

**Proposed development: Outline Planning Application for Residential development of up to 75 residential dwellings, including details of the means of access and demolition of existing club house.**

**Site address: Old Blackburnians Memorial Ground, Lammack Road, Blackburn, BB1 8LA**

**Applicant: Old Blackburnians Association & Queen Elizabeth Grammar School**

**Ward: Beardwood With Lammack/Roe Lee**

Councillor Michael Lee	
Councillor Julie Daley	
Councillor Imtiaz Ali	
Councillor Phil Riley	
Councillor Sylvia Liddle	
Councillor Ron Whittle	



## **1.0 SUMMARY OF RECOMMENDATION –**

- 1.1 APPROVE – Subject to S106 Agreement relating to the replacement of the pitches, refurbishment of existing changing rooms, and provision of affordable housing – see paragraph 4.1**

## **2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE**

- 2.1** The proposal supports the Borough’s overall planning strategy of housing growth as set out in the Core Strategy and Local Plan Part 2. The site develops on identified green infrastructure, but provides satisfactory replacement provision of pitches at Old College Fields off Pleckgate Road/on site. The proposal is also satisfactory from a technical point of view, with all issues having been addressed through the application, or capable of being controlled or mitigated through planning conditions/reserved matters stage.

## **3.0 RATIONALE**

### **3.1 Site and Surroundings**

- 3.1.1** The site is located to the east of Lammack Road and the south of Willow Trees Drive, behind the Hare and Hounds pub and the Lammack Methodist Church. It is a relatively flat parcel of land, being around 2.35 hectares, and is currently used as 2no. football pitches for the Old Blackburnians Association.

- 3.1.2** The site has a Public Right of Way to the south and a regular bus service along Lammack Road. To the south of the application site are the QEGS sports pitches; and to the east sits Lammack Juniors football pitches and Pleckgate High School beyond. There is an existing club house and car park on site, along with a number of individual trees, groups of trees and a hedgerow.

### **3.2 Proposed Development**

- 3.2.1** The proposal is an outline application for up to 75 residential dwellings, including details of the means of access and demolition of existing club house. The access is to be taken from Lammack Road, utilising the existing access point between the Hare and Hounds pub and the Lammack Methodist Church.

- 3.2.2** The indicative layout details three/four bedroom houses, being 2/2.5 storeys in height.

### **3.3 Development Plan**

- 3.3.1** The Development Plan comprises the Core Strategy and adopted Local Plan Part 2 – Site Allocations and Development Management Policies. In determining the current proposal the following are considered to be the most relevant policies:

### 3.3.2 Core Strategy:

- CS1 – A Targeted Growth Strategy
- CS5 - Locations for New Housing
- CS6 – Housing Targets
- CS7 – Types of Housing
- CS16 – Form and Design of New Development
- CS18 – The Borough’s Landscapes
- CS19 – Green Infrastructure

### 3.3.3 Local Plan Part 2:

- Policy 1 – The Urban Boundary
- Policy 7 – Sustainable and Viable Development
- Policy 8 – Development and People
- Policy 9 – Development and the Environment
- Policy 10 – Accessibility and Transport
- Policy 11 – Design
- Policy 12 – Developer Contributions
- Policy 18 – Housing Mix
- Policy 40 – Integrating Green Infrastructure and Ecological Networks with New Development
- Policy 41 - Landscape

## 3.4 **Other Material Planning Considerations**

3.4.1 Residential Design Guide Supplementary Planning Document (September 2012). This document provides targeted advice to ensure high quality new homes. It ensures that new development reflects the individual and collective character of areas of the Borough and promoted high standards of design. The document also seeks to ensure a good relationship between existing and proposed development in terms of protecting and enhancing amenity.

3.4.2 National Planning Policy Framework (NPPF). In particular Section 6 which relates to delivering a wide choice of high quality homes and Section 8 which relates to promoting healthy communities.

## 3.5 **Assessment**

3.5.1 In assessing this case there are a number of important material considerations that need to be taken into account as follows:

- Principle of the proposed development;
- Highways and access;
- Drainage;
- Design and Layout;
- Neighbour impact;
- Ecology;
- Contaminated land and public protection; and

- Affordable housing.

### 3.5.2 Principle

3.5.3 The principle of development is considered under the Blackburn with Darwen Local Plan Part 2 (LPP2) – Site Allocations and Development Management Policies (particularly Policy 9 – Development and the Environment); and the Core Strategy (particularly Policies CS1 and CS5).

3.5.4 Core Strategy Policy CS1 continues the principle that development will be concentrated within the urban area, which the current site is located according to Policy 1 of Local Plan Part 2. The NPPF requires authorities to maintain a continuous five-year supply of deliverable housing sites. Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development.

3.5.5 The site is allocated as Green Infrastructure under the LPP2, providing 2no. full size pitches and 1no. junior pitch. The proposal to use the land for residential development will result in the loss of these pitches. Policy 9 of the LPP2 details that:

1. *Development involving the partial or complete loss of land identified as Green Infrastructure on the Adopted Policies Map, or any unidentified areas of open space including playing fields; and any development which otherwise has the potential to result in the severance of green infrastructure connections, will not be permitted unless:*
  - i) *The development can be accommodated without the loss of the function of the open space;*
  - ii) *The impact can be mitigated or compensated for through the direct provision of new or improved green infrastructure elsewhere, or through the provision of a financial contribution to enable this to occur; or*
  - iii) *The need for or benefits arising from the development demonstrably outweigh the harm caused, and the harm has been mitigated or compensated for so far as is reasonable.*

3.5.6 The proposal, by way of a Section 106 agreement, will provide 2no. replacement pitches at Old College Playing Fields off Pleckgate Road, (adjacent to Blackburn Northern Sports Centre). The junior pitch is to be re-orientated 90° on the same site in order to avoid conflict with the development.

3.5.7 In terms of Policy 9 (5. ii), the provisions of this policy are considered to be met by the replacement pitch provisions. This policy allows the flexibility of redevelopment where there is a requirement for alternative development. The site whilst being identified as green infrastructure in the local plan, is identified in the Council's housing 5 year land supply

for new housing to be provided. The fact that the application site is allocated as green infrastructure enables the Council to apply the strong mitigation measures associated with Policy 9(5.ii) to ensure new or improved green infrastructure is provided elsewhere. With regards to this particular outline planning application, 2no. full size pitches are being lost and directly replaced elsewhere in the locality, and 1no. junior pitch is being re-orientated on the same site – all by way of a financial contribution. As such, the principle of the proposal is considered to meet with the requirements of Policy 9 of the LPP2.

- 3.5.8 The site is located within the urban area of the borough and in a sustainable location; being on a bus route, close to Public Rights of Way, local schools, outdoor amenity area, and local shops. As such, the principle of residential development in this location is considered to comply with Core Strategy and LPP2 policies.
- 3.5.9 In order for the development to come forward in a timely manner, a reduced timescale will be added to the decision to ensure that reserved matters are submitted within 2 years (rather than 3) and the development commences within 1 year of reserved matters approval (rather than 2).

#### 3.5.10 Sport England

- 3.5.11 Lengthy negotiations have taken place between officers and Sport England with regards to the loss of the playing pitches and what mitigation measures are being proposed to ensure that the proposal is policy compliant. Paragraph 74(ii) of NPPF and Sport England's Playing Field Policy require an equivalent or better quantity and quality replacement. Quantity in this case is the area of playing field land and quality is what you put on that land i.e. pitches and ancillary facilities.
- 3.5.12 Sport England consider that the works being undertaken at the Old College Field will create new pitches, and the developer contribution must mitigate the loss of the functional playing pitches, and ancillary changing rooms. The total of the commuted sum payment required to mitigate the loss of playing pitches and ancillary facilities is £210,779.
- 3.5.13 The total site area as defined in the submitted application form is 2.35 hectares. This includes the site area of the playing pitches, the adjacent open space, hardstanding relating to car parking areas, and the changing room facilities. However, with regards to the functional area of the 2no. playing pitches which are to be lost this amounts to 1.10 hectares of functional playing area. With regards to the 2no. junior pitches, one pitch is being orientated so as not to be affected by the proposed development, and one will remain in situ. The works associated with the re-orientated junior pitch would be subject to a commuted sum payment of £2,800 in the S106 Agreement. The 2no playing pitches that are to be brought back into use at the Old College Playing Fields amount to 1.7 hectares in total. Presently, these fields are not identified within the Council's Playing Pitch Strategy, and

therefore it is accepted that the loss of the 2no. playing pitches within the application site would be compensated with the creation of the 2no. pitches at the Old College Playing Fields. The works associated with bringing these pitches back into use i.e. drainage and re-profiling the site, are subject to a separate planning application (ref: 10/15/1525), which will be determined under the Council's scheme of delegation. The costs of bringing these pitches back into use amounts to £97,979, and this would be subject to a commuted sum payment attached to the S106 Agreement. Members should be aware that the existing users of the playing pitches, the subject of this application, will use the existing OBA pitches to the south of the application site. The new pitches at the Old College Playing Fields are to be used by the community and Blackburn Rovers Ladies football club.

3.5.14 In addition, to the replacement of the pitches lost by the proposed development, there is also a requirement to mitigate against the loss of the existing changing rooms, which are proposed to be demolished. Through negotiation between officers and Sport England, it has been agreed that the refurbishment of the existing Council owned changing rooms (10no.), which are located adjacent to the Old College Playing Fields and Blackburn Northern are the most appropriate. These changing rooms are presently in a state not fit for purpose. The outline cost plan that has been provided, estimates that the cost to uplift the changing rooms will be approximately £110,000. This includes a new boiler, heating system, rewire, fire protection floors, redecoration, a DDA access ramp and DDA compliant internal facilities. Sport England considers this to be acceptable, and it is recommended the £110,000 will be subject to a commuted sum attached to the S106 Agreement.

3.5.15 With regards to the loss of the car parking areas within the application site, this will be compensated with the agreed use of the existing car parking facilities associated with the adjacent Pleckgate High School.

3.5.16 To supplement the works highlighted above, Sport England have also requested that a Grampian Condition be impose ensuring development on the Old Blackburnian site does not commence until the works at College Field have been implemented. This is considered to be reasonable.

#### 3.5.17 Highways

3.5.18 The application proposes an access point to serve the development off Lammack Road. This is to be sited between the Hare and Hounds pub and Lammack Methodist Church. The Hare and Hounds pub will retain its existing car park, and the indicative layout provides parking for the church.

3.5.19 The proposed radius of the new access point is to be 6 metres, and site access road being 5.5 metres wide, which is considered to be acceptable allowing larger vehicles to enter and leave the site. Access

to the existing Hare and Hounds car park is proposed 10 metres from the junction with Lammack Road, and as it is only serving a limited number of parking spaces, it is considered there will be limited movements into and out of the site, and as such is considered to be appropriate. With regards to the car parking area for the Methodist Church, the end bays will require vehicles to manoeuvre into the access road to exit, which requires further consideration at the reserved matters stage.

3.5.20 The owner of the adjacent Hare and Hounds pub has stated in their objection, that the proposed access encroaches onto land within their ownership. The applicant/agent have confirmed that the proposed access and all the land within the red edge of the application site is wholly within their ownership.

3.5.21 Car parking for the new dwellings, and issues such as permeability connective routes, streets, footways and cycle routes will be considered at the reserved matters stage.

3.5.22 It is recommended that a condition be imposed at this stage relating to a construction method statement, particularly with regards to the demolition of the existing club house.

3.5.23 The submitted Transport Assessment (TA) has been assessed. It is recognised that the proposed development could potentially have an impact on the existing designated Air Quality Management Area (AQMA) at Four Lane Ends, and these will be addressed through an appropriately worded condition relating to Air Quality Mitigation as referred to in paragraph 3.5.38. However, other sustainable mitigation measures are required. It is welcomed that the proposal is relocating the bus stop on Lammack Road immediately to the south of the proposed access road., and it is recommended that consideration is also given to the further improvement of local bus stops on Lammack Road and Whinney Lane e.g. provision of access kerbs, tactile paving, bus cage road markings and appropriate waiting facilities/shelter for the benefit of bus passengers.

3.5.24 The TA also identifies a proposed upgrading of a footpath to the east of the application site to be sealed surface (tarmac) construction, together with introducing tactile paving to the Knighton Drive junction with Lammack Road, and dropped kerb and tactile paving on Lammack Road in the vicinity of Whinney Lane and Knighton Drive. This is welcomed, but it is also considered appropriate to encourage walking/cycling to the prospective residents of the proposed development to upgrade the public footpaths connecting Pleckgate High School to shared use, and appropriate measures to improve connectivity with and promote the use of the Weavers Wheel. With regards to the latter, Weavers Wheel is currently under construction, and the proposed alignment along Yew Tree Drive/Ramsgreave Drive is easily accessible from the proposed development, and would offer

opportunities to access cycle routes connecting to BAE Salmesbury, Whitebirk and Blackburn Town Centre.

3.5.25 The mitigation measures identified in the TA and suggested additions are recommended to be included in a suitably worded Grampian condition to this outline application.

#### 3.5.26 Drainage

3.5.27 The site is within flood zone 1, however, the new housing will generate more surface water run off than the current site. It is proposed that this will be collected and stored on site to enable a peak run off rate of 34.92l/second. It is proposed that the new surface water flows will connect to the existing stream system, with foul water connecting to the foul system. The report presented details that the ground is likely to be clay and impermeable. As such, the drainage proposals include no Sustainable Drainage Systems.

3.5.28 In order to comply with Policy 9 of the LPP2 and the NPPF, development will be expected to consider and implement sustainable drainage systems (SuDS). As such, a condition will be required for intrusive site investigations to confirm the ground conditions, along with detailed drainage designs, which incorporates SuDS where possible.

#### 3.5.29 Design and Layout

3.5.30 The indicative design and layout of the proposal appears to present an attractive residential estate, featuring a buffer zone between the pub and houses, open aspects towards the QEGS pitches and a mix of 3 and 4 bedroom dwellings. However, this is only indicative and has no bearing upon the final proposed layout, which will be assessed at the reserved matters stage.

#### 3.5.31 Neighbour impact

3.5.32 The indicative design and layout details that separation distances between dwellings will be maintained in line with the SPD standards of 21m between rear and fronts, and 13.5m between sides/non-habitable elevations and fronts/rear. This detail will be determined at the reserved matters stage.

#### 3.5.33 Ecology

3.5.34 An Ecological Assessment was submitted with the proposals, which recommends that the site should take account of the presence of Schedule 9 species, indirect impacts to watercourses, and the presence of nesting bird habitat.

3.5.35 In order for this to occur, conditions relating to removal of invasive species (Japanese knotweed, Himalayan balsam and cotoneaster), pollution prevention to avoid impacts to watercourses; and landscaping



scheme to offset the loss of broadleaved woodland, scattered trees and hedgerows will be required.

3.5.36 It is considered that providing these conditions are required, the impact of the development upon ecology will be suitably mitigated and compliant with Policy 9 of the LPP2.

3.5.37 Public Protection (Air quality, noise and contaminated land)

3.5.38 Air Quality – there is a designated Air Quality Management Area (AQMA) at the junction of Lammack Road, Pleckgate Road, Revidge Road and Shear Brow. The impact of this development upon the AQMA is a concern. However, the proposal is outline only, and as such, we are unable to require or plan for mitigation when we have no details of final dwelling numbers, car parking spaces, green travel initiatives (vehicle charging points etc.). Therefore, it is recommended that a condition relating to Air Quality mitigation is attached to the decision which will require the reserved matters application to provide suitable means of mitigation to ensure that the proposal would not give rise to a deterioration of air quality, in accordance with Policy 8 of the LPP2.

3.5.39 Noise – the impact of noise upon the prospective residents from the Hare and Hounds pub and Pleckgate school will need to be assessed when the final layout is presented at reserved matters stage. Public Protection have indicated that the use of 55dB as an appropriate standard for outdoor amenity is not appropriate, given the distinctive character and impulsive nature of shouting and use of whistles on the pitches. It is not steady and continuous noise, so it is more likely to result in annoyance. Therefore, an alternative approach could be to impose a 5dB tonal penalty for the distinctive character of the noise. This would mean that, for gardens affected by pitch noise, outdoor amenity space noise levels shouldn't exceed 50dB. This would have implications for the final layout, but would be taken into account and assessed at the reserved matters stage. Therefore, it is recommended that a condition relating to noise and appropriate acoustic mitigation is attached to the decision which will require the reserved matters application to provide suitable means of mitigation to ensure that the proposal would secure a satisfactory level of amenity for the occupants, in accordance with Policy 8 of the LPP2.

3.5.40 Contaminated Land - This issue can be addressed by imposing the standard contaminated land condition.

3.5.41 Affordable housing

3.6 The site will need to provide 20% affordable housing provision in order to comply with policy CS8. This provision will be provided as an off-site contribution through the Section 106 agreement, based on the number of dwellings proposed at the reserved matters stage.

## 4.0 RECOMMENDATION

### 4.1 Approve subject:

- (i) *That delegated authority is given to the Head of Service for Planning and Transport to approve planning permission subject to an agreement under S106 of the Town & Country Planning Act 1990, relating to the payment of a financial contribution towards:*
- a) Replacement pitches – the 3no. playing pitches at the site are to be lost through the development and require replacement provision, under Policy 9 of the Local Plan Part 2. 2no. pitches are to be provided at Old College Playing Fields, with the developer providing a contribution of £97,979, and the Lammack Juniors pitch is to be re-orientated 90°, with the developer providing a contribution of £2,800.
  - b) Refurbishment of changing rooms- the existing changing rooms at the site to be lost through development will require the refurbishment of the existing Council owned changing rooms (10no.) adjacent to the Old College Playing Fields, with the developer providing a contribution of £110,000
  - c) Affordable Housing - A formula detailing “x’ no. of dwellings x (42.5% of average affordable house value) x 20% =£y contribution) towards the provision of affordable housing off-site in the locality. The average affordable house value is set at £150,000. The number of dwellings is currently proposed as up to 75.

Should the S106 agreement not be completed within 6 months of the date of this resolution, the Head of Service for Planning and Transport will have delegated powers to refuse the application.

- (ii) Conditions which relate to the following matters:
- Reserved matters: to detail layout, appearance, landscaping and scale. – to be submitted within 2 years of date of decision, and development commences within 1 year of reserved matters approval
  - Development on the Old Blackburnian site does not commence until the works at College Field (under planning application 10/15/1525) & the reorientation of the junior playing pitch have been implemented
  - Materials
  - Landscaping
  - Off-site highways works – relocation of bus stop; improvements to bus stops on Lammack Road/Whinney Lane; proposed pedestrian

infrastructure enhancements – para 5.18 of Transport Assessment by Ashley Helme, January 2016; connectivity to Weavers Wheel

- Visibility splays.
- Construction method statement.
- Drainage scheme, including Sustainable Drainage Systems., including maintenance proposals.
- Arboricultural method statement
- Tree protection scheme.
- Site clearance works outside bird breeding season.
- Scheme for existing and proposed ground levels.
- Control of invasive plant species.
- Contaminated land investigations
- Unexpected contamination.
- Air quality mitigation.
- Amended noise report
- Limitation of construction site works to:
  - 08:00 to 18:00 Mondays to Fridays
  - 09:00 to 13:00 Saturdays
  - Not at all on Sundays and Bank Holidays
- Dust, noise and vibration control during construction.

## **5.0 PLANNING HISTORY**

- 5.1 Pre-application enquiry ref: 6354 (April 2015), for proposed residential development. The pre-application received a favourable response providing that the pitches were replaced.

## **6.0 CONSULTATIONS**

- 6.1 **Schools and Education:** no objections.

6.2 **Sport England** - Paragraph 74(ii) of NPPF and Sport England's Playing Field Policy require an equivalent or better quantity and quality replacement. Quantity in this case is the area of playing field land and quality is what you put on that land i.e. pitches and ancillary facilities. They consider that the works being undertaken at the Old College Field, will create new pitches, and the developer contribution must mitigate the loss of the functional playing pitches.

6.3 Sport England consider that the 2no. playing pitches being brought back into use at the Old College Playing Fields amount to 1.7 hectares in total which mitigates the functional loss of the 2no. playing pitches on the application site. The Old College Playing Fields will be brought back into use in order to meeting the requirement of playing pitch provision in the Council's Playing Pitch Strategy. In addition, in order to mitigate the loss of the existing changing room facilities within the application site, Sport England have no objections to the proposal relating to the refurbishment of the existing Council owned changing rooms which are adjacent to the Old College Playing Fields and Blackburn Northern Sports Club. Sport England has no objections to both these mitigation measures being provided by way of a commuted

sum payment attached to the S106. In addition, there are no objections to the proposed re-orientation of the junior pitch to facilitate the redevelopment of the site. However, with regards to these mitigation measures, Sport England have recommended that a Grampian Condition is imposed that development on the Old Blackburnian site does not commence until the works at College Field (under planning application 10/15/1525) have been implemented.

- 6.4 **Highways** – the proposed access, sightlines and submitted Transport Assessment have been assessed.
- 6.5 Access:- The submitted swept path analysis has been assessed and is deemed acceptable. The proposed sightlines are also considered to be satisfactory. The applicant has taken on board the current bus stop and its location in conjunction with the access to the site and proposes to relocate the bus stop to improve the visibility when egressing from the site. The proposal offers a formal access point favoured over a dropped kerb access which is supported. The radius is 6 metres which is considered to be acceptable for large vehicles entering and leaving the site. Access to the Hare and Hounds car park is proposed 10 metres from the junction with Lammack Road. It is acknowledged that the car park area will serve a limited number of parking spaces, and will therefore have limited movements into and out of the site, and similarly this applies to the car parking arrangement for the Methodist Church. The reserved matters stage will need to consider further the end bays in terms of highways safety.
- 6.6 Parking and layout:- this will be dealt with at reserved matters stage.
- 6.7 A construction method statement should be conditioned, particularly relating to the demolition of the existing clubhouse.
- 6.8 Transport Assessment:- There are primary concerns relating to the Four Lane Ends junction as this is a designated AQMA, and key to this is developing a solution. The development potentially could have an impact on this junction due to additional trips. There is no agreed resolution on how this will be addressed. Therefore, a number of mitigation measures are suggested:
- Improvements to the bus stops on Lammack Road and Whinney Lane
  - Improve connectivity to weavers wheel
  - Upgrading of footpaths in and around the application site
- 6.9 United Utilities: United Utilities will have no objection to the proposed development provided that the following conditions are attached to any approval:

### Foul Water

*Foul and surface water shall be drained on separate systems.*

*Reason: To secure proper drainage and to manage the risk of flooding and pollution.*

### Surface Water

*Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.*

*The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.*

*The development shall be completed in accordance with the approved details.*

*Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.*

*Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:*

- a. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and*
- b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.*

*The development shall subsequently be completed, maintained and managed in accordance with the approved plan.*

*Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.*

**6.10 Lancashire Constabulary -**

This planning application has a Crime Impact Statement submitted with it. Although this is supported the security measures proposed are in general terms only as this is an Outline Application. As this is a large housing development, it is recommended that it is designed to full Secured by Design security standards and would ask that this is a condition of planning. This would be assessed through the detailed assessment of the proposed layout at reserved matters stage.

**6.11 Local Lead Flood Authority –** It is recommended the following condition is imposed:

'The applicant must provide full details of the design of the surface water drainage system, incorporating SuDS. The details must be approved in writing by the Local Authority prior to commencement of any works on site.'

Reason

To ensure that the surface water drainage from the development does not increase the risk of flooding.

**6.12 Public Consultation –** 114 neighbouring properties were notified by letter and 2no. site notices have been erected. 7no letters of objection have been received. The objections relate to material and non-material planning concerns.

The material planning objections relate to impact of the increased traffic upon the highway network; loss of privacy, access being dangerous, impact upon the air quality management area, impact upon the ecology and the impact upon drainage.

The non-material planning objections relate to loss of property value, access rights and construction safety.

**7.0 CONTACT OFFICER: Kate McDonald, Principal Planning Officer.**

**8.0 DATE PREPARED: 9<sup>th</sup> March 2016**

## Summary of Representations

Objection C & C Fossard , 84 Lammack Road

Thank you for arranging for us to view the above plans. We have read the reports on line.

Our concerns are as follows:

- \* Loss of green area in Blackburn resulting in reduction of wildlife in surrounding areas and possibly of air quality
- \* Proximity of proposed road to the corner of our boundary with resulting air and noise pollution
- \* Increased traffic onto Lammack Road at a busy junction
- \* Noise and air pollution from building works

We have been assured that we shall be consulted further, should outline planning permission be granted, as to the layout of up to 75 proposed houses.

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Objection Ian Robertson , Owner, Hare & Hounds 78 Lammack Road

We note your proposals and have sought professional advice. Although indicative we believe that the current plan encroaches onto land owned by Hare and Hounds.

We believe that the opening is not wide enough for the proposed junction and that, even on an indicative basis, it includes land owned by the Hare and Hounds. There is also no room, on the Old Blackburnians land, to accommodate the bending of the road/pavement and consequent sight line issues.

We are contacting Lea Hough to meet with them and clarify their proposals.

In the meantime we are firmly **OPPOSED** to the proposal on the basis of not having sufficient access, traffic issues and encroaching onto land not owned by Old Blackburnians.

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Objection , Pam Allen

With reference to the recent planning application of the above, I am surprised that this application has been made to the council when the access from Lammack Road owned by the landlord of the Hare and Hounds has not been agreed.

I am also concerned by the traffic congestion already during certain times of the day due to the local school and what further impact this would have with another 75 dwellings in the area.

I have also been advised by a local estate agents that this development will also knock between £5k and £10k when I come to put my house up for sale.

I look forward to this matter being discussed with the committee.

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## Objection Lynne Waywell 90 Lammack Road

As a resident living on Lammack Road, I would like to express the following objections to the above planning application.

At peak school times when parents are dropping off/picking up from Lammack school, residents are unable to safely exit/get onto to their drives. This is the same when Blackburn Community Sports club host weekend tournaments and Lammack School host out of school activities. Cars park on both sides of Lammack Road on pavements, grass verges and across resident's driveways. Pedestrians have to manoeuvre around cars parked on the pavement and attempt to cross Lammack Road between parked cars.

My objections to the proposed development are:

- The Old Blackburnian carpark has historically been used for many years for parking by Lammack Methodist Church, the Hare & Hounds public house and more recently Blackburn Community Sports club. If the development is approved where will these cars park?
- The proposed development has the potential for up to 150 cars accessing and leaving the area onto/off Lammack Road, this is directly opposite to a one way exit from Whinney Lane and Lammack Estate. This is an extremely busy junction, a bus route onto Lammack Road and a junction where cars regularly pull out into traffic travelling up and down Lammack Road.
- There is a public footpath that runs down the side of the proposed development with a brook running alongside. The water from both the Old Blackburnians football pitches and QEG's pitches drains off onto the footpath and into the brook. The brook regularly floods its bank. Will the proposed development provide the necessary drainage or will it allow more water to run into the brook meaning the footpath is not accessible and therefore will not give the public their legally protected right to pass and re-pass?

I feel that any technical reports and risk assessments must be carried out over a period of time and with the number of cars that use the Old Blackburnian car park taken into consideration. If planning is approved for this large development the safety and quality of life to users of Lammack Road is going to be seriously impacted upon.

The planning application is from the Old Blackburnian Association & Queen Elizabeth Grammar School, this is somewhat confusing when the Lancashire



Evening Telegraph has reported that QEGS issued a statement stating they are not involved in the planning application. Is this because the Old Blackburnian Association feel they have a better chance for the application to be approved with the involvement of QEGS?

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### Objection Sarah Tink

As a property that backs on to this diabolical plan i want to put my point across. Firstly im trying to sell my house and its lost £10 000 in value because of them and now i can't buy the house id planned as everythings fallen through.

How are you putting plans in when there is no granted access? Plans show its through the pub but the pub have point blank refused as they dont want this to happen and old blackburnians had to get permission to use his land for access.

Thirdly how the hell do you expect 150 extra cars to not cause problems. In last 12 months ive seen at least 3 small children bumped by a careless driver dropping their child at school! People double park everywhere making getting anywhere a nightmare. At school times i cant even get near my own drive way!

Residents round here chose it for a reason. The views and peace. We are all going to lose a lot of money in our properties which nobody cares about. Our insurance will increase due to even more careless drivers and increased risk. We are all now going to have to live in a building site. The plans show a house directly in line with me. I bought this house as i dont want to be looking into another house. I want my privacy which is my right as a human being thats spent every penny ive worked for on this house and now im going to lose out because the council see pound signs and dont actually take residents into consideration.

I am praying you see sense on this disaster of a plan!

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### Objection Sarah Waddicor

I want to make an appeal against the QEGS planning for 75 houses at the back of my house.

Should this happen it will ruin the area. Most of the resident on willow trees drive chose those houses due to the views at the back. By building there we are now all going to have a building site in our back gardens. We also chose there as it isn't overlooked, by building there we will most likely now have people looking directly on to our land. I have spent 9 years in that house and wanted to raise a family in there. I always thought it would be so safe but now it won't. I won't even be able to let my cats out for fear that they will hurt on the building site.

The locals will all move which will destroy the business of the local pub which has finally picked back up. Traffic will be an absolute nightmare. It is already bad enough at school times so adding another 75 families in to the mix with 2 cars each on average (150 extra cars) is a danger to all the children that go to the school and will congest the whole area at peak times.

To build this new estate will destroy lammack and bring in people that will only run the area down. There is already too many houses in the area.

Build somewhere sensible that will not ruin an area. If you build there and my house drops in value after I have spent every penny I have on it then you can compensate me for the value it will lose!

Use your brains here! Would you want to live next door to a building site? Currently at night I can sit out and look at the stars. Build there and it will become Blackpool illuminations. Constant noise and a massive mess to look at.

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Comment Michael Fox 15 Harrier Drive

Dear Sir/Madame,

I make the following comments on the above Planning Application.

- 1) This is an area of detached and semi-detached dwellings, built at a density of 12-15 houses per acre. 75 dwellings on a rather constrained site would be excessive and I suggest the Authority specifically refuse a commitment to such a large number.
- 2) Any dwellings on the site should be limited to a height of 2 storeys, again to be in keeping with the character of the area.
- 3) Access to the site will be quite awkward; close to 2 road junctions and a partial one way system around the triangular green opposite.
- 4) There is considerable traffic along Lammack Road at morning and evening peak hours; much of it in association with the nearby school.

It is not unusual for there to be 150 yard queues of stationary traffic along Hammack Road, back from the 4-lane Ends traffic lights.

- 5) There is an opportunity here for a relatively low density, well designed development in keeping with the character of the surrounding area; rather than a town cramming exercise.
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