



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 NO

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

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.

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.