VIEWPOINT 24: VIEW EAST FROM PUBLIC FOOTPATH SOUTH-EAST OF KINGBANK FARM.



VIEWPOINT 25: VIEW EAST FROM PUBLIC FOOTPATH NORTH-EAST OF KINGBANK FARM.

B TOWNSCAPE STUDY

● CORPORATION PARK



● BROWNHILL



● WILPSHIRE



● MELLOR



● MELLOR BROOK



● SHOWLEY FOLD

B TOWNSCAPE STUDY



A MIX OF A FORMAL AND INFORMAL LAYOUT. THE DEVELOPMENT ALLOWS CLEAR VIEWS OF THE SURROUNDING OPEN LANDSCAPE



THE BUILDING LINE CHANGES ALONG THE ROAD EDGE, PROVIDING A VARIETY OF BOUNDARY CONDITIONS



COURTYARD DEVELOPMENTS SIT BEHIND MAIN ROADS AND FORMAL TERRACES



A MIX OF GABLE ENDS AND FRONTAGES ADDRESS THE STREET AND ENSURE NATURAL SURVEILLANCE



B TOWNSCAPE STUDY

CORPORATION PARK CONSERVATION AREA

Scale and Urban Grain

The layout of the conservation area immediately adjacent to Corporation Park is typically made up of large semi-detached 3 storey villas, set within their own large plot. Further away from the park edge, but still within the conservation area, the urban grain becomes more closely knit, with medium sized terraces of 2 storeys.

Topography and Landscape

There is a steady incline within the Corporation Park area running from south to north. The top edge of the park sits on a plateau with views of Blackburn town centre to the south. For the most part the buildings run perpendicular to the contours, except for the properties which run along the ridge line, along Revidge Road.

The area is characterised by mature landscaping, hedges, large trees in gardens and on street, and grass verges. Views of the park are occasionally glimpsed in the northern parts of the area. Otherwise the park is only visible from the streets which follow it's boundary.

Gateways and Landmarks

There are no distinct gateways which mark the entrance into the conservation area. The area developed as part of its wider urban context, therefore there is no physical definition between it and the rest of Blackburn. However the distinctive grandeur and character of the housing marks it as unique within Blackburn. The Park is the landmark destination within Blackburn.

Boundaries and Parking

Most of the larger houses have large front gardens, with mature planting and hedges and stone walls clearly defining the edge of the plot. The parking is provided on plot on driveways. The smaller terraces mostly have small front gardens, with stone or brick wall boundaries and the parking is provided on street.

Materiality and Architectural Detailing

Within the conservation area, one of the characteristics which defines the area is the use of red brick and grey slate roofs. Stone features often, used for boundary walls, lintels, sills and some bay windows. The bay window is a feature of both the larger properties and the smaller terraces.



FIGURE 37: CORPORATION PARK

Plan to show the building, block and landscape layout of Corporation Park. The area is characterised by large urban blocks, with large detached properties within their own plots. The park sits in the heart of the area, with the gentle contours rising to the north of the area.

- KEY**
- Topography
 - Public space
 - Major route
 - Secondary route
 - Local route
 - Surrounding existing buildings

B TOWNSCAPE STUDY



KEY CHARACTERISTICS

- Large Victorian housing in a mature landscape setting with smaller scale terraced streets surrounding the larger properties.
- Large urban blocks which mostly run perpendicular to the gradually increasing contours.
- Verdant quality to the streets, with street trees, verges, hedges and front gardens.
- Predominantly red brick and grey slate roofs, some stone detailing and bay windows a common architectural feature.

1. Red brick terrace properties run perpendicular to the contours. The roof line gentle slopes with the gradient, whilst the ground floors step up along the street. The bay windows set up a rhythm and animate the street elevation.
2. Some of the streets have mature street trees and grass verges which create a verdant quality to the streetscape.
3. Large three storey Victorian villas face the park, with large front gardens and stone walls defining the plot boundary and street edge.
4. Hedges and stone walls, with mature well established trees add to the greenery within the area.

B TOWNSCAPE STUDY

BROWNHILL AND WILPSHIRE

Scale and Urban Grain

Brownhill is made up of small 2 storey terraces which follow the main road leading out of Blackburn. Behind this linear development to the east the area has expanded and consists of a mix of larger terraced housing and suburban semi-detached post war properties.

Some of the older farmsteads sit close to the creeping urban edge, with very little open space between them.

Topography and Landscape

For the most part the main road and the railway line, and the development which follows it sit within a slight valley. There is a gradual incline northwards. Some of the housing in the east has been built on the surrounding hillsides and runs perpendicular to the topography.

Because of the nature of the development, the surrounding hills are barely visible from the main road, however the hillsides and fields reveal themselves within the rest of the area. The surrounding network of rural footpaths wind around and through the development, making the countryside easily accessible.

Gateways and Landmarks

There is no distinguishable gateway into the Brownhill area, apart from the road junction with the A6119. The building typologies and line of development follows that of development south of the ring road towards Blackburn town centre.

Boundaries and Parking

Most parking is provided on street, with some on plot for the larger semi-detached/ detached properties. There is no consistent boundary treatment, some properties sit back of pavement, whilst others have small brick walls and fencing.

Materiality and Architectural Detailing

The historic development following the main road features many traditional stone terraces, whereas the newer housing to the east mostly consists of red brick housing.

Key Characteristics

- The layout of Brownhill and Wilpshire are both informed by the line of the main roads leading out of Blackburn.
- The historic parts of the settlements follow the road and are made up of stone terraces. Infill development has occurred at the back of the original housing and consists of a mix of housing types and styles.
- The boundary between countryside and town has become blurred and the main road out of Blackburn. The development along the main road continues the urban characteristics of Blackburn, whereas the housing behind looks towards the rural edge.
- The materials are a mix of stone and different brick types and colours.
- The edges of the developments start to creep up, or down the surrounding hill sides.



FIGURE 38 - BROWNHILL

Plan to show the building, block and landscape layout of Brownhill. The area is characterised by ribbon development which follows the line of the main roads leading in and out of Blackburn. The hillsides surrounding the edges of the development.

KEY

- Topography
- Rural countryside
- Major route
- Secondary route
- Local route
- Built form

B TOWNSCAPE STUDY



1. The original stone cottages follow the line of the main road leading out of Blackburn
2. Post war semi-detached housing has been developed behind the main road moving up the surrounding hillsides
3. Behind the main road Brownhill is made up of a mix of terraces and semi-detached housing
4. The surrounding countryside and rural farmsteads sit close to the urban edge
5. The edge of the suburban housing has crept up the hillside into the rural areas

B TOWNSCAPE STUDY



1. The road structure follows the change in contours at the junction, key buildings with white rendered walls and increased heights emphasise the junction.
2. Further along the road, moving away from Blackburn, larger stone terraces directly face the street.
3. Closer to the countryside, the properties become detached and more dispersed and in some cases follow the line of the contours, and are terraced up the hillside.
4. The road structure follows the change in contours at key junctions, creating interesting corner buildings and built form.
5. Smaller scale terraced streets lead from the main road to the countryside beyond.

B TOWNSCAPE STUDY

4.5 MELLOR AND MELLORBROOK

Scale and Urban Grain

Mellor is an historic village which originally evolved following the line of Mellor Lane. Along this edge you find the oldest buildings mostly made up of short runs of stone terraces and individual stone cottages. The layout is a fine grain, closely knit, hugging the edge of the road. The majority of these buildings are no more than 2 storeys.

South of Mellor Lane the village has expanded. Several streets of post-war semi-detached houses and bungalows. Here the plots are slightly larger, with larger front and back gardens. The properties range from 1-2 storeys.

Topography and Landscape

Both the historic and newer buildings in Mellor respond to the topography in a variety of different ways. Most properties run perpendicular to the contours and either their roof line steps down the gradient in individual buildings, or small groups of 2 or 3. In other instances the roof line follows the gradient in a continuous line and the ground floors step with the change in level.

Some properties follow the contour line and buildings either side of a street sit at different levels, this has an impact on level access in some cases.

The edge of the village is clearly defined by the surrounding landscape. It is accessible from a network of footpaths, some of which run through the village.

Gateways and Landmarks

For the most part there is a clear boundary between the village and the surrounding countryside. As you approach the village along Mellor Lane from the east the first stone cottages mark the entrance. Travelling through the village the Church of St Mary is visible in the distance, marking the centre of the village. There are no other visible landmarks, however there are many views out from the village to landmarks within the surrounding countryside.

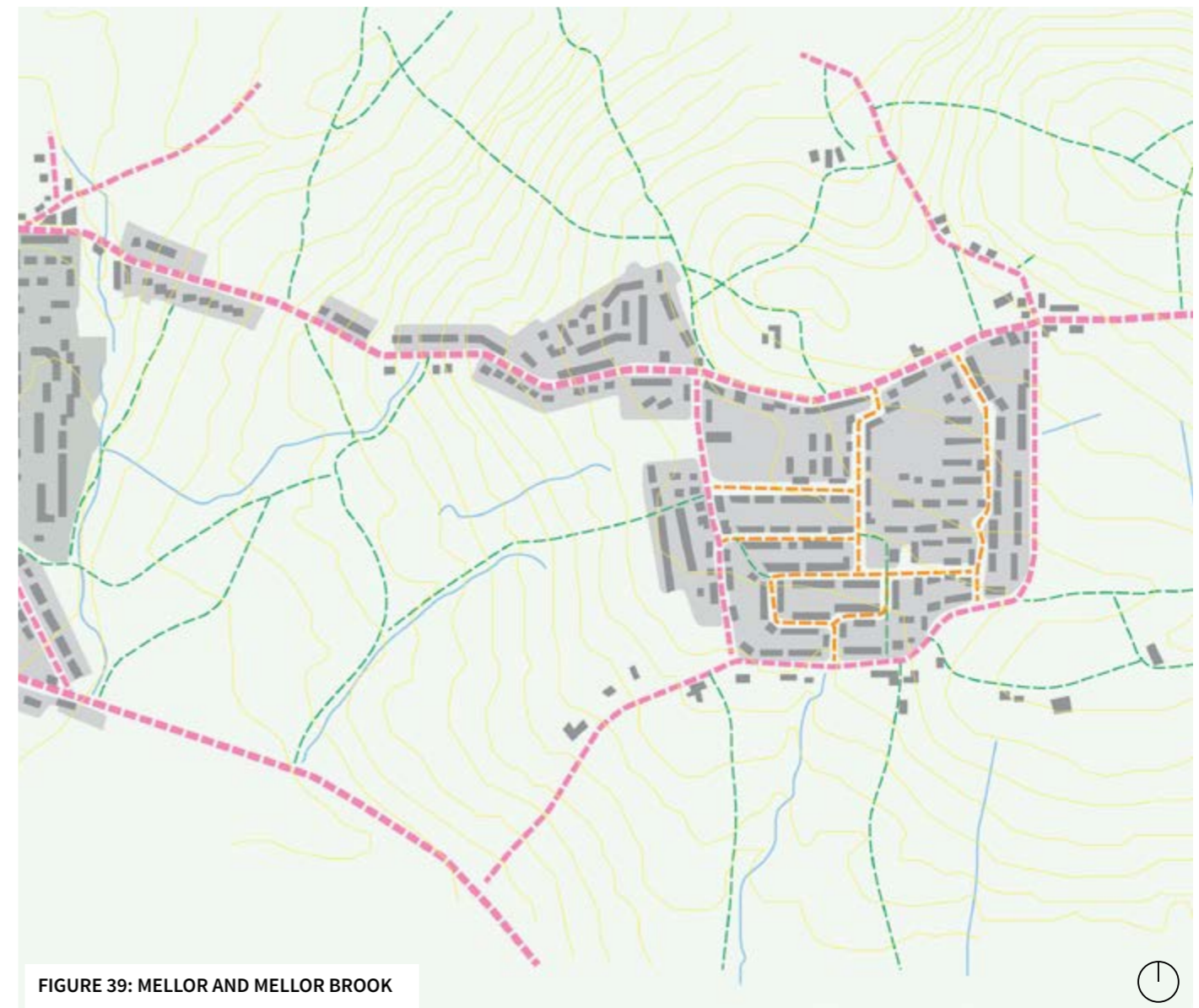


FIGURE 39: MELLOR AND MELLOR BROOK

Plan to show the building, block and landscape layout of Mellor and Mellor Brook. The original settlement follows the ridge line of Mellor ridge, with later development spreading out to the south

- KEY**
- Topography
 - Public space
 - Major route
 - Secondary route
 - Local route
 - Built Form

B TOWNSCAPE STUDY



1. Approaching Mellor from the east there is a clear boundary between the rural and village edge
2. Stone buildings sit close to the road edge and step back in places to create courtyards or small parking areas
3. In parts the village directly faces the wider countryside with long range views
4. The village has expanded to the south. A small development of post war housing follows the contours and steps down the hillside
5. As you enter the village the spire of the village church acts as a landmark, marking the centre.
6. Traditional properties have small porches which line the road edge.

B TOWNSCAPE STUDY

Boundaries and Parking

Most parking is provided on street, with a few on plot for the larger semi-detached properties and single cottages.

The predominant boundary feature is the stone wall. This feature continues from the field boundaries into the heart of the village. Hedges also appear, combined with stone walls and within the post war housing.

Materiality and Architectural Detailing

The historic development following the main road features many traditional stone terraces, whereas the newer housing to the south of Mellor Lane is a mix of red brick and white render.

The traditional cottages have a number of defining characteristics. Large stone lintels and sills surrounding the windows. Small porches are also a feature of many properties, protecting the entrances from strong winds.



B TOWNSCAPE STUDY



Key Characteristics

- Traditional housing follows the ridge line of Mellor Lane and the hillside as it descends into Mellor Brook
- There is a clear boundary between the settlements and the surrounding countryside
- The traditional housing has some distinct characteristics, such as stone lintels and sills, porches, very close proximity to the roadside
- Open views of the countryside are frequently present from within the developments, either terminating views along a road or properties fronting directing on to the open countryside.
- Properties step with the contours either at roof level, or in some case at the ground floor. This creates a variety of typological solutions.

1. Some of the older properties sit below the road edge, with their entrances much lower than the properties opposite
2. Other terraces, the roof line follows the gradient, and the ground floor steps with the change in level
3. Some buildings, although close to the road, have very small front gardens, with mature planting which encloses the road and limits the view
4. Occasionally the change in contours create dramatic relationships between adjoining buildings, the road and the view ahead
5. A change in road alignment, opens up opportunities for views of the wider countryside
6. Occasionally the change in contours create dramatic relationships between adjoining buildings, the road and the view ahead

B TOWNSCAPE STUDY

SHOWLEY FOLD

Scale and Urban Grain

The countryside north of Blackburn is scattered with small farmsteads and tiny hamlets. An example of one is Showley Fold which is situated along the Showley Road.

The layout consists of a cluster of 3 or 4 buildings. Historically these would have been the main farm house and several barns or outhouses. These buildings range from 3 to 1 storeys. Today some of these farmsteads have been converted to residential dwellings.

Topography and Landscape

The farmsteads tend to nestle within the landscape around them, alongside brook edges, close to hillsides and amongst small copses of trees.

Gateways and Landmarks

Often the entrance to the farmstead is marked by a building which addresses the road on which it is situated, forming a clear corner into the courtyard around which the buildings are arranged.

Boundaries and Parking

Parking is provided within the courtyard around which the buildings sit.

The boundaries of the farmsteads are defined by a mix of stone walls, the gable of stone buildings or landscape features such as trees, hedges or water courses.

Materiality and Architectural Detailing

Most of the examples within the study area are built of traditional local stone with slate roofs. Like the local terraces, the openings of the buildings are defined by large stone lintels and sills.

A feature of the roofs of the lower buildings is that they are steeply pitched with the eaves coming down within reaching height.

Key Characteristics

- Small clusters of stone buildings, arranged around a shared courtyard.
- The buildings comfortably sit within the rural landscape, surrounded by landscape features, footpaths, small brooks, trees, and hedges.
- Corner building defines the entrance to the small development and is usually visible from the country lane
- Interesting roofscapes of large sloping slate roofs.



FIGURE 40: SHOWLEY FOLD

Diagram to show the building and landscape layout of Showley Fold. The small cluster of buildings nestle in the surrounding countryside close to the edge of the country lane. Landscape features surround and define the boundaries of the hamlet.

KEY

- Topography
- Public space
- Major route
- Secondary route
- Local route
- Built Form

C POLICY 16/2

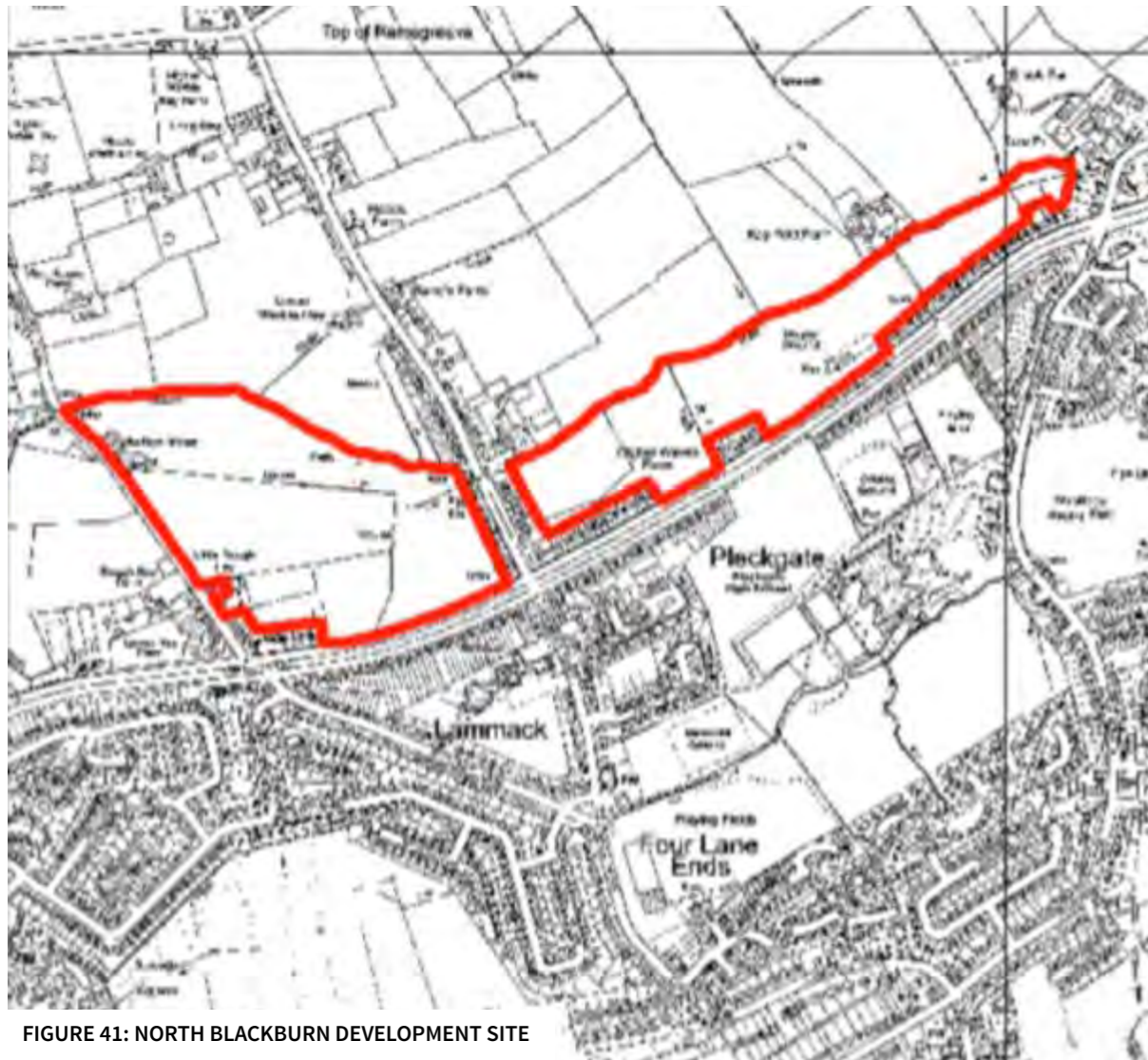


FIGURE 41: NORTH BLACKBURN DEVELOPMENT SITE

Site Area	28.8 hectares
Site Location	Edge of urban area
Housing Delivery	The estimated number of houses for this site is 450, of which 140 are expected to be delivered by March 2019

The land parcels occupy the space between the built up area of Blackburn and the brook which forms the boundary with the district of Ribblesdale. The land to the east of Barker Lane / Lammack Road comprises the existing Rugby Club. The land to the west of Barker Lane / Lammack Road comprises improved grassland which is surrounded by trees and hedges.

KEY DEVELOPMENT CONSIDERATIONS

1. 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.
2. The development should complement the existing residential areas as widening the existing range and choice of housing to meet local needs.
3. Development design – need for attractive scheme that is sympathetic to local area and character. The provision of a rural transition zone between the development and the wider rural landscape to the north, including the establishment of a robust boundary for the Green Belt through landscaping and planting.
4. The site currently occupied by Blackburn Rugby Union Football Club cannot be developed unless and until the Club has relocated within Blackburn with Darwen.
5. Allow for the retention and enhancement of the public right of way that runs around the edge of the site.
6. Be supported by a landscape and green infrastructure framework incorporating perimeter woodland planting and on site open space incorporating formal and informal play. Utilising important key vistas into the adjoining open countryside, providing visual linkages to Mellor Ridge.
7. Be supported by detailed survey to consider the impact of proposed development on the ecological value of the site, including the brook to the northern boundary.
8. Provision of SuDS and the incorporation of measures to control surface water run-off, flood risk from the northern watercourses and the consequences of blockages in the culvert.
9. The number of access points on to the A6119 should be informed by a detailed traffic impact assessment to ensure the free flow of traffic and highway safety.
10. Make land available for a new primary school, if required, and suitable contribution towards its construction.
11. Contribution towards local highways improvements.
12. The separation distance between the site and the road is minimal and therefore the noise generated by road traffic may potentially be high.
13. Completion of appropriate ground investigation works to establish the extent of any ground contamination and whether any mitigation measures are required.

D Infrastructure and Delivery Plan (IDP)

ACCESS AND TRANSPORT (off-site highway works)				
INFRASTRUCTURE/THEME TYPE	INFRASTRUCTURE REQUIREMENT/S	DELIVERY ORGANISATION/S; DELIVERY MECHANISM	ANTICIPATED PROGRAMMING OF WORKS	COMMENTS
Junction improvements				
To improve pedestrian and cyclist accessibility/connectivity and safety				
Brownhill roundabout/junction cycle linkage	Improvements for cycle and pedestrian linkage/connectivity	BwD - 100% development funded via S106 funding	Phase B	A preliminary scheme has been prepared. Refer to Transport Assessment (September 2016) Section 8: Potential developer contributions to infrastructure and accessibility improvements
Ramsgreave Drive/ Pleckgate Road junction	Upgraded crossing facility to incorporate Toucan crossing	BwD - 100% development funded via S106 funding	Phase B	
Yew Tree Drive/ Lammack Road junction	Provision of Toucan crossing	BwD - 100% development funded via S106 funding	Phase A	
Crossing close to/between Whinney Lane/Lammack Road	Provision of Toucan crossing	BwD - 100% development funded via S106 funding	Phase A	This crossing may be provided as a stand-alone feature or integrated within the new site access/junction into Phase A off Yew Tree Drive
A6119 Yew Tree Drive/Ramsgreave Drive Corridor Improvements:				
To create a residential character/environment along this length of the dual carriageway including features and measures to address severance and manage traffic speeds.				
Whinney Lane to Pleckgate Road	Work/schemes to support speed limit reduction and establish a sense of place including but not limited to: - Promotion of Traffic Regulation Orders	BwD- 100% development funded via Sec 106 funding	Agreed costs pro- rata between Phases A and B based on baseline viability appraisal for the masterplan	An agreed package of works to complement the new junctions and crossing points at the new site access points along the corridor.

D Infrastructure and Delivery Plan (IDP)

ACCESS AND TRANSPORT (off-site highway works)

INFRASTRUCTURE/THEME TYPE	INFRASTRUCTURE REQUIREMENT/S	DELIVERY ORGANISATION/S; DELIVERY MECHANISM	ANTICIPATED PROGRAMMING OF WORKS	COMMENTS
	<ul style="list-style-type: none"> - Removal of central crash barrier between Whinney Lane and Pleckgate Road; - Gateway features, and; Landscape works including treatment of the central reservation. 			
<p>Junctions forming new site access/es off Yew Tree Drive/Ramsgreave Drive (A6119):</p> <p>To open up the individual land parcels for development</p>				<p>TA has set out a number of access points along the A6119 to enable land parcels in separate ownerships to be developed independently.</p> <p>Details of the configuration of each junction are to be agreed at development management stage and subject to S278 agreement/s.</p>
Yew Tree Drive access serving western parcel		Developer; S278 scheme/s	Phase A	
Whinney Lane access serving western parcel		Developer; S278 scheme/s	Phase A	
Ramsgreave Drive access serving eastern land parcel to west of Higher Waves Farm (eastern site access 1)		Developer; S278 scheme/s	Phase B	
Ramsgreave Drive access serving eastern site close to rugby club (eastern site access 2)		Developer; S278 scheme/s	Phase B	

D Infrastructure and Delivery Plan (IDP)

TRAVEL PLAN

INFRASTRUCTURE/THEME TYPE	INFRASTRUCTURE REQUIREMENT/S	DELIVERY ORGANISATION/S; DELIVERY MECHANISM	ANTICIPATED PROGRAMMING OF WORKS	COMMENTS
Travel Plan		<p>100% Developer contributions via ring-fenced Sec 106 funding.</p> <p>Agreed measures to be costed, costs to be approved by BwD, to be delivered by developer from the Sec 106 contributions.</p> <p>Management company once site is fully occupied.</p>	All	<p>A range of Travel Plan measures have been agreed in principle; these are detailed in the <i>Residential Travel Plan Framework (September 2016)</i> and accompanying appendices/documents and include:</p> <ul style="list-style-type: none"> - Community Rail Lancashire Residential Packs - Site specific Residential Travel Pack - Cycle storage arrangements (BykeBins and Sheffield Stands) - Personalised journey planning - Provision of residents' car club (via Co-Wheels including provision of 2 cars/free membership and introductory driving credit) - Provision of a free months adult bus ticket - Signage within the site for Weavers Wheel Cycle Scheme <p>Developer to appoint a Travel Plan Co-ordinator to work with BwD to agree delivery and costs of measures to be released on completion. The Travel Plan sets out the plan monitoring and assessment requirements, including an action plan and potential targets. Annual progress reports will be required by the Council.</p>

D Infrastructure and Delivery Plan (IDP)

AFFORDABLE HOUSING				
INFRASTRUCTURE/THEME TYPE	INFRASTRUCTURE REQUIREMENT/S	DELIVERY ORGANISATION/S; DELIVERY MECHANISM	ANTICIPATED PROGRAMMING OF WORKS	COMMENTS
	Affordable housing required within a range of up to 20% subject to scheme viability.	BwD via S106 funding	All	<p>Requirement to meet Core Strategy Policy CS8: Affordable housing requirements:</p> <p><i>'All new residential development will be required to contribute towards meeting the identified need for affordable housing'</i></p> <p>The Council's preference is for the affordable housing to be provided off-site. The Council will seek to agree a commuted sum in accordance with approved Council guidance on affordable housing at development management stage.</p> <p>The Council will expect scheme viability assessment to use the Homes and Communities Agency's Development Appraisal Tool (DAT) model.</p>

EDUCATION

INFRASTRUCTURE/THEME TYPE	INFRASTRUCTURE REQUIREMENT/S	DELIVERY ORGANISATION/S; DELIVERY MECHANISM	ANTICIPATED PROGRAMMING OF WORKS	COMMENTS
	Additional primary school places.	BwD via S106 funding	All	
Brownhill roundabout/junction		<p>100% Developer contributions via ring-fenced Sec 106 funding. Agreed measures to be costed, costs to be approved by BwD, to be delivered by developer from the Sec 106 contributions.</p> <p>Management company once site is fully occupied.</p>		<p>Framework (September 2016) and accompanying appendices/documents and include:</p> <ul style="list-style-type: none"> -Community Rail Lancashire Residential Packs -Site specific Residential Travel Pack -Cycle storage arrangements (BykeBins and Sheffield Stands) -Personalised journey planning -Provision of residents' car club (via Co-Wheels including provision of 2 cars/free membership and introductory driving credit) -Provision of a free months adult bus ticket -Signage within the site for Weavers Wheel Cycle Scheme <p>Developer to appoint a Travel Plan Co-ordinator to work with BwD to agree delivery and costs of measures to be released on completion. The Travel Plan sets out the plan monitoring and assessment requirements, including an action plan and potential targets. Annual progress reports will be required by the Council.</p>

D Infrastructure and Delivery Plan (IDP)

GREEN INFRASTRUCTURE				
INFRASTRUCTURE/THEME TYPE	INFRASTRUCTURE REQUIREMENT/S	DELIVERY ORGANISATION/S; DELIVERY MECHANISM	ANTICIPATED PROGRAMMING OF WORKS	COMMENTS
	Green corridor along northern boundary of housing allocation site including integrated facilities such as footway and cycle network and informal play areas.	Developers	All	Delivered as phases are built out. Ongoing maintenance and management to be provided by developers via a maintenance company financed through a householder service charge or alternative agreed model.
	Provision of public green spaces within the housing blocks.	Developers	All	The Council will require a comprehensive and consistent approach across the whole housing allocation site.
	Green Gateways	Developers	All	The Council recognises that the 2 principal land parcels are likely to have separate management companies. The expectation is that the approach/standard of maintenance and management will be the same across the housing allocation site.
	Roadside including street planting/landscape works	Developers	All	Delivered as phases are built out. Need to discuss what would be maintained as part of the adopted highway and via private developer arrangement.

D Infrastructure and Delivery Plan (IDP)

SURFACE WATER DRAINAGE				
INFRASTRUCTURE/THEME TYPE	INFRASTRUCTURE REQUIREMENT/S	DELIVERY ORGANISATION/S; DELIVERY MECHANISM	ANTICIPATED PROGRAMMING OF WORKS	COMMENTS
	<p>Details of strategy and techniques for providing Sustainable Urban Drainage System (SuDs) – roadside and within green corridor – are to be agreed between developers, United Utilities, the Environment Agency and Blackburn with Darwen Council as Lead Local Flood Authority.</p>	<p>Developers</p>	<p>All</p>	<p>Overall strategy for surface water management will be required. To be discussed at planning application stage.</p> <p>SuDs features will remain in the developers’ ownership. Ongoing maintenance and management to be provided by developers via a maintenance company financed through a householder service charge or alternative agreed model. The Council will require a comprehensive and consistent approach across the whole housing allocation site.</p> <p>The Council recognises that the 2 principal land parcels are likely to have separate management companies. The expectation is that the approach/standard of maintenance and management will be the same across the housing allocation site.</p>

D Infrastructure and Delivery Plan (IDP)

UTILITIES				
INFRASTRUCTURE/THEME TYPE	INFRASTRUCTURE REQUIREMENT/S	DELIVERY ORGANISATION/S; DELIVERY MECHANISM	ANTICIPATED PROGRAMMING OF WORKS	COMMENTS
Gas	Connection to existing infrastructure	Developers/National Grid		
Electricity	Connection to existing infrastructure	Developers/National Grid/Electricity North West.		
Water	Provision of connections and possible upgrades to local water supply where required	Developers/United Utilities		
Wastewater	Provision of connections to existing public or combined sewer and possible reinforcements to existing infrastructure where required	Developers/United Utilities		
Telecommunications/digital connectivity	Provision of connections	Developers/service providers		
	Roadside including street planting/landscape works	Developers	All	Delivered as phases are built out. Need to discuss what would be maintained as part of the adopted highway and via private developer arrangement.



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EXECUTIVE BOARD DECISION

REPORT OF: Executive Member for Regeneration
Executive Member for Resources

LEAD OFFICERS: Director of Planning and Prosperity

DATE: 9 March 2017

PORTFOLIO/S AFFECTED: Regeneration Resources

WARD/S AFFECTED: Wensley Fold

KEY DECISION: YES NO

SUBJECT: Disposal of Land off Wainwright Way, Blackburn

1. EXECUTIVE SUMMARY

1.1 This report seeks approval to the disposal of a number of plots of land off Wainwright Way, Blackburn to the preferred bidder.

2. RECOMMENDATIONS

That the Executive Board:

- 2.1 Approves the provisionally agreed terms relating to the disposal of these plots of land.
- 2.2 Delegates authority to the relevant Director in consultation with the Executive Member, Resources to approve the final heads of terms.
- 2.3 Authorises the Director of HR, Legal and Corporate Services to complete the necessary legal formalities.

3. BACKGROUND

3.1 The plots of land (shown edged red on the attached plan) were marketed for sale by informal tender on the basis as outlined in the previous report to the Executive Member for Resources and the Executive Member for Regeneration in May 2016.

3.2 Following an extensive marketing campaign a number of expressions of interest were received and following a review of these between Capita, Council officers, the Executive Member for Resources and the Executive Member for Regeneration five parties were invited to submit informal tenders.

3.3 The informal tender form required the parties to:

- make an offer (conditional on planning and ground conditions)
- proposed uses including layout drawings/plans
- experience
- financial ability
- timeframe for development

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- whether the proposed development (either in whole or part) would be speculative or whether a pre-let or sale would be required.

3.4 The tenders have been evaluated in accordance with the criteria referred to under paragraph 3.3 above.

4. KEY ISSUES & RISKS

4.1 Four informal tenders were submitted by the closing date, which was 2.00pm Friday 20th January 2017. The tenders were opened on 23rd January 2017 and all bidders were compliant with the tender requirements.

4.2 Terms have been provisionally agreed to offer the property to the highest bidder by way of a 250 year lease subject to planning consent and other conditions.

5. POLICY IMPLICATIONS

5.1 The disposal is in accordance with the Council's disposal policy.

6. FINANCIAL IMPLICATIONS

6.1 The Council will receive a phased capital receipt.

7. LEGAL IMPLICATIONS

7.1 As the plots of land consist of open sites, the lease terms proposed will include any site specific matters to cater for particular site conditions.

7.2 In any disposal, the Council must consider s123 of the Local Government Act 1972 which is to obtain best consideration reasonably obtainable. There is however the General Disposal Consent 2003 which means that consent to dispose is not required from the Secretary of State where certain criteria are met. The more technical criteria are met and for the avoidance of doubt, the Council believes that the broader criteria are also met. It is also considered that the tender process undertaken means that the risk of valid State Aid issues arising is low.

7.3 The proposed transaction complies with the Council's Constitution and Local Government Acts for the disposal of property interests and works to promote the Council's objectives outlined above.

8. RESOURCE IMPLICATIONS

8.1 Legal resources will be required to complete the legal formalities relating to the agreement for lease, building licences and the subsequent transfer of the long leasehold interests.

9. EQUALITY AND HEALTH IMPLICATIONS

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

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

10.1 The proposal has been subject to extensive consultations between Council officers, Capita and Growth Board.

10.2 Consultation on the proposed development will take place through the planning process.

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.

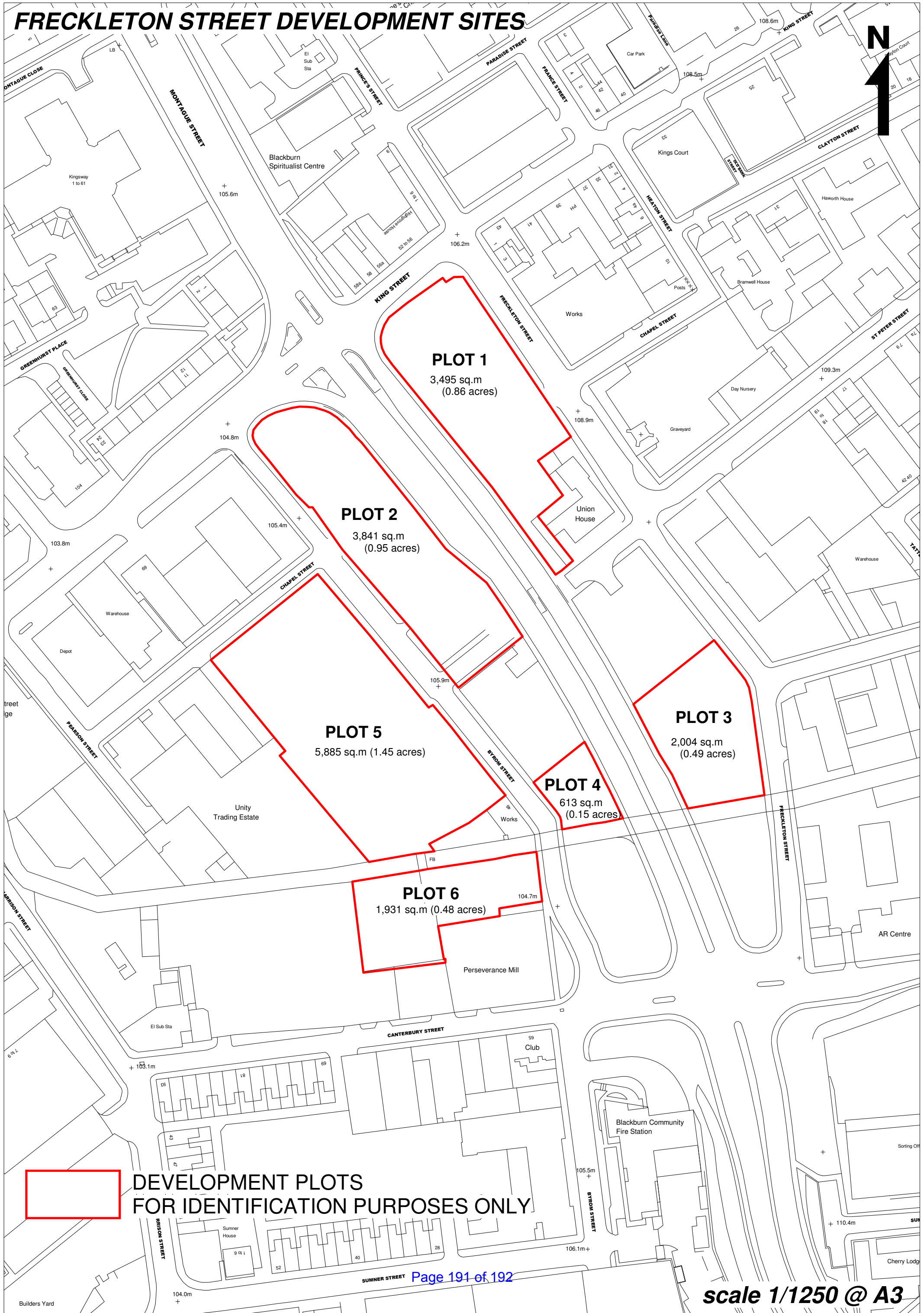
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CONTACT OFFICER:	Trevor James
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DATE:	7 February 2017
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BACKGROUND PAPER:	Plan
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FRECKLETON STREET DEVELOPMENT SITES



PLOT 1
3,495 sq.m
(0.86 acres)

PLOT 2
3,841 sq.m
(0.95 acres)

PLOT 5
5,885 sq.m (1.45 acres)

PLOT 3
2,004 sq.m
(0.49 acres)

PLOT 4
613 sq.m
(0.15 acres)

PLOT 6
1,931 sq.m (0.48 acres)



**DEVELOPMENT PLOTS
FOR IDENTIFICATION PURPOSES ONLY**

