

Public Document Pack

Executive Board

Thursday, 12 October 2023

Time: 6.00 pm

Venue: Meeting Room A

Address: Blackburn Town Hall

AGENDA

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

1. **Welcome and Apologies**
2. **Minutes of the Previous Meeting**
Executive Board Minutes September 2023 4 - 11
3. **Declarations of Interest**
DECLARATIONS OF INTEREST FORM 12
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 4pm on the day prior to the meeting.
6. **Questions by Non-Executive Members**
To receive written questions submitted by Non-Executive Members no later than 4pm on the day prior to the meeting.
7. **Youth MPs Update**
To receive an update from the Youth MPs along with any issues they would like to raise.
8. **Executive Member Reports**
Verbal updates may be given by each Executive Member.

Leader

Adult Services & Prevention

Children, Young People & Education

8.1 Family Hubs Update

Family Hubs

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Environmental Services

Public Health & Wellbeing

Digital & Customer Services

Growth & Development

8.2 Climate Impacts Framework Consultation

EB Climate Impacts Framework CIF Supplementary Planning Document SPD public consultation_v2 Appendix 1 for EB Climate Impacts Framework CIF Supplementary Planning Document SPD public consu Appendix 2 Tab 1 for EB Climate Impacts Framework CIF Supplementary Planning Document SPD public consu Tab 2 Climate Impacts Framework CIF Supplementary Planning Document SPD public consu Tab 3 Climate Impacts Framework CIF Supplementary Planning Document SPD public consu Tab 4 Climate Impacts Framework CIF Supplementary Planning Document SPD public consu Tab 5 Climate Impacts Framework CIF Supplementary Planning Document SPD public consu

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Finance & Governance

8.3 Treasury Management Quarter 1 2023-24

Treasury Mgmt Report

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9. Corporate Issues

9.1 Long Lease Disposal of Land at Shadsworth to Together Housing Group

Long Lease Disposal of Land at Shadsworth to Together Housing Group

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Appendix A for Long Lease Disposal of Land at Shadsworth to Together Housing Group

10. Matters referred to the Executive Board

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

Date Published: Wednesday, 04 October 2023
Denise Park, Chief Executive

EXECUTIVE BOARD Thursday 7th September 2023

PRESENT

COUNCILLOR:

Councillor Phil Riley
Councillor Julie Gunn
Councillor Mustafa Desai
Councillor Jim Smith
Councillor Mahfooz Hussain
Councillor Damian Talbot
Councillor Quesir Mahmood
Councillor Vicky McGurk

PORTFOLIO:

Leader of the Council
Children, Young People & Education
Adult Social Care & Health
Environment & Operations
Digital & Customer Services
Public Health, Prevention & Wellbeing
Growth & Development
Finance & Governance

EXECUTIVE MEMBER

Councillor John Slater

NON PORTFOLIO

Leader of the Conservative Group

	Item	Action						
1	<p><u>Welcome and Apologies</u></p> <p>The Leader of the Council, Councillor Phil Riley, welcomed all to the meeting. Apologies were received from the Youth Forum representatives.</p>							
2	<p><u>Minutes of the Previous Meeting</u></p> <p>The Minutes of the Meeting held on 10th August 2023 were agreed as a correct record.</p>	Agreed						
3	<p><u>Declarations of Interest</u></p> <p>No Declarations of Interest were received.</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 3 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 below:-</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 30%;"><u>Name of Person asking the Question</u></th> <th style="width: 30%;"><u>Subject Area</u></th> <th style="width: 40%;"><u>Response by</u></th> </tr> </thead> <tbody> <tr> <td>Sabir Esa</td> <td>Council approach to student absenteeism.</td> <td>Councillor Julie Gunn, Children, Education & Young</td> </tr> </tbody> </table>	<u>Name of Person asking the Question</u>	<u>Subject Area</u>	<u>Response by</u>	Sabir Esa	Council approach to student absenteeism.	Councillor Julie Gunn, Children, Education & Young	
<u>Name of Person asking the Question</u>	<u>Subject Area</u>	<u>Response by</u>						
Sabir Esa	Council approach to student absenteeism.	Councillor Julie Gunn, Children, Education & Young						

Item		Action
	People	
	As Mr Esa was not in attendance, it was agreed that a written response would be sent to him.	
6	<u>Questions by Non-Executive Members</u>	
	No questions had been received from Non-Executive Members.	
7	<u>Youth MPs Update</u>	
	There was no update as the Youth Forum representatives had submitted their apologies.	Noted
8.1	<u>Government Reforms to Adult Social Care</u>	
	The Executive Board was provided with a report that provided an update on the key changes in respect of Government reforms to Adult Social Care. A previous report to the Executive Board in August 2022 detailed the key changes in respect of Social Care Reforms after publication of the Governments Building Back Better Plan and White Paper for reforming the delivery of Adult Social Care ('People at the Heart of Care').	
	Government had now paused until 2025, a number of aspects of the Social Care reforms and a number of changes to the Statutory Framework for Adult Social Care had been introduced. The key changes were highlighted in the briefing paper, relating to:	
	<ul style="list-style-type: none"> • Care Sector Market Management, Sustainability and Workforce • Regulation of Local Authorities by the Care Quality Commission (CQC) • The introduction of new performance measures by Local Authorities by the Office for Local Government (Oflog) • Changes to the Statutory Reporting Framework for Adults – Client Level Data and Adults Social Care Outcomes Framework. 	
	RESOLVED –	
	That the Executive Board:	
	<ul style="list-style-type: none"> • Note the update provided in relation to the Government Reforms to Adult Social Care and in particular: <ul style="list-style-type: none"> a) Care Sector Market Management, Sustainability and Workforce b) Regulation of Local Authorities by the Care Quality Commission (CQC) c) The introduction of new performance measures by 	Noted

	Item	Action
	<p>Local Authorities by the Office for Local Government (Oflog)</p> <p>d) Changes to the Statutory Reporting Framework for Adults – Client Level Data and Adults Social Care Outcomes Framework</p>	
8.2	<p><u>Fostering Quarter 4 22-23 report</u></p> <p>Members received a report which provided information on the management and performance of the Local Authority’s fostering service which was revised on a quarterly basis. The report, alongside Appendix 1, provided analysis of the period 1st January 2023 until the 31st of March 2023 and reflected upon data and service development over this period and recommendations for the next three monthly period.</p> <p>RESOLVED –</p> <p>That the Executive Board notes the Fostering three monthly report for Quarter 4, alongside Appendix 1 which provides a service progress overview and summary of service development recommendations.</p>	Noted
8.3	<p><u>Fostering Quarter 1 23-24 report</u></p> <p>Members received a report which provided information on the management and performance of the Local Authority’s fostering service which was revised on a quarterly basis. The report, alongside Appendix 1, provided analysis of the period 1st April 2023 until the 30th June 2023 and reflected upon data and service development over this period and recommendations for the next three monthly period.</p> <p>RESOLVED-</p> <p>That the Executive Board notes the Fostering three monthly report for Quarter 1, alongside Appendix 1 which provides a service progress overview and summary of service development recommendations.</p>	Noted
8.4	<p><u>Children’s Services Improvement Journey</u></p> <p>Members were reminded that a previous report to Executive Board in June 2022 updated Members on the outcomes of the Inspection of Local Authority Children’s Services (ILACS) conducted by HM Ofsted Inspectorate. The report included the action plan which had been developed in response to Ofsted’s findings and recommendations.</p> <p>The report submitted provided an update on progress over the last 12 months, including the recent Joint Targeted Area Inspection</p>	

	Item	Action
	<p>(JTAI) of the statutory partners – the Council’s Children’s Services, NHS Lancashire and South Cumbria ICB and Lancashire Constabulary – on the identification of need and risk in Blackburn with Darwen.</p> <p>Since the report to Executive Board in June 2022, there have been significant changes in senior leadership within the Children’s Services and Education directorate which were outlined in the report.</p> <p>The report highlighted the improvements made over the last nine months and also gave details of the Joint Targeted Area Inspection Outcome, following an inspection in May 2023, which had identified a number of strengths and improvement areas, many of which had been identified within existing plans and actions were being delivered.</p> <p>RESOLVED –</p> <p>That Executive Board:</p> <ol style="list-style-type: none"> 1. Notes the progress and improvements made over the last 12 months 2. Notes the findings of the Joint Targeted Area Inspection (JTAI) of the statutory safeguarding partners in Blackburn with Darwen. <p><u>Environment & Operations</u></p> <p>Councillor Jim Smith verbally reported that he would be reporting at the next Council Forum meeting on the fire at Pleasington Crematorium.</p>	
8.5	<p><u>Longer-term position and future use of Daisyfield Pools</u></p> <p>Ahead of consideration and discussion of the report, Councillor Phil Riley indicated that although members of the public had not submitted any questions according to the required timescales, he noted the number of people attending and also that Shelley Whitehead had indicated that she would like to read out a statement.</p> <p>Shelley Whitehead read out a detailed statement, outlining the impact on Half Fish and the pool’s users following the closure of the pools on 19th August. Ms Whitehead outlined background information, advising that she had signed a licence, and had never refused to sign a lease, and the difficulties that occurred in terms of not being able to access funding due to the lack of a signed lease.</p> <p>Ms Whitehead outlined the vital community role of the pools, the improvements carried out, her opinion that the figures quoted in the report were vastly inflated, a potential bid to the Sport England Swimming Pool Support Fund, and her view that Blackburn needed a second swimming pool. Additionally, Ms Whitehead</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>

	Item	Action
	<p>gave examples of Council support for other CIC's, the impact on staff, the many awards received, and the will to keep the pools open, working in partnership with the Council.</p> <p>In response, the Executive Member, Damian Talbot outlined the background to the pools being run by Half Fish, following budget cuts, and highlighted recent challenges such as the pandemic, recovery, and then the energy crisis, the potential costs to fix an ageing building, and his view that there was general acceptance that the decision taken to close the pools on 19th August was correct, on the grounds of public safety.</p> <p>Councillor Talbot indicated that he had different information from officers on the licence/lease situation, and gave further details of the safety concerns, whilst also noting that swimming provision was below the recommended threshold, but that the Council did not have a statutory duty to provide a pool. Cllr Talbot also stated that he was confident that the Borough's schools would be able to access swimming lessons, and indicated that future funding was never guaranteed following the asset transfer, and that the external funding quoted was more related to energy efficiency.</p> <p>Members then considered and debated the report submitted, which set out the background to the closure of the Pool on health and safety grounds relating to positive legionella readings in multiple areas of the building on two occasions following independent water sample analysis. Health and safety concerns had also been raised about the deteriorating condition of the building and the operation of the pool plant. These issues and concerns were raised with the operator and the risks to public safety were clearly highlighted.</p> <p>As the issues identified could not be remedied immediately, a decision under Officer Delegated Powers was taken and published on 18th August to close Daisyfield Pools with effect from 19th August 2023 on grounds of health and safety to protect public health, pending full consideration and decision at this meeting.</p> <p>The report indicated that the investment required for the repairs to the pool plant and building, as identified by the condition survey report, was entirely separate and not linked to the operational and management issues, which prompted the decision on 18 August 2023 to close Daisyfield Pools.</p> <p>RESOLVED–</p> <p>That the Executive Board:</p> <p>Endorse the Officer Decision of 18 August 2023 to immediately close Daisyfield Swimming Pool, and approve the continuation of the closure based on serious health & safety failures pending the</p>	<p>Approved</p>

	Item	Action
	<p>outcome of the consultation referred to in the report.</p> <p>Note the conditions survey for Daisyfield Pools which highlights that the building is in a poor state of repair and condition with numerous substantial defects and is at the end of its effective lifecycle and requires significant investment estimated to be in excess of £3.135M plus VAT for the required repairs and maintenance.</p> <p>Agrees to terminate the existing arrangement with Half Fish HQ in relation to its occupation and operation at Daisyfield Swimming Pools, and delegate authority to the Deputy Director – Legal & Governance to serve any required notices.</p> <p>Agrees for a consultation to be undertaken in relation to the future use of the building and the impact on current users of the facility, and reporting the outcome for consideration at a subsequent meeting of the Executive Board.</p>	<p></p> <p>Noted</p> <p>Approved</p> <p>Approved</p>
<p>8.6</p>	<p><u>Local Development Scheme</u></p> <p>The Executive Board was advised that the Council was required to publish, and keep up to date, a Local Development Scheme (LDS) for the Borough. The LDS was a project plan setting out the Council's intentions with regards to preparing its new Local Plan (2021-2037) and relevant supporting documents. The primary purpose of the LDS was to set out an expected timetable for any public consultations, alongside adoption dates, of the Local Plan and its supporting documents. This helped to give certainty to all stakeholders who are involved or impacted by the Local Plan, including the public, landowners and developers.</p> <p>The updated LDS (provided as Appendix A) identified the documents that were expected to be brought forward over the next 2 year period. SPD's were Supplementary Planning Documents which built upon and provided more detailed advice or guidance on particular policies within the Local Plan.</p> <p>Councillor John Slater voted against the recommendations in the report.</p> <p>RESOLVED –</p> <p>That the Executive Board:</p> <p>Approve the updated Local Development Scheme (LDS), provided as Appendix A, to confirm the broad programme of work for the next two year period;</p> <p>Approve the commencement of procurement for the North East Blackburn Strategic Housing Site Masterplan and prepare a new</p>	<p></p> <p>Approved</p> <p>Approved</p>

	Item	Action
	<p>collaboration agreement with landowners; and</p> <p>Note that further details will be provided to a future Executive Board meeting seeking approval of the agreed collaboration arrangements together with the funding and appointment of a masterplanner following a competitive tender exercise.</p>	Noted
8.7	<p><u>Corporate Revenue Budget Monitoring Report</u></p> <p>Members received a report providing an update on the Council's Revenue Budget for 2023/24 on the basis of a budget monitoring exercise undertaken at the end of June 2023 (Quarter 1).</p> <p>RESOLVED -</p> <p>It is recommended that Executive Board:-</p> <p>a) give approval to the Portfolio Cash Limit Adjustments as outlined in Appendix 1;</p> <p>b) note the General Fund Budget Summary position as at 30th 2023;</p> <p>c) note the current forecast overspend of £1.748m at the end of Quarter 1 and request Portfolio Holders to review their budgets for the remainder of 2023/24 with a view to identifying potential mitigating actions.</p> <p>d) note the Earmarked Reserves and General Fund Balance position as at 30th June 2023.</p>	<p style="text-align: center;">Approved</p> <p style="text-align: center;">Noted</p> <p style="text-align: center;">Noted</p> <p style="text-align: center;">Noted</p>
8.8	<p><u>Corporate Capital Budget Monitoring Report</u></p> <p>Members received a report on the overall financial position of the Council in respect of the capital programme as at 30th June 2023, highlighting key issues and explaining variations in the first 3 months of the year.</p> <p>RESOLVED –</p> <p>The Executive Board is asked;</p> <ul style="list-style-type: none"> • to approve the revised capital programme as per Appendix 1, • to approve the variations to the programme shown in Appendix 2. 	<p style="text-align: center;">Approved</p> <p style="text-align: center;">Approved</p>

	Item	Action
	<p>Signed at a meeting of the Board on 12th October 2023</p> <p>(being the ensuing meeting of the Board)</p> <p>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: **12TH October 2023**

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, Young People and Education
LEAD OFFICERS:	Strategic Director of Children & Education (DCS)
DATE:	Thursday, 12 October 2023

PORTFOLIO/S AFFECTED:	Children, Young People and Education
WARD/S AFFECTED:	(All Wards);
KEY DECISION:	N

SUBJECT: Family Hub Update

1. EXECUTIVE SUMMARY

This is a concise summary of Blackburn with Darwen’s Family Hub progress. We have made significant strides, met key milestones and remain on track to achieve our goals. Our teamwork, dedication, and commitment are propelling us forward.

2. RECOMMENDATIONS

That the Executive Board

- Note the progress of the Family Hub development

3. BACKGROUND

What is the Family Hubs and Start for Life programme?

In October 2021, the government announced £301.75 million would be available for 75 local authorities in England to deliver Start for Life and family services. The grant funding is over a three year term and will be administered by the Department for Education on behalf of Department of Health and Social Care. The programme’s core objective is to improve the universal Start for Life offer and transform delivery of family services in local authority areas with the highest levels of deprivation and disproportionately poor health and educational outcomes, to support the government’s levelling up ambitions. Local authorities will be expected to work with delivery partners (e.g. health, education, voluntary sector, and other partners) to design and implement their family hub model and Start for Life services.

What we have achieved

Transformation

Blackburn with Darwen is transforming the way our early years and early help services are designed and delivered. We now have four localities delivering a family hub model, supporting children of all ages. We are improving how local services are delivered by the sharing of information, for example the development of a Start for Life web site. This will ensure that our Start for Life offer is clearer, accessible and seamless, and voices of parents and carers are continuously sought to influence the continuous improvement of Blackburn with Darwen's offer of universal Start for Life and family services.

We are working towards addressing the fragmentation of some services that families have told us they are experiencing, for example delivering services from the Family hubs such as housing, debt and welfare support and birth registrations.

Our Parents have told us they are unsure where to go to access services and they want to be able to experience joined up care. We have created capacity through extending the space at Little Harwood and Shadsworth Family hubs, this is enabling increased co location of partners ensuring the wider incorporation of skill mix and facilitating joining-up of a multi-professional workforce to provide continuity of care to all families. Blackburn with Darwen Family Hubs are trying to make the best use of our public resources and services. For our Family Hub offer, improving integration will mean that families can access a coherent support offer, whether their needs are universal or specialist, and parents can continue to receive the support they need as their babies and children grow up.

Infant feeding

Timely, high-quality, one-to-one infant-feeding support is available in the critical post-birth period, we already have 54 hour of support on the wards at Burnley and the birthing unit in Blackburn. We are going to increase this offer to 7 days a week to 84 hours per week at Burnley and the birthing unit. We are doing this by increasing our Family Hub Infant feeding peer supporters, specialist midwives, health visitors and lactation consultants

We have purchased fantastic equipment (for example breast pumps, nipple shields) and they are available on loan from a family hub to enable Blackburn with Darwen to work towards increasing its breastfeeding initiation rates. We have developed robust referral pathways and are working with parents and carers to ensure pathways continue to be clear and that families receive timely specialist support where required.

We have continued to grow our work force development to ensure staff and volunteers receive appropriate, accredited training and they know how to work together across agencies and settings to provide infant feeding seamless support, for example Gold Lactation training for Health visitors. This ensures that our whole workforce is supported to stay up to date on training and the latest clinical guidance, ensuring infant feeding advice is accurate, helpful and consistent.

Early Language and Home learning

The funding is being used to design and deliver a cohesive offer of support to parents with pre-schoolers in the area. We have invested in evidence-based interventions (Peeps) and we are currently in the process of training all early years' practitioners to support families with the Home Learning Environment, with a clear focus on supporting education recovery for young children who were babies at the height of the covid pandemic. We will have trained 100 staff from across the borough by the end of October 2023, this includes health visitors, early year's workers and childminders. We will also be delivering a universal and targeted speech and language programme. We have established a Language Lead working mainly with 2-4 year olds in every early years setting in the borough to work with us to improve communication and language outcomes of our under 5s. We are working in partnership with ELHT speech therapy team to improve speech, language and communication pathways and join up across Start for Life services to ensure support is available and tailored when needed for families. Through the remodel of our school readiness team we will now ensure families have access to a key contact in the hub who will be able to provide appropriate information to support parents of pre-schoolers with their

HLE, identify need and connect families on to targeted evidence-based HLE interventions. There will also be a home learning resource hub in each family hub for practitioners to loan from to support the families they work with.

Early Help

The total number of children with a Child and Family assessment (CAF) currently open is 746, as an offer of co-ordinating help and support to families. In the last 6 months Primary schools continue to take the lead professional role on the greatest number of CAFs in the borough 35% followed by the Early Help service 29% and then Secondary Schools at 13 %. Feedback from Innovate CIN review (August 2023) states 'The service ensures children and their families benefit from responsive, well-coordinated universal and multi-agency targeted early help services, including out of hours, which help to reduce harm'.

The service provides intensive, non-stigmatising and effective support that is tailored to the needs of children and families and central to the offer is unlocking the potential of family networks, working within communities and the assets within them.

The Supporting Families programme provides targeted interventions for families with complex interconnected problems including unemployment, poor school attendance, mental and physical health problems, involvement in crime and antisocial behaviour, domestic abuse, and children in need of help and protection.

Early help is vital in preventing contact with expensive statutory services. The Care Review highlighted many of the positive features of early help and has put it at the forefront of the agenda for supporting vulnerable families.

In 2022-2023 Supporting Families programme target of 312 was successfully met and over achieved, which evidences six months of sustained changes and progress for families. Data Maturity for the programme-remains a manual task and the target for 23-23 is 505. Whilst this is an ambitious target and a big increase, plans are in place to start to address this with a Project Data Lead and Data analyst (funded by the Family Hub grant), alongside a digital solution purchase, which will enable a number of data feeds to identify potential families.

Parenting Support

The parenting family hub funding is being used for the provision of an offer which will help make the transition to parenthood as smooth as possible and which stresses the importance of sensitive, responsive caregiving. This includes both universal provision and some more targeted programmes available for parents/carers with further needs. Evidence-based parenting interventions are provided directly to families in each Family hub building and some of the children centres. Parenting training is provided as professional development to local early years and /or health practitioners. The Family Hub grant has also enabled our Parenting Team to be trained in Triple P baby, and Best Start for Life video interactive guidance (VIG). We have also purchased Triple P Baby online which will be our digital parenting offer for new and expectant parents from December 2023.

We are engaging our community, voluntary and faith partners through quarterly learning sets, where we bring partners together to share practice and learn from each other providing networking opportunities to get together to share ideas and support one another moving forwards, in line with the transformation to family hubs and the services available for our children families, with a real focus on pre conception to 2 years.

Reducing Parental Conflict

Supporting Parental relationships is Integral and fundamental to our Family Hub delivery plan. We have delivered training. We are developing a culture in which we normalise conversations about relationships with all families, not just when parental conflict has been identified. We have a well-established Steering group which has representation from partnerships and CVS who are supporting

with leading and driving this work. We have developed a suite of reducing parental conflict digital interventions for parents.

Parent carer panels

We appointed an engagement and co-production lead and she has been consulting with families, including young people, parents and carers to co design and improve our services. It is important to us that Blackburn with Darwen family hub model includes community ownership and co-production with our families, children and young people. We have now established four Parent carer panels which have a focus from conception to age two. They designed the Family Hub branding for Blackburn with Darwen and are currently heavily involved in the design our Start For Life web site. We are working with our parents and carers to develop opportunities for them to build social networks which will be flexible to meet local needs for example there is now a dads group at Shadsworth Family hub. Our next step is to have an overarching Family Hub panel with representatives from each panel. This will be part of our Family Hub governance.

Comment from one of the panel members *‘ Being part of Family Hubs has been an absolute pleasure and meeting you and the team has been an incredible rewarding journey. I have learnt so much from you and I have always felt I have been listened to and heard. It is a privilege to be part of influencing change to help our community move forward and make the most of what is available to them. I hope to see great things from this fantastic family group and I know there will be many more great topics to talk about and improve so we can bring change for the better’*

Wider services

There is a list of core services we must deliver within our family hubs within the family hubs by 2025. We have in place within the family hubs and children centres 13 out of the 15 services.

1. Reducing parental conflict ✓
2. **Dispute resolution - support for out of court options (private law children cases) – to be confirmed**
3. Debt and welfare support ✓
4. Oral health improvement/tooth brushing ✓
5. Substance misuse support ✓
6. Wider family health services (e.g. healthy weight and nutrition, contraception and sexual health, stop smoking support) ✓
7. Supporting Families programme ✓
8. Housing support ✓
9. Youth services ✓
10. SEND support ✓
11. **Early childhood education and care and financial support for childcare – this will be in place from April 2024**
12. Early language skills (HLE) ✓
13. Parenting programmes ✓
14. Domestic abuse support ✓
15. Start for Life Universal Services (midwifery, health visiting, parent-infant mental health, breastfeeding, safeguarding, SEND) ✓

4. KEY ISSUES & RISKS

Future Plans for the Family Hubs

- Birth registration at Little Harwood Family hub by March 2024
- Youth Hub at Audley Children centre by July 2024

- Youth activities at Wensley Fold Children Centre (evening and Weekends) by January 2024
- Video conferencing appointments with Shelter to increase accessibility to housing support and advice – this will be initially at Little Harwood Family hub with the possible roll out to all hubs – by March 2024
- Vaccination and immunisations for children 0-5 in all family hubs and some children centres – from October 2023
- Peri natal mental Health and Parent infant commissioning process to begin in October 2023

The four hubs have now been aligned with our neighbourhood model of working and link with our Primary Care networks. This funding is helping us to take that next step. Our integrated offer is now providing Health, Care and Education services across the full 0- 19 age groups (25 with SEND) and becoming the ‘front door’ for families in their neighbourhoods. This will ensure a neighbourhood model of service delivery, aligned to the four Primary Care Neighbourhoods improving outcomes in early years and beyond.

5. POLICY IMPLICATIONS

There are no policy implications arising from the contents of this report.

6. FINANCIAL IMPLICATIONS

Blackburn with Darwen Children’s LA received a grant of 2.9 million for the delivery of the following programmes: Based on our strategic considerations and the Department for Education guidance we propose the allocated spend to be:

Work area	Allocated budget
Family hub transformation	£606,778
Parenting support	£449,693
Parent – infant Relationships and perinatal mental health	£960,988
Infant feeding support	£539,016
Early Language and HLE	£246,407
Publishing the start for life offer and developing parent, carer panels	£126,284
TOTAL	£2929,165

7. LEGAL IMPLICATIONS

There are no legal implications arising from the contents of this report.

8. RESOURCE IMPLICATIONS

The capacity within teams to support with commissioning large projects to ensure we keep to grant spend deadlines.

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

No consultations required for this update report

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:	Maria Nugent
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DATE:	03/10/2023
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BACKGROUND PAPER:	
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EXECUTIVE BOARD DECISION



REPORT OF:	Executive Member for Growth and Development
LEAD OFFICERS:	Strategic Director of Growth & Development
DATE:	Thursday, 12 October 2023

PORTFOLIO/S AFFECTED:	Growth and Development
WARD/S AFFECTED:	(All Wards);
KEY DECISION:	Y

SUBJECT: Climate Impacts Framework (CIF) Supplementary Planning Document (SPD) public consultation

EXECUTIVE SUMMARY

The Council have declared a Climate Emergency, and the Council's Corporate Plan includes a mission to 'deliver our climate emergency action plan' (CEAP). The CEAP includes an action to ensure that plans and strategies address climate change objectives, and that 'sound decisions' are made, ensuring that the Council will account for emissions in all decision making.

The emerging new Local Plan (2021-2037), a key plan for the future of the borough, contains a series of planning policies which seek to achieve sustainable development. The Local Plan includes a specific policy, Policy CP5: Climate Change, which sets out an expectation for new development to contribute to mitigating and adapting to climate change. To demonstrate the extent to which the design of new development addresses climatic (and other environmental) considerations, Policy CP5 confirms a commitment to introduce a 'Climate Impacts Framework' (CIF) assessment tool which will act as both i) a design tool and ii) an assessment tool.

The CIF assessment tool will ensure that:

1. The climate change impacts of development, mitigation of those impacts, and adaptation, are fully considered by applicants at the design stage of developments;
2. The climate emergency is fully, clearly and transparently embedded into all key planning application decisions, made by the Council, giving decision makers a much clearer overview and ability to assess the following aspects of development: locational and transport access issues; natural environment issues; water, flooding and drainage issues; and energy efficiency issues; and
3. The Council delivers on its Climate Emergency Action Plan commitment to account for emissions in decision making.

The CIF is bespoke to Blackburn with Darwen Borough Council in terms of its format and structure, as it relates directly back to policies set out in the new Local Plan, and the National Planning Policy Framework, and the Council's ambitions for carbon neutrality. It does not set significant new burdens on applicants, but is a means of demonstrating greater transparency of the application of planning policy. The CIF will not apply to all 'development' as defined under the Town and Country Planning

Act 1990. It will be applicable to certain types of development only, as specified within Policy CP5 and its supporting guidance which is the subject of this report.

The Local Plan confirms that the CIF tool, and its accompanying guidance, will form the basis of a Supplementary Planning Document (SPD), which will carry material weight in decision making once adopted. As required by national legislation, an SPD must be publically consulted upon for a statutory period of 4 weeks. The SPD does not introduce new policy, it just clarifies the implementation of existing policy set out in the emerging new Local Plan.

This report seeks approval to consult on a draft of this SPD. Consultation will commence by the end of October, and subject to successful adoption of the new Local Plan a final revised SPD is expected to be brought back to Executive Board in February 2024 to seek approval to adopt.

2. RECOMMENDATIONS

That the Executive Board:

- Approves the proposed Climate Impacts Framework Supplementary Planning Document (CIF SPD) for public consultation.

3. BACKGROUND

3.1 The Council have declared a Climate Emergency, and the Council's Climate Emergency Action Plan (CEAP) sets out our objectives and actions to respond to the crisis. This includes ensuring that plans and strategies address the climate change objectives and that 'sound decisions' are made, based upon accounting for carbon emissions.

3.2 The Council are currently preparing a new Local Plan (2021-2037) for the Borough. The plan was submitted to the Secretary of State for examination in August 2022. Following the appointment of two Planning Inspectors, a series of public examination hearings took place in early 2023 and the Council have recently concluded consultation on a series of 'main modifications' to the Local Plan. The Inspectors will now consider all representations made on the proposed modifications, before providing their final report on the soundness and legal compliance of the Plan, which is expected later in 2023. The Council anticipates adoption of its new Local Plan in early 2024.

3.3 The Local Plan is a key strategic plan for the borough, and will guide and shape development of Blackburn with Darwen for the next 15 years, to 2037. It sets the parameters for 'balanced growth', including to ensure that the climate emergency is tackled through new development.

3.4 Buildings (new and existing) and transport are major contributors to greenhouse gas emissions in the Borough and the Local Plan is therefore a key mechanism through which the spatial aspects of decarbonisation and climate adaption can be addressed. The Council's CEAP and Adaptation Strategy both reinforce this point.

3.5 There are a number of environmental based policies within the new Local Plan which seek to address the climate emergency, but of particular relevance is the core (strategic) policy CP5: Climate Change. This seeks to ensure that all new development seeks to reduce carbon emissions and provide climatic and environmental enhancements wherever possible.

3.6 Through Policy CP5, new development will be required to contribute to both mitigating and adapting to climate change, including to help meet our ambitious targets to reduce carbon dioxide emissions. The extent to which the design of a development has considered decarbonisation and climate adaption will be considered in the assessment of each planning application, and those developments that can demonstrate this will be afforded positive weight in their determination. To

demonstrate the extent to which the design meets the policy requirements, applicants for specific new residential and commercial developments will be required to complete a new 'Climate Impact Framework' assessment tool.

3.7 The purpose of the CIF is two-fold;

- a) **A design tool:** developers are encouraged to use the SPD for design guidance, and to complete the assessment tool in the earliest stages of development design, to iteratively shape design in response to climatic and environmental considerations; and
- b) **An assessment tool:** the CIF tool will automatically 'assess' planning applications as to how well they perform against climatic-based planning policy requirements. This information will be used to inform relevant discussions around design, and to ensure that the climate emergency is given full due consideration through the determination of planning applications.

3.8 Policy CP5 confirms that the detail of the Climate Impact Framework will be set through a Supplementary Planning Document. Once adopted by the Council, SPDs carry material weight in decision making. Policy CP5 states that '*developments that can demonstrate they have considered climate mitigation and adaptation in the design of their proposed scheme will be afforded positive weight in the determination of the planning application*'. The specific weight to be applied to any CIF outputs by a decision maker will be considered on a site by site (application) basis, depending upon other material considerations that are relevant to the application. This approach, however, ensures that the climate emergency is given its full due consideration in decision making, in accordance with the Council's CEAP.

The CIF consists of three key components, each of which are attached to this report as Background Papers:

- **An SPD document**, consisting of a) guidance on how to design developments which take account of climatic mitigation and adaptation features/considerations; and b) guidance on how to complete the assessment tool
- **An Excel-based assessment tool**, which requires applicants to answer a series of thematic-based questions, with each question relating to a specific policy requirement already established in the new Local Plan. Based on the answers provided, the tool automatically assesses the responses by how well they perform against policy requirements – giving them a 'RAG' (red-amber-green) assessment. A summary table is provided, with the intention that this is included in officer reports to transparently show how the climate emergency has been considered through the design of the development, and embed that information in the determination of the planning application.
- **Bespoke mapping**, developed to help applicants answer the spatial based questions contained within the CIF. This has been designed to be as intuitive, quick and easy to use as possible. By clicking on a relevant site, the mapping displays all the relevant answers needed to complete the spatial-based questions of the CIF.

3.9 It is expected that all information can be completed using the spatial mapping, and through supporting information accompanying the planning application. It is not expected that any undue burdens will be placed on applicants.

3.10 Questions are based around the following themes:

- Sustainable Locations: 20 minute neighbourhoods, services, amenities and transport
- The Natural Environment: biodiversity net gain, trees, air quality and carbon-soils
- Water: flood risk, sustainable drainage, natural drainage, water efficiency
- Energy efficiency: energy hierarchy, renewable and low carbon energy, accreditation

3.11 The CIF SPD also provides additional information in relation to Policy DM12: Clean and Green Energy, which states that all major development proposing enhanced emissions reduction should be accompanied by an Energy Statement, with details of requirements to be set through the CIF SPD. The CIF SPD therefore clarifies when an energy statement will be required, and what should be included through the statement.

3.12 Legally, the Council are required to undertake public consultation on an SPD, prior to its adoption. Therefore, approval is sought to consult on the proposed CIF SPD. The consultation will be undertaken in accordance with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012, and the Council's Statement of Community Involvement.

3.13 All comments received through the consultation will be considered as the Council prepare the final CIF SPD for adoption. A consultation statement will be prepared, setting out who was consulted, a summary of the issues raised, and how these issues were incorporated in to the final SPD. A further report is expected to be brought to the Council's Executive Board in February 2024 seeking adoption.

3.14 Once adopted, the CIF SPD will be a material consideration in the determination of applications for development, supporting the Local Plan (2021-2037).

4. KEY ISSUES & RISKS

4.1 The CIF has been designed to ensure that new developments can demonstrate the extent to which they mitigate and adapt to climate change, and that the climatic and environmental based policies of the Local Plan are given the necessary importance and focus demanded by the joint climate and biodiversity emergencies. Without the CIF, there is a risk that insufficient consideration will be given to how new developments address the climate crisis, with the potential that the crisis continues to be exacerbated by new development.

4.2 It is important to note that the CIF does not introduce any new policy requirements itself. It is therefore not expected to place any undue additional burdens on applicants. There will however be a sliding scale of impact for developers and applicants depending upon the size and type of any proposed development. For this reason, policy CP5 currently specifies that the CIF will only apply to 'specific new residential and commercial developments', further suggesting that applicants for all new residential dwellings and major commercial schemes (more than 1000sqm of new floorspace) should adhere. The proposed SPD provides further details and suggests transition periods. The Council is keen to seek views on the proposed approach through the consultation process.

4.3. It is important also to note that the new Local Plan (and policy CP5) remains under examination, with the Inspectors final report due towards the end of 2023. The Council are in receipt of a post-hearings letter which confirms the Inspectors agree with the Council's general strategies for 'balanced growth', but that their final conclusions will be set out in their final report. The CIF was discussed in detail at the public hearings earlier this year, and, in response to comments made by the Inspectors, Policy CP5 has been modified, with those modifications consulted on during the recent 'Main Modifications' consultation in August-October 2023. Officers consider that the modifications address the points raised by the Inspectors, but there remains a risk that the Inspectors may make their own decisions on the CIF – including to amend or delete the policy requirement. The preparation of the CIF SPD is being timetabled so that it can be adopted soon after the adoption of the new Local Plan subject to the outcomes of the examination process, as the Inspectors have made clear the need to have guidance in place for applicants as soon as possible. By consulting on a draft SPD now, then should any changes be requested to the CIF through the Inspector's report, the timings will allow for any necessary changes to be accommodated alongside responses to the consultation, prior to preparation of the final CIF SPD. This will be detailed in the future consultation statement and executive board report (referenced in paragraph 3.13).

5. POLICY IMPLICATIONS

5.1 There are no direct policy implications, as the requirement for the CIF SPD is set by the emerging Local Plan (2021-2037) and Policy CP5: Climate Change. Policy CP5 sets out the commitment to produce a CIF SPD, and any failure to do so would fall foul of the proposed policy requirements.

5.2 It is intended that the CIF will be required for the following planning applications:

- Major residential schemes (more than 10 dwellings)
- Major commercial schemes (more than 1000sqm of new floorspace)
- Minor residential schemes (1-9 dwellings), following a transition period (see below)

5.3 The CIF will be a validation requirement for those application types, meaning a completed assessment tool must be received for the planning application to be validated for determination.

5.4 The CIF SPD proposes a transitional introduction, with the CIF required on all major applications from the point of adoption of the SPD, and all minor applications 6 months from the adoption of the SPD. This is to allow any issues with its roll-out to be addressed through the majors, before the CIF is rolled out to all minor schemes.

5.5 However, the consultation will ask a series of questions to gauge opinion on the CIF, including whether the CIF assessment tool should be completed by minor residential schemes. It may be 'easier' for the CIF to be completed by major schemes, as generally those applicants would be expected to be 'better-versed' in the variety of planning requirements. Introducing it to minor schemes may generate complexities in its completion. However, the CIF has been designed to be as easy to use as possible, and so this should not prevent use by applicants of minor schemes. As all dwellings are responsible for a significant proportion of carbon emissions, it is considered that all new dwellings should show the extent to which they have considered the climate emergency in their design. Cumulatively, these will have the same impact on emissions as larger schemes.

5.6 The Council will use the consultation responses it receives to reach an informed decision on all aspects of the CIF, including transitional periods and whether minor applications should ultimately be required to complete the CIF.

6. FINANCIAL IMPLICATIONS

6.1 There are no financial implications for the CIF. The cost of consultation will be met through the existing Local Plan budget.

7. LEGAL IMPLICATIONS

7.1 The Council are required to undertake public consultation on an SPD by the Town and Country Planning (Local Planning) (England) Regulations 2012, and in accordance with the Council's Statement of Community Involvement.

7.2 Approving the CIF SPD for consultation will ensure the Council is continuing to meet its legal requirements.

8. RESOURCE IMPLICATIONS

8.1 As identified under financial implications, no budget will be required to complete and adopt the CIF SPD. The CIF has been developed 'in-house', and officers will continue to develop the SPD guidance, assessment tool and mapping in response to relevant comments received through the consultation.

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 This report seeks approval to undertake public consultation on the CIF SPD, in accordance with all legal and Council requirements. A variety of methods will be used to publicise the consultation. In accordance with statutory requirements, the consultation period will be for 4 weeks.

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:	Rev3
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CONTACT OFFICER:	PMO
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DATE:	October 2023
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**BACKGROUND
PAPER:**

1. CIF Supplementary Planning Document
2. CIF Assessment Tool (Excel-based)
3. CIF Mapping ([on-line map link](#))



BLACKBURN
with
DARWEN
BOROUGH COUNCIL

CLIMATE IMPACT FRAMEWORK
SUPPLEMENTARY PLANNING DOCUMENT (SPD)

DRAFT

Consultation Draft Version: October 2023

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THE QUICK GUIDE TO THE CIF ASSESSMENT TOOL

- **The Council have set out their ambitions to address the climate emergency** and achieve carbon neutrality by 2030. New developments have a key role to play in this.
- **Local Plan Policy CP5: Climate Emergency** establishes a requirement for certain new applications to complete a 'Climate Impact Framework' assessment to show how they have considered mitigating and responding to the climate emergency.
- **The CIF is designed to be:**
 - **A design tool** to help ensure new developments consider the climate emergency in their design. We encourage you to read the guidance in **Part A** of this document, and complete the CIF, in the earliest stages of your development's design; and
 - **An assessment tool** which will automatically assess your proposal against how well it performs against the environmental policies of the Local Plan. See the CIF tool, or the guidance in **Part B**, for further details. The assessment information will be used in the determination of your planning application.
- **The CIF will be required for:**
 - Major residential schemes (>10 dwellings)
 - Major commercial schemes (>1000sqm of new floorspace)
 - Minor residential schemes (1-9 dwellings)
- **How to complete the CIF assessment tool:**
 - The CIF is an Excel based tool.
 - The CIF asks a series of questions based around 4 key climate-based themes – sustainable location; the natural environment; water, drainage and flooding; and energy. All questions relate to environmental policies within the Local Plan.
 - Complete the CIF by selecting responses to each question from the pre-populated drop-down answer boxes. You can provide further justification and details of supporting documents in the accompanying yellow boxes.
 - We have developed an [online mapping tool](#) to assist in answering some of the questions. This is indicated by a 'MAP' link. On opening the mapping link, find your site address, click on the site and the answers to the spatial questions will be provided.
 - All other questions should be answerable using the supporting information for your planning application.
 - The final part of the spreadsheet is a Summary page, and will populate answers based on the other tabs. Ensure you complete the application details at the top of the summary page.
 - Save and email the CIF to planning@blackburn.gov.uk. This should be provided as both an Excel and PDF file.
- **The CIF SPD also provides information on:**
 - Energy Statements (when they are required and their content)

1.0 EXECUTIVE SUMMARY

Purpose of the Climate Impact Framework SPD

- 1.1 In line with national legislation and policy, and to help meet the Council's ambitions of carbon neutrality by 2030, the Blackburn with Darwen Local Plan (2021-2037) expects all new development to contribute to cutting carbon emissions and adapting to climate change (Policy CP5). To evidence the extent to which developments have considered climate mitigation and adaptation, the Local Plan introduces a 'Climate Impact Framework' - a tool to both guide design in respect of, and assess performance against, the climate-change based policies of the plan.
- 1.2 This Climate Impact Framework (CIF) Supplementary Planning Document comprises:
- This guidance document;
 - The Climate Impact Framework Assessment Tool; and
 - Accompanying [mapping tool](#) to support completion of the assessment tool
- 1.3 The CIF has been designed to:
- Help developers, from the early stages of design, consider and design developments that reduce carbon emissions, and are resilient and adaptable to climate change
 - Allow planning officers to easily evaluate development proposals in relation to climate mitigation and adaptation (and biodiversity perspectives)
 - Enable relatively quick assessment of where design could be improved and support iterative improvements to design
 - Provide a 'RAG' (Red-Amber-Green) assessment summary to include in DM officer reports to show how the climate emergency is being considered through decision-making
- 1.4 **Relevant applications will not be validated until a completed CIF assessment is received.**



2.0. DRAFT SPD CONSULTATION

- 2.1 In accordance with Regulation 12 and 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012, a Local Planning Authority must publicly consult on an SPD before it can consider its adoption.
- 2.2 Consultation on the draft SPD will take place between **XXXXXX and XXXXXX 2023**. A series of questions can be found within the document, but you may comment on any aspect of it.
- 2.3 Consultation documents can be viewed at:
- Online at www.blackburn.gov.uk/CIF
 - Blackburn Town Hall
 - Darwen Town Hall
 - Libraries: Blackburn Central Library, Darwen Library, Cherry Tree Library, Mill Hill Library, Roman Road Library – details on opening hours can be found on the [council webpages](#)
 - Barlow Institute, Edgworth
- 2.4 There is no legal requirement for SPDs to be accompanied by a Sustainability Appraisal, however, in ‘exceptional circumstances’ there may be a requirement for an SPD to be subject to Strategic Environmental Assessment (SEA) where it is considered likely that they may have significant effect on the environment that has not already been assessed within the SEA of the Local Plan. A screening assessment (for an SA/SEA and HRA (Habitats Regulation Assessment)) has been undertaken and concludes that further such assessment is not necessary. As part of the consultation on this SPD, copies will be sent to the three statutory bodies of Natural England, Environment Agency and Heritage England so that they may pass on any comments that may be relevant.

Give us your views

- 2.5 Comments should be submitted to forwardplanning@blackburn.gov.uk
Or by post to: *Strategic Planning Team, Growth and Development, 5th Floor, 10 Duke Street, Blackburn, BB2 1DH*

Next stages

- 2.6 Following the close of consultation, the Council will consider all representations it receives and decide whether any amendments to the draft SPD are needed. The final version of the SPD, alongside a consultation statement summarising the feedback and any resultant changes to the SPD will then be published, before the SPD is recommended for adoption by the Council's Executive Board.

2.7 Once adopted, the SPD will be a material consideration in the determination of planning applications in Blackburn with Darwen.



3.0 INTRODUCTION

The Climate Emergency

3.1 Climate change is well-recognized as *the* greatest threat to our social well-being, environment and economic future. More realistically, it is a climate emergency; a serious and important challenge at a local, national and global level.



3.2 The earth is now warming faster than any other time in the planet's history, with these increased temperatures causing changing weather patterns, more extreme weather events and sea level rises across the world. It is general consensus that human activity is the biggest contributing factor to climate change, and that global temperatures are increasing due to emissions of greenhouse gases (GHGs) into the atmosphere, most notably carbon dioxide from the burning of fossil fuels for energy and transport. This has caused global temperatures to rise by 1c above pre-industrial levels.

3.3 Climate change will have extensive impacts on environmental resources and biodiversity, including changes in the availability and quality of water resources, flooding, and damage to habitats, migration or extinction of animals. Agriculture may be forced to adapt, with better land use required, new crops replacing traditional varieties and a potential increase in the prevalence of pests and disease.

3.4 Climate change will affect different people and places in disproportionate ways, leading to inequalities within and across nations and between current and future generations. For example, the young and elderly will be more greatly affected by high temperatures as they can less easily regulate body temperature, whilst those on the lowest incomes will be more affected by fuel poverty than those on higher incomes.

3.5 In addition to the social and environmental impacts, climate change will also have wide-reaching economic impacts. At a local level, this can include fuel poverty, increased insurance premiums arising from flooding and/or extreme weather events, or an inability to access home insurance due to risk levels, and effects on industries such as agriculture which then also create rising food prices and/or food insecurity.

3.6 However, there are real opportunities within the climate emergency to deliver positive change – for example, by optimizing economic opportunities through the development of a green economy and job creation, lowering energy bills with greater energy efficiency

in homes, cutting the cost of driving, improving our local environment and biodiversity, and improving our health and wellbeing.

- 37 Essentially, the Borough has a responsibility to reduce greenhouse gas emissions and mitigate climate change to address not just global and national obligations, but to provide and respond to the social, economic and environmental needs of its residents.

Responding to the Climate Emergency

- 3.8 Tackling climate change demands responses at every level – international, national and local.

- 3.9 In 2015, world nations, including the UK, signed up to the Paris Agreement, to keep global temperature rise to well below 2c and make every effort to keep the rise to no more than 1.5c. Failing to limit these temperature increases will have catastrophic impacts on natural and human systems, and so requires rapid and far-reaching action immediately.

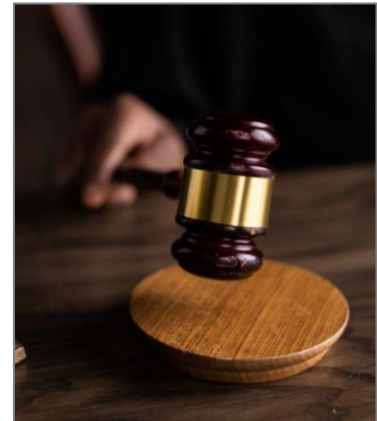


- 3.10 Nationally, through the Climate Change Act 2008 (as amended), the UK Government has set a target of net zero carbon emissions by 2050. This requires deep reductions in all sources of emissions, with any remaining sources offset by the removal of carbon dioxide (CO₂) from the atmosphere.
- 3.11 These reductions require people to be actively involved. The Climate Change Committee (CCC) are clear that this does not need to entail sacrifices, but by making low carbon choices, including about how we travel, how we heat our homes, what we buy and what we eat. Reductions must come from transport, industry, building and agriculture as well as phasing out gas-fired power.
- 3.12 Spatial planning is about more than land-use, it's about how we can improve places for people, and the environment. New development therefore has a key role to play, and with it, associated responsibilities.
- 3.13 There are two key approaches to responding to the climate emergency:
- **Mitigation:** This refers to reducing the emission of greenhouse gases, for example by reducing our use of fossil fuel based transportation and using cleaner, renewable energy sources. In some cases, it may also include attempts to remove, or 'sequester' greenhouse gases from the atmosphere – for example, trees and peatland can be used to absorb and store carbon.

- **Adaptation:** This refers to the actions we need to take to manage the unavoidable impacts of climate change, for example by planting more trees to provide shade, designing buildings to better cope with overheating, and using natural interventions to manage water and flood risk.

4.0 LEGISLATIVE AND POLICY CONTEXT

4.1 Planning is one of the key tools to respond to the climate emergency. The need to respond to the climate emergency is embedded in a range of legislation, policy and guidance at both national, sub-national and local levels. A summary of the more prominent material is listed below.



National Context

Climate Change Act (CCA) 2008 and 2050 Target Amendment Order 2019

4.2 The original CCA (2008) established a legally binding statutory target to reduce the UK's greenhouse gas emissions by at least 80% in 2050 from 1990 levels. In June 2019, the CCA was amended (SI2019/1056) to commit the UK to reducing its greenhouse gas emissions by 100% in 2050 – meaning that the UK must achieve net zero greenhouse gases by 2050. Emissions from homes, transport, farming and industry will have to be avoided completely, or, in the most difficult examples, offset.

The Planning and Compulsory Purchase Act (PCPA) 2004

4.3 The PCPA (2004) sets out the structure for local planning in England, including a duty on plan-making to mitigate and adapt to climate change (Section 19). In discharging this duty, local authorities should consider paragraph 153 (and footnote 53) of the National Planning Policy Framework (2021) and ensure that policies and decisions are in line with the objectives and provisions of the Climate Change Act 2008.

The Planning Act 2008

4.4 This introduced a duty on local development plans to include policies which ensure that they make a contribution to both climate mitigation and adaptation.

The Environment Act 2021

4.5 The Environment Act introduces a series of targets, plans and policies to improve the natural environment in light of the Nature Emergency. Many of the measures proposed to address the Nature Emergency cross-cut with those to address the Climate Emergency, and so neither crisis should be seen in isolation.

National Planning Policy Framework (NPPF)

4.6 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England, with the principle of sustainable development at its heart. The NPPF states the planning system should support the transition to a low carbon future in a changing climate, helping to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimize vulnerability and improve resilience, encourage

the re-use of existing resources and support renewable and low carbon energy and associated infrastructure.

- 4.7 Chapter 14 of the NPPF focuses specifically on meeting the challenges of climate change, flooding and coastal change, stating:

“The planning system should support the transition to a low carbon future, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure” (Paragraph 152).

National Design Guide 2021; National Model Design Code 2021

- 4.8 This Guide and Code illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice, and forms part of the Government’s planning practice guidance. The design guide sets out ten characteristics that work positively to address environmental and climatic issues, including building orientation and flood mitigation as well as improving the natural environment.

Building Regulations 2010 (as updated); Approved documents: Part F (Ventilation), Part L (Conservation of fuel and power), Part O (Overheating in new residential dwellings) and Part S (Infrastructure for charging electric vehicles) (2022)

- 4.9 Building Regulations ensure the safety, comfort and (increasingly) energy efficiency of a building, and ‘Approved documents’ contain general guidance on the performance expected of materials and building work in order to comply with the building regulations. Local planning must be mindful of avoiding policies guiding matters already addressed through building regulations. However, in accordance with acts like the Planning and Energy Act 2008, LPAs can set local policy requirements above those of building regulations.

Future Homes and Building Standard 2025

- 4.10 The Future Homes Standard will set standards for new homes to be future proofed with low carbon heating and energy efficiency to have 75-80% less GHG emissions than houses built to current building regulations. The new standards will complement building regulations and require all homes to be net zero ready by 2025, including through low carbon heating. New homes will be required to adopt the



Fabric First Energy Efficiency standard and will comprise further amendments to the approved documents

20-Minute Neighbourhoods 2021 (Royal Town Planning Institute)

4.11 The principle of '20 minute neighbourhoods' is focused on creating an attractive, interesting, safe, walkable environment in which people of all ages and levels of fitness are happy to travel to actively for short distances from home to access services and amenities – shopping, schools, community and healthcare facilities, places of work and green spaces. These places need to be easily accessible by foot, cycle or public transport, without having to use a car. This sustainable approach then supports economic, social and environmental benefits. For example, by being able to access most of their daily needs within a 20 minute walk, people become more active, improving their mental and physical health; traffic is reduced, emissions are cut and air quality improved; local shops and businesses thrive; and community bonds are strengthened.

Local Context

Lancashire Local Transport Plan (LTP) 2011-2021

4.12 The LTP sets out seven transport goals for the plan to enable the shared transport priorities and wider social and economic objectives to be met. This includes providing all sections of the community with safe and convenient access to services, jobs, health, leisure and education; improving the accessibility, availability and affordability of transport; reducing the carbon impact of Lancashire's transport; and making walking and cycling more attractive, particularly in the more disadvantaged areas of Lancashire. Preparation of a new LTP4 is in progress in conjunction with the other Lancashire transport authorities.



Declaration of a Climate Emergency

4.13 Blackburn with Darwen Borough Council declared a Climate Emergency in 2019. In doing so, they acknowledged that all levels of government have a duty to limit the negative impacts of climate and that towns and cities are uniquely placed to lead decarbonisation. Bold local climate action can deliver economic and social benefits as well as much improved health and well-being for the boroughs residents – including through reducing fuel poverty and energy bill costs, encouraging healthy active travel and improving green spaces and access to nature.

Climate Emergency Action Plan (CEAP) 2020; and CEAP Update 2023

4.14 In response to the Climate Emergency Declaration, the Council set a goal to be carbon neutral by 2030 to tackle climate change. To support this aim, the Council have produced a CEAP to steer access across the borough and deliver on the Corporate Plan objective to reduce the council's carbon footprint. The CEAP sets out five objectives (sound decisions, resilient and attractive borough, lean and clean, travelling lightly, capturing more carbon) to help mitigate and adapt to climate change. The CEAP sets out the actions the Council will take to meet its objectives, which includes ensuring all plans and strategies, including the Local Plan, address its climate change aims.

Local Plan 2021-2037

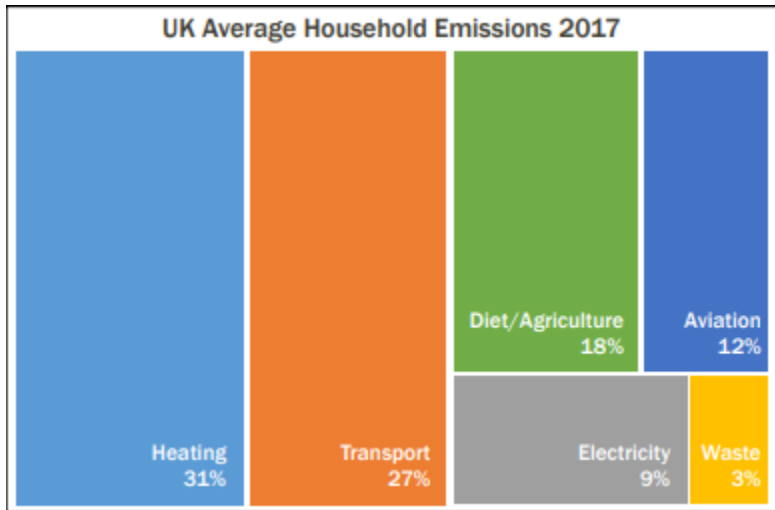
4.15 The Blackburn with Darwen Local Plan (2021-2037) sets out a strategy for 'balanced growth', to ensure that proposals for new development give due consideration to their impact on people, place and the economy. In accordance with the NPPF, it includes a strategic policy (CP5: Climate Change) to ensure that the Local Plan contributes to both the UK's and the Council's ambitions to achieve carbon neutrality to help limit global warming. It expects that all new development will seek to provide environmental enhancements wherever possible and leave the natural environment in a better state than before.

4.16 Other key Local Plan policies particularly relevant to climate include:

- **Core Policy 3: Health and wellbeing** – works to tackle health inequalities in the borough and support healthy lifestyles, including through active travel
- **Core Policy 6: The Natural Environment** – requires biodiversity net gain to be provided through new developments, with strong links to delivering multi-functional benefits and helping address both the climate and biodiversity emergencies
- **Core Policy 8: Securing high quality and inclusive design** – requires all new developments to be of a high standard design, consistent with national guidance
- **Core Policy 9: Transport and Accessibility** - new development should be located in the most sustainable locations to minimise the need to travel by car
- **Core Policy 12: Infrastructure and Delivery** – sets that some new development will be required to provide planning contributions, including that for carbon reduction. A separate SPD will be prepared to provide further guidance on the implementation of this policy.
- **Development Management (DM) Policy 3: Housing mix, standards and densities** – requires all new dwellings to comply with a water efficiency of 110l/pp/pd

- **DM12: Clean and Green Energy** – requires all new residential dwelling and commercial development to consider the energy hierarchy in its design and demonstrate, through an Energy Statement and/or the CIF, how the proposals has considered being lean, clean and green. The policy also encourages energy efficiency measures and the incorporation of renewable and low carbon energy infrastructure. Also requires commercial development of 2500sqm to achieve a minimum BREEAM standard of ‘good’ (or equivalent).
- **DM14: Environmental opportunity areas** – guides that proposals for improvements relating to new development will be targeted to environmental opportunity areas, which have been identified for their value in terms of habitats, carbon management and/or flood risk mitigation, and so can help address the climate emergency.
- **DM16: Green and Blue Infrastructure (GBI)** - guides that all development should make a positive contribution to the GBI networks including provision for active travel
- **DM17: Trees and Woodland** – emphasises the importance of trees and woodlands, including that to climate change and provides for their protection and enhancements in new development
- **DM27: Design in new developments** – requires that all development shall achieve a high quality, sustainable design, including that to provide functional, healthy and sustainable homes and buildings that make most efficient use of resources through its lifespan.
- **DM29: Transport and Accessibility** – provides for active and sustainable travel, provision of cycle parking and electric vehicle charging points





Source: Blackburn with Darwen CEAP

Policy CP5 and the Climate Impacts Framework

4.17 Policy CP5 of the Local Plan introduces a requirement for a Climate Impact Framework to help ensure carbon emissions are considered in decision making (a requirement of the CEAP). It seeks to ensure that the Local Plan contributes to the Council’s carbon neutral ambitions alongside the UK’s ambition to limit global warming to 1.5°C by 2050. It expects that all new development will seek to provide environmental enhancements wherever possible and leave the natural environment in a better state than before. Under CP5, development will be required to contribute to both mitigating and adapting to climate change, and to meeting targets to reduce carbon dioxide emissions. CP5 states that:

Policy CP5: Climate Change

1. Development will be required to contribute to both mitigating and adapting to climate change, and to meeting targets to reduce carbon dioxide emissions.
2. The extent to which the design of a development has considered i) reducing carbon emissions and mitigating climate change and ii) improving resilience and adaptation to climate change will be considered in the assessment of each planning application. Developments that can demonstrate they have considered climate mitigation and adaptation in the design of their proposed scheme will be afforded positive weight in the determination of the planning application. Applicants for specific new residential and commercial developments will be required to complete the Council’s online **Climate Impact Framework (CIF)** assessment tool to demonstrate the extent to which the design of the development has considered climate change mitigation, resilience and adaptation.
3. *(Policy continues...)*

- 4.18 To help meet the Council's ambitions of carbon neutrality by 2030, all new development will be expected to contribute to cutting carbon emissions and adapting to climate change.
- 4.19 To evidence the extent to which developments have considered climate mitigation and adaptation, applicants for all new residential dwellings and major commercial schemes (more than 1000sqm of new floorspace) will be required to complete and submit an online CIF assessment as part of a planning application.
- 4.20 The CIF will help to ensure the climatic and environmental based policies of the plan are given the necessary importance demanded by the interrelated climate and biodiversity emergencies. It will help to promote good design (in accordance with the NPPF), support decision making, and increase transparency and accountability in decision making to support the CEAP and Corporate Strategy.

4.21 It is intended that the CIF will have several purposes:

- To help guide developers in ensuring that their proposed development appropriately considers mitigating and adapting to climate change;
- To enable developers and planning officers to quickly identify areas of success or areas in need of improvement, and so inform discussions during the application process on how a development can be improved from a climate mitigation, adaptation and biodiversity perspective.
- To produce a final 'RAG' assessment that can be included in officer/committee reports.

4.22 The Local Plan confirms the Climate Impact Framework will form a Supplementary Planning Document. This CIF SPD sets out further guidance on design considerations, and explains how the CIF will be assessed and used in determining planning applications.

Supplementary Planning Document

4.23 This Supplementary Planning Document (SPD) will provide supporting guidance in relation to the Climate Impact Framework, and set out how developments should be responding to the climate emergency. The SPD will help interpret the Local Plan's policy requirements and provide the guidance that developers/applicants should follow when preparing and submitting planning applications. It will also detail how the CIF will be used to assess development proposals in relation to their sustainability, and the assessment criteria that will be used to help ensure all new developments in the borough are appropriately mitigating and adapting to the climate emergency.

4.24 Once adopted by the Council, the SPD is a material consideration in determining planning applications, read alongside the Local Plan. National guidance makes clear that an SPD does not introduce new planning policies into the development plan, and should not add unnecessarily to the financial burdens on development.



4.25 This SPD provides practical guidance or direction on how to design and construct new development sustainably, that can mitigate and adapt to climate change, that can comply with, or exceed, policy requirements.

4.26 The SPD is ambitious because it needs to be. The climate emergency threatens our very existence and demands a strong, immediate response.

Scope of the Supplementary Planning Document

4.27 The SPD will:

- Provide supporting information and design guidance on planning for the climate emergency, in line with the policies set out in the Blackburn with Darwen Local Plan 2021-2037;
- Explain how climate mitigation and adaptation will be considered during the determination of planning applications, so that developers/applicants can appropriately consider their proposed development in lieu of those requirements;

- Set out and explain how the Council will assess applications against planning policies related to the climate emergency, including how 'Red-Amber-Green, or 'RAG', scoring will be undertaken and used to inform the determination of planning applications.

- 4.28 The different aspects of the guidance include sustainable locations, sustainable transport and active travel, energy efficiency, carbon reduction, water efficiency, prevention of flooding, soil quality and minimising waste. Biodiversity also features – whilst this will be subject to its own 'Natural Environment' SPD, there are close ties with climate change and so some reference to biodiversity considerations are included in this guide.
- 4.29 The Council will consider all planning applications using the SPD as a material consideration in their determination. The CIF tool and accompanying guidance will be used to demonstrate alignment with the standards as part of the design and development of their proposals.

Question 1: Are there any other policies/strategies that should be included in this list?

Question 2: Should the scope of the SPD include anything else?

5. THE CLIMATE IMPACT FRAMEWORK PROCESS

- 5.1 Having declared a climate emergency, the Council are keen to ensure that all council-made decisions give due and transparent regard to whether proposed developments have appropriately considered the mitigation of, and adaptation to, climate change. As set out in Section 4 of this SPD, addressing climate change is a core element of the Council's Corporate Plan, CEAP and Local Plan as well as being a requirement of various national legislation and the NPPF. It is important that climate change is given the attention and gravitas it requires, and the CIF is designed to be a key tool in that process.

Local Plan Preparation

- 5.2 The principle of the CIF derived from the [Climate Change and Natural Capital Study \(CC&NCS\)](#), prepared as part of the Local Plan's evidence base. Chapter 5 of the Study recommended the introduction of a Climate Impact Framework, linked to policy criteria and the principle of 20-minute neighbourhoods. The premise of the CIF was for developers to use the tool to inform what will be expected from a development, and opportunities for enhancement, and for the Council to allow evaluation of a development and inform discussions as to how a development could be improved from a climate mitigation, adaptation and biodiversity perspective.
- 5.3 The study consultants, LUC, then devised a [supporting report](#), and accompanying draft assessment tool (as an excel spreadsheet). The CIF Assessment was consulted upon as part of the Local Plan 'Regulation 19' consultation in January-March 2022, but no comments were received on it.
- 5.4 The CIF has since been developed through the Local Plan Policy CP5 and through this SPD. The tool itself has been redesigned to improve its ease of use, and support automated assessments, but follows the same principles as the original CIF.

The CIF SPD

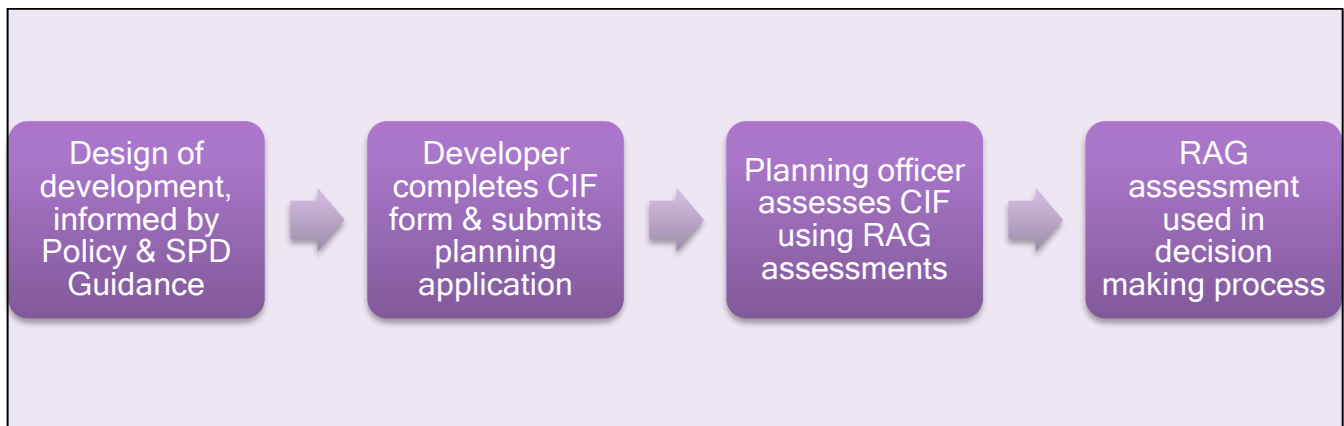
- 5.5 This SPD introduces some key design guidance that should be considered as you design your development. It then explains how to use the assessment tool – which will assess the sustainability of your development by how well it accords with local policy requirements. As Policy CP5 states, developments that meet or exceed sustainability requirements will be given positive weight in the planning balance. **Ideally, the CIF should be used in the earliest stages of the design process**

5.6 The CIF splits itself into 4 main climate-based themes, which are reflected through the guidance and through the assessment tool:

- 20 Minute Neighbourhoods: Services, Amenities and Transport
- The Natural Environment
- Flooding, Drainage and Water
- Energy Efficiency

Process

5.7 It is expected that this SPD will be used to inform the design of development, and explain how to complete the CIF form – a requirement of submitting a planning application. The CIF will then be used by the planning officer in the determination of the planning application, and reflected in the decision-making process.



PART ONE: Design Guidance

5.8 Sections 6 to 9 of this document provide ‘thematic’ based guidance, with a brief overview of relevant local policies, and an introduction to the topic area and its relationship to the climate emergency, before providing guidance on general considerations for the design of developments.

5.9 You should use this guidance as you plan and design your development. It has been prepared to encourage you to consider how your development can mitigate and adapt to climate change, and help ‘future proof’ developments. As with all design guidance, you are encouraged to use it from the earliest stages of planning your development.

5.10 A number of case studies are then presented for information and ideas (Section 10).

PART TWO: The CIF Assessment Tool

5.11 Policy CP5 requires all development to contribute to both mitigating and adapting to climate change, and to meeting targets to reduce carbon dioxide emissions. **To evidence the extent to which developments have considered the climate emergency, applicants for all new residential dwellings and major commercial schemes will need to submit a completed CIF.**

Validation Requirements

5.12 **A completed CIF will be required for planning applications for:**

- **All new residential dwellings;**
- **All major commercial schemes (a site area of 0.5 hectares of more, and/or 1000sqm or more of new floorspace).**

5.13 This will apply to outline, reserved matters and full applications.

5.14 However, transitional arrangements will apply as the CIF is introduced.

- From the date of the SPDs adoption, all newly submitted major residential (10 dwellings or more) and major commercial schemes will be required to submit a completed CIF.
- 6 months from the date of the SPDs adoption, all minor residential (1-9 dwellings) will be required to submit a completed CIF.

5.15 The CIF will be available through a web-form on the Council website.

Additional Validation Requirements

5.16 Policy DM12 states that all new residential dwelling and commercial development must consider the energy hierarchy in its design and confirm how it has done so through the CIF or an Energy Statement.

5.17 It is expected that, in most cases, the CIF will remain the primary method of detailing such energy considerations. However, an Energy Statement may be appropriate in some cases – for example, DM12(2) states that an Energy Statement is required by all major development which proposes enhanced emissions reduction. This is to enable the Council to fully understand the proposed emissions reductions.

5.18 All applications are, of course, welcome to detail how they have considered the energy hierarchy through a Design and Access Statement, and such a statement may be

listed as a supporting evidence document in the CIF. The CIF scores more favorably those applications that can demonstrate, through documented information, how the energy hierarchy has been met.

5.19 The Council's Local Validation List sets out the information and documents that must be submitted with a planning application for it to be validated, and now confirms that a completed CIF is a validation requirement for all relevant applications. The Validation Statement also confirms that the CIF SPD will provide further guidance on what should be included in the Energy Statement. Therefore, requirements are as follows:

Energy Statement

5.20 Where required, the Energy Statement should explain how a development has been designed to reduce energy use, using the energy hierarchy as its base. The hierarchy encourages proposals to:

- i. Be Lean: use less energy – by reducing demand and using energy more efficiently
- ii. Be Clean: supply energy efficiently – seek to maximise delivery of space heating requirements such as through district heating;
- iii. Be Green: use renewable or low carbon energy - generate heat or electricity on site to further reduce emissions from the development.



5.21 The Statement may include:

- How the energy hierarchy has been considered
- How the energy efficiency of materials has been considered—the “fabric first” approach
- How design (orientation, layout etc.) have been considered in energy use
- How choices on heating water and space have been made
- How choices on ventilation and lighting have been made
- Whether any consideration has been given to the use of low carbon and/or renewable energy technologies
- Whether any accreditation has been achieved, and to what level
- Whether the expected levels of energy efficiency exceed the building regulations standards
- Annual CO2 emissions and energy costs

5.22 Accredited SAP methodologies/assessors should be used in the early stages of design to inform energy efficiency considerations and calculate emissions/costs. This information will be a specific requirement of Policy DM12(2).

BREEAM Accreditation

- 5.23 In accordance with Policy DM12, all major commercial development proposals creating more than 2500sqm of new floorspace, will be required to achieve a minimum standard of 'BREEAM 'Good' as a minimum. This should be evidenced through documentation confirming the accreditation. Full information on BREEAM can be found online from the [BRE website](#).
- 5.24 The Council will be supportive of exemplar developments which demonstrate how particularly high standards of environmental performance can be achieved in accordance with the adopted Plan.

SUMMARY

Policy CP5 requires all development to demonstrate how it has been designed to minimise its contribution to carbon emissions and climate change.

To demonstrate this, all proposals for one or more residential dwellings, and major commercial schemes, will be required to complete a CIF. Supporting documents, for example a Design and Access Statement, detailing how the energy hierarchy has been considered, are encouraged and may be referred to for additional detail.

In accordance with Policy DM12(2) Energy Statements will be required for all major developments which propose enhanced emissions reduction, so that they can evidence those reductions.

In accordance with Policy DM12, all major commercial development proposals creating more than 2500sqm of new floorspace, will be required to achieve a minimum standard of 'BREEAM 'Good' as a minimum. This can be confirmed through the CIF but additional evidence should be provided in support.

Your planning application will not be able to progress until a completed CIF, and all other relevant documents, have been submitted.

Question 3: Should we require a CIF to be submitted for minor residential dwelling proposals? And if so, should this just relate to new build dwellings, or include changes of use and conversions etc.?

Question 4: Do you have any comments relating to the Energy Statement and its requirements?

PART ONE: DESIGN GUIDANCE

6.0. ACCESS TO SERVICES, AMENITIES AND SUSTAINABLE TRANSPORT (20-MINUTE NEIGHBOURHOODS)

Relevant Local Plan Policies:

- CP3: Health and wellbeing
- CP5: Climate change
- CP9: Transport and Accessibility
- CP11: Town Centres and Commercial Development
- DM1: Health
- DM29: Transport and Accessibility
- DM33: Town Centres
- DM34: District and Local Centres



20 Minute Neighbourhoods

- 6.1 The principle of 20-minute neighbourhood is about creating attractive, interesting, safe, walkable environments in which people of all ages and levels of fitness are happy to travel actively for short distances from home to the destinations that they visit and the services they need to use day to day – shopping, school, community and healthcare facilities, places of work, green spaces, and more. These places need to be easily accessible by foot, by cycle or by public transport – and accessible to everyone, whatever their budget or physical ability, without having to use a car¹.
- 6.2 This brings multiple benefits – it encourages improvements to physical and mental health, strengthens local economies by keeping jobs and money local, supports community cohesion and reduces social isolation. It also brings opportunities to reduce carbon emissions and improve air quality.
- 6.3 Responding to the climate emergency requires changes at an individual level, and planning can help support a shift in transport and travel behavior.

Access to Services and Amenities

- 6.4 To reduce the need to travel, and reduce carbon emissions from vehicles, new development should be located close to services, amenities and sustainable and active modes of transport, like bus, rail and cycle.

¹ [20 minute neighbourhoods \(tcpa.org.uk\)](https://www.tcpa.org.uk)

Access to Sustainable Transport / Parking

- 6.5 Road transport is one of the biggest emitters of carbon dioxide into the atmosphere – and this includes the use of private vehicles. Within Blackburn with Darwen, 26% of carbon emissions are from transport². Reducing the use of private vehicles can help cut carbon emissions by thousands of tonnes. We can encourage people to use alternative modes of transport by making sure that new developments are close to bus, rail and cycle connections and making it easier, more attractive and safer to use, whilst also making it harder to drive where alternatives exist. These interventions can also help reduce congestion and air pollution, and provide opportunities for greater exercise which can improve physical and mental health.



When considering your development:

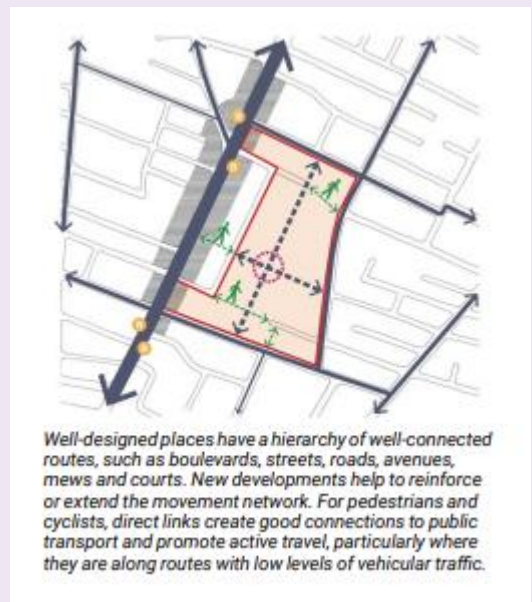
- Policies including Policy CP9: Transport and Accessibility and Policy CP11: Town Centres and Commercial Development and Policy DM34: District and Local Centres guide the location of development to the most sustainable areas, already served by local services and transport, to promote accessibility and support the concept of 20-minute neighbourhoods.
- Think about the context of the site, and how it can provide strong links to services, amenities and public transport such as bus and rail, and also to footpaths and cycle-paths.
- How can the development reduce car dependence, and encourage movement by sustainable and active means?
- Is the development flexible to changing modal shifts in the future? For example, the change from petrol cars to electric vehicles.
- Prioritise people, not cars. Consider how pedestrians can access the site by foot and/or cycle. Provide a permeable network of streets and off-road routes for walking and cycling, with direct connections to services, amenities and public transport³, taking account of the Council's latest Local Cycling and Walking Infrastructure Plan (LCWIP).
- Incorporate shared paths to promote social interactions, for example those to common activity spaces like parks, local centres or other communal areas.



² [BwD Climate Emergency Action Plan.pdf \(blackburn.gov.uk\)](#)

³ Image from [National design guide.pdf \(publishing.service.gov.uk\)](#)

- Provide secure, well-lit, convenient and easy to access cycle parking. Consider covered parking.
- Incorporate methods to slow vehicle speeds and calm traffic in residential developments (see also the Governments' [Manual for Streets](#)). Consider the use of low traffic neighbourhoods to reduce traffic and prevent vehicles from using quiet residential roads as shortcuts.
- Install Electric Vehicle Charging Points (EVCPs). Developments must ensure that they deliver appropriate numbers of EVCPs in accordance with Building Regulations, but delivery can go above those standard requirements. National Government remains committed to banning the sale of new petrol and diesel cars from 2030 which means expanding electric infrastructure to support the growth of alternative fuels.
- Promote innovative and flexible parking – for example the use of priority parking for car-sharers
- Undertake a Transport Assessment and Travel Plan. This is a requirement of Policy CP9 for some applications.
- Consider public transport access and connections to those hubs. Can any upgrades be provided in the local area, for example to quality bus stops or providing bus shelters.
- If providing new bus shelters, consider whether these can be 'greened', for example through the use of green roofs on a shelter. This may also help count towards any biodiversity net gain requirements.
- In commercial developments, provide facilities for cyclists such as showers and lockers
- Further useful guidance can be found through the [BwD Local Cycling and Walking Infrastructure Plan](#), Government guidance on [Travel Plans, Transport Assessments and Statements](#)

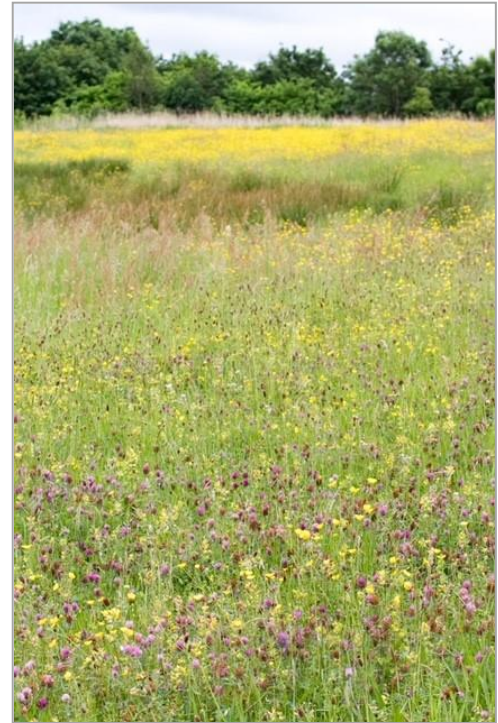


Question 5: Do you have any comments on the design guidance for transport, services and amenities?

7.0 THE NATURAL ENVIRONMENT

Relevant Local Plan Policies:

- CP3: Health and wellbeing
- CP5: Climate Change
- CP6: The Natural Environment
- DM15: Biodiversity
- DM16: Green and Blue Infrastructure
- DM17: Trees and Woodland
- DM27: Design in New Developments



The Natural Environment and the Climate Emergency

- 7.1 The Climate Emergency and the Nature Emergency are closely intertwined. The 'State of Nature Report' (2019) shows that nature is depleting across the UK, and, as the climate continues to warm, wildlife and nature will continue to be affected, for example by extreme weather, habitat change and loss, migratory patterns, and the timings of seasons such as the impact on food availability / food shortages. However, nature is also a critical ally in the fight against climate change. Addressing climate change and biodiversity need to be considered together, and Nature-based solutions (NBS) can help us both reduce carbon emissions and allow nature to prosper. In addition, the Covid-19 pandemic has stressed the importance of people's connections to nature in supporting their health and wellbeing. Addressing nature alongside climate change, can bring significant and wide-ranging environmental, social and economic benefits.
- 7.2 The Council will be preparing a separate 'Natural Environment' SPD, which should be referred to following its publication. Natural environment is included in this SPD, with specific reference to the climate emergency.

When considering your development:

- All proposals need to consider nature and biodiversity. This should be considered in the very earliest stages of design and be integral to the development, supporting multi-functionality. For example, landscaping, trees and SuDS can help collect water, reduce flood risk and capture carbon as well as providing habitats for wildlife.
- The Environment Act, and Policy CP6 of the Local Plan, require all developments to achieve a minimum of 10% Biodiversity Net Gain (BNG), applying the mitigation

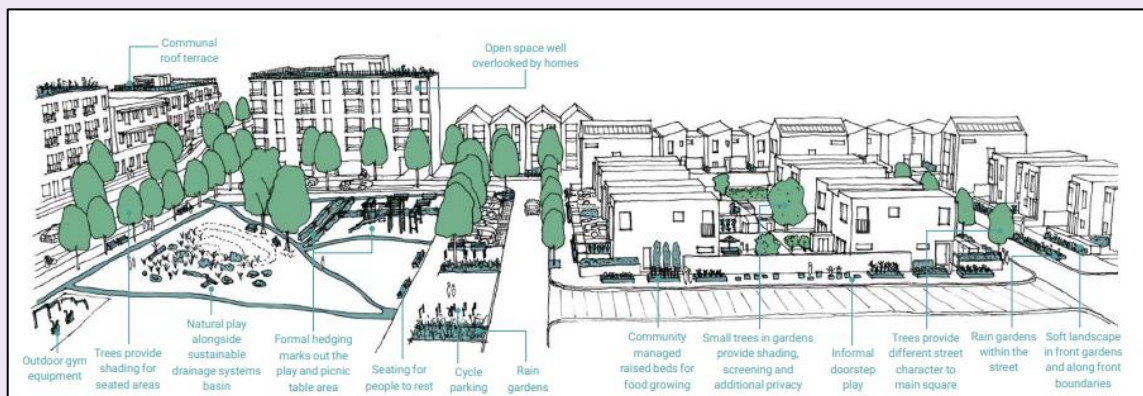
hierarchy: avoidance, minimisation and compensation. Ideally, BNG should be provided on-site, but, where this is not deliverable, it can be provided off-site. Only in exceptional circumstances should it be secured through the purchase of national off-site credits. Your development should detail what percentage of BNG is to be achieved, and how (on-site/off-site). The Council have prepared a BNG Planning Advisory Note to provide more guidance. In time, this will be replaced by a Natural Environment SPD covering all elements of the natural environment.

- The mitigation hierarchy should be followed, which seeks to avoid, minimise, remediate and compensate. Harm to biodiversity / habitats must always be avoided and minimised. Where avoidance is not possible, mitigation and, as a last resort, compensation, must be provided to at least equivalent value. Existing features and habitats within the application, such as trees and hedgerows, should be retained, where possible, and incorporated into design as appropriate.
- Policy CP6(6) encourages major developments to seek to achieve the Building with Nature Design Award as part of pre-application or outline planning approval. Major developments should detail this through the CIF. Whilst not a requirement, the Council will look favourably at applications that can use the award to demonstrate they have well-designed green/blue infrastructure within the development.
- In all other developments, the Building for Nature principles can be used to shape the design of multi-functional green (and blue) infrastructure. Multi-functional green (and blue) infrastructure includes those spaces that can be used for different purposes such as travel, recreation, nature and health and wellbeing. For example, the creation of a community woodland, or allotment, can enhance biodiversity, provide recreation and improve physical and mental health.
- All developments should consider additional nature features that can be provided, irrespective of whether the development mandates BNG – this includes features like bird boxes, bat boxes, fence gaps / hedgehog highways, insect habitats, ponds, grasscrete driveways and/or green roofs/walls. Green roofs and walls can contribute to your BNG uplift figures because they provide habitat.
- Incorporate native planting of trees, shrubs and flowers with species that are resilient to climate change and use them to create diverse habitats. Increasing the mosaic (variety) of habitats is supported.
- As part of diverse habitats, consider supporting pollinators by building pollen gardens, and noting existing 'B-lines (corridors for pollinators). B-lines can be found at buglife.org.uk.
- Consider connectivity of habitats, and how new habitats can link to existing habitats – for example as 'stepping stones' and corridors through urban areas – and Nature Recovery Networks. Even a connection of urban gardens and hedgerows can improve local



biodiversity. For example, the use of hedgerows, as opposed to timber fencing, can increase habitat and is more resilient to physical damage from wind.

- Use blue and/or green living roofs and walls on buildings. Ancillary buildings such as the roofs of garages, cycle storage and bus shelters can also be considered. Bi-solar roofs, where green roof and solar technologies are integrated, can help boost both solar energy and biodiversity.
- Policy DM17 guides how developments should consider trees, and should consider appropriate landscaping, tree planting, and tree cover. The appropriate types and location of trees should be carefully considered to provide shade, shelter and habitat and help mitigate flooding and improve carbon sequestration.
- National policy guides the provision of street trees in new developments. Deciduous street trees and other street planting should help provide shade and be used to soften visual impact and support biodiversity.



Source: Gov.uk National Design Code ([link](#)) – page 27

- Hedgerows should be incorporated into street designs to provide pollution barriers between vehicles, cyclists and pedestrians, and soften visual impact and support biodiversity.
- Take opportunities to assess and understand the natural capital benefits that can be provided through a development. Policy CP6 guides that Natural Capital Assessments may be required where the LPA considers it appropriate and tools like the 'Nature Tool' can be submitted to demonstrate the positive benefits a development may create.
- Policy CP6 sets that development should avoid disturbance of soils, especially those of high agricultural, environmental or carbon value such as peatlands. Where this soil is moved, or disturbed, think about what mitigation measures can be provided.
- Consider how different groups of people will access open spaces, and provide opportunities for social interaction. Different users can have different needs.
- The choice of location, scale and materials used in creating or enhancing green and blue infrastructure should be sympathetic to the character of the local area.

- The management and maintenance of green infrastructure should be identified early in the planning process, and factored into design and implementation.
- Plastic/artificial grass should not be used unless there is strong justification for its use, for example sporting facilities. It provides no biodiversity value, and leaks micro-plastics and chemicals into the local environment.
- Take all opportunities to change 'grey' to 'green' – for example, changing areas of grey, impermeable surfacing to green, permeable surfacing can help 'slow the flow' of rainfall as well as providing a more attractive environment and habitat for wildlife.
- Developments should consider how carbon can be sequestered through soil engineering and enhancement, particularly on brownfield sites. The carbonation of soils (using calcium – often abundant in brownfield sites which contain demolition waste such as concrete dust and lime) can help capture carbon.⁴
- Further guidance can be found in the NHBS / RSPB ['Biodiversity In New Developments: creating wildlife friendly communities'](#)



Figure 1: NHBS/RSPB Biodiversity in new developments

⁴ [Carbon Capture Gardens: A Nature-Based Solution for Managing Urban Brownfield Soils for Biodiversity and Ecosystem Services - The Nature of Cities](#)

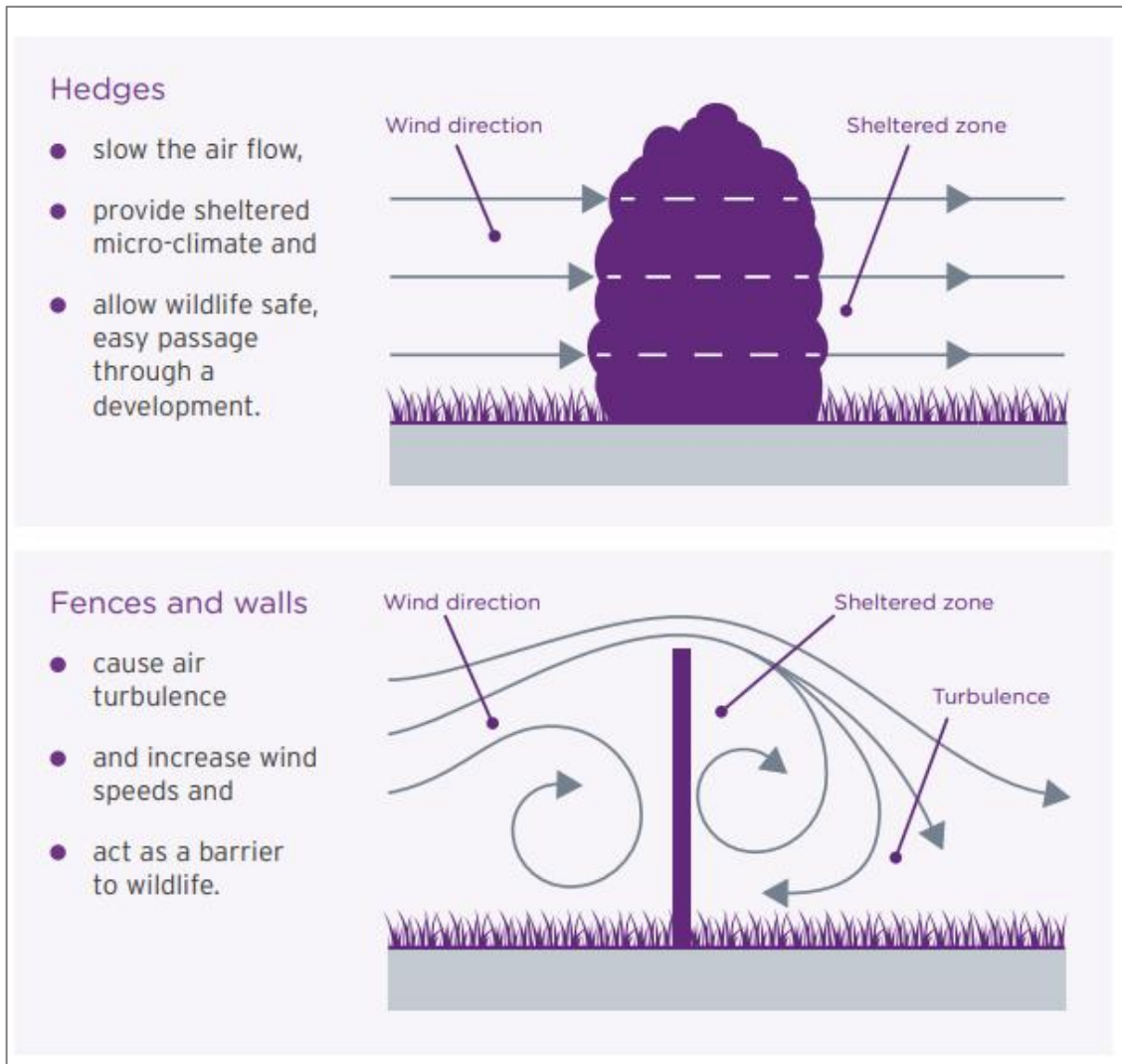


Figure 2: NHBC/RSPB Biodiversity in new developments

Question 6: Do you have any comments on the design guidance for the natural environment?

8.0 FLOODING, DRAINAGE AND WATER

Relevant Local Plan Policy:

- CP5: Climate Change
- CP6: The Natural Environment
- DM3: Housing mix, standards and densities
- DM13: Flooding/SuDS
- DM15: Biodiversity
- DM16: Green and Blue Infrastructure
- DM27: Design in New Developments
- DM28: Development affecting watercourses, bodies and catchments



Water and the Climate Emergency

- 8.1 Changing weather patterns are expected to bring wetter weather, with the potential for flooding, and drier weather, with the potential for drought. It is increasingly important to responsibly manage water as a vital and precious resource. In addition, the (pumped) supply of water to properties, and the treatment of waste water (purification) uses energy, generating carbon emissions which add to climate change. Managing water at a local level, for example harvesting and storing rain water, can help alleviate flood and drought and reduce carbon emissions.
- 8.2 Blue infrastructure (rivers, streams, canals, reservoirs, watercourses) is an essential part of green/blue infrastructure, acting as habitat and corridors for wildlife, providing active travel and leisure opportunities, and helping cool surrounding air in a warming climate. There can be a range of opportunities to link new developments to blue infrastructure, for example by improving cycle and pedestrian links to canals and river ways.

When considering your development:

- Policy DM3 sets a requirement for all new dwellings to comply with higher water efficiency standards (equivalent to 110 litres per person per day). Commercial and domestic properties should seek to reduce flow rates. Improvements to water efficiency can help reduce water and energy costs.
- Utilise rainwater harvesting and recycling – for example, the use of water-butts to store and re-use rainwater ('greywater recycling')

- Use rain gardens and considered planting schemes to intercept rainfall and 'slow the flow'. Rain gardens feature native shrubs, perennials and flowers, usually in a small depression, on a natural slope, and are designed to temporarily hold and soak in rain water runoff that flows from hard surfaces such as roofs, driveways and patios. Landscaping should be designed with plants that are resilient to a changing climate, including higher rainfall, drought and extreme temperatures.



Figure 3: NHBC/RSPB Biodiversity in new developments

- Avoid impermeable hardstanding and explore opportunities to integrate permeable surfacing with biodiversity – for example, through grasscrete on driveways and parking areas.

- Such permeable interventions can help reduce flooding and help reduce surface water pollution by filtering pollutants before they enter watercourses, making more attractive environments and increasing biodiversity. Limiting water pollutants also helps protect and improve water quality.

- New development should protect existing blue infrastructure (rivers, streams, canals, reservoirs, watercourses) and consider how blue infrastructure can be integrated into the development – for example by enhancing pedestrian and cycle links to canals and riverways to promote leisure, recreation and travel opportunities.



- New developments should not be located in identified Flood Zones 2 and 3 (designated by the Environment Agency).

- In accordance with Policy DM13, new developments should not increase flood risk and should provide mitigation of any assessed risk through the development. Ideally, all developments should seek to deliver betterment to more efficient water management.

- New developments should be designed to be flood resilient. In accordance with [Environment Agency guidance](#), where development occurs in flood zones, the ground level of habitable parts of the home should be a minimum height above the expected flood level (typically by at least 600mm). Electricity points should be situated higher on the walls. Flood resistant materials should be used. Flood doors and gates should be designed in.

- Use Sustainable Urban Drainage Systems (SUDS). SUDS try to mimic natural drainage to reduce surface water run off by storing water on or near the site. They can also help improve water quality by filtering pollutants. SuDs can also be used to provide habitat, helping boost biodiversity net gain and meet mandatory requirements.
- Well-designed SuDS can also help reduce urban temperatures, improve amenity and support a sense of community, for example by providing accompanying features that people can meet and socialize around. In larger developments, this could include public art, wildlife watching platforms, travel trails and connections and integration with play areas.
- The Association for Environment Conscious Building (AECB) have developed a [Water Standard](#) to encourage the design of buildings with excellent water and energy performance. They sit aside 'Passivhaus' – to prioritise hot water savings (Passivhaus focuses on heating space, rather than water). Development proposals are encouraged to use accreditation schemes and detailed guidance to design in, and demonstrate, water efficiencies.
- The National Planning Guidance for [Flood Risk and Coastal Change](#) outlines that drainage systems, including SuDS, should follow a hierarchy of drainage options that give highest preference to in-ground or sustainable drainage systems. They are:
 - 1) Into the ground (infiltration)
 - 2) To a surface water body
 - 3) To a surface water sewer, highway drain / other system
 - 4) To a combined sewer
- Natural flood management techniques can also be utilised, including green roofs, rainwater harvesting, use of pervious and permeable surfaces, swales and channels, infiltration trenches, soakaways, detention basins and bio-retention.

Question 7: Do you have any comments on the design guidance for flooding, water and drainage

9.0 ENERGY EFFICIENCY

Relevant Local Plan Policy:

- CP5: Climate Change
- CP6: The Natural Environment
- DM12: Clean and Green Energy
- DM14: Environmental Opportunity Areas
- DM27: Design in New Developments



Energy Efficiency

- 9.1 The Council's Climate Change and Natural Capital Study (CC&NCS) (2021) study, using 'SCATTER' data, found that greenhouse gas emissions for the borough are highest as a result of the combustion of fuel in buildings, manufacturing, construction and power plants; with the greatest contribution deriving from residential buildings. Households have been the single biggest emitter of GHGs in the UK since 2015 at almost 40% of the total emissions in the UK⁵. Carbon based fuels, including gas and fossil-fuel sourced electricity, are used to heat (or cool) spaces, heat water, provide light, keep food cool, and cook.
- 9.2 Whilst there are renewable sources of electricity, a significant amount of electricity still comes from the burning of fossil fuels. As we all look to wean ourselves from fossil-fuels, for example through the use of electric vehicles, electricity demand is set to increase and we need to decarbonize our power supplies. The domestic generation of low carbon and renewable energy, to support greater self-sufficiency and energy efficiency, is encouraged.
- 9.3 Energy efficiency, clean energy and renewable and low carbon energy schemes have a key role to play in promoting more sustainable forms of development, improving energy efficiency and reducing the production of greenhouse gases. This brings additional benefits, such as reduced fuel bills for households, particularly against a backdrop of continuously rising energy prices. Improving energy efficiency can therefore help tackle issues like fuel poverty and help to rebalance climate inequalities.
- 9.4 National government are encouraging greater levels of energy efficiency through domestic and commercial Building Regulations standards, including those ambitions set through the 'Future Homes Standards' and their steps towards achieving net zero ready

⁵ [Average Carbon Footprint Per House In The UK \(energyguide.org.uk\)](https://energyguide.org.uk)

homes. This includes Part L governing the conservation of fuel and power, Part F governing ventilation and Part O governing overheating.

- 9.5 Policy DM12 of the Local Plan encourages enhanced emissions reduction measures above the requirement of current Building Regulations (although, in most cases, does not mandate additional requirements at this time). However, to help meet carbon reduction targets, the Council strongly encourage all developments to consider and deliver improved energy efficiencies, and include low carbon / renewable energy, in the design of new developments. The Council will balance the immediate impact of proposals on the amenities of the local environment with their wider contribution to reducing the emission of greenhouse gases – essentially affording greater weight in the planning balance to ‘greener’ proposals.
- 9.6 As DM12 sets out, all new residential dwelling and commercial development must consider the energy hierarchy through its design, and set out how it has considered being lean, clean, and ‘green’.

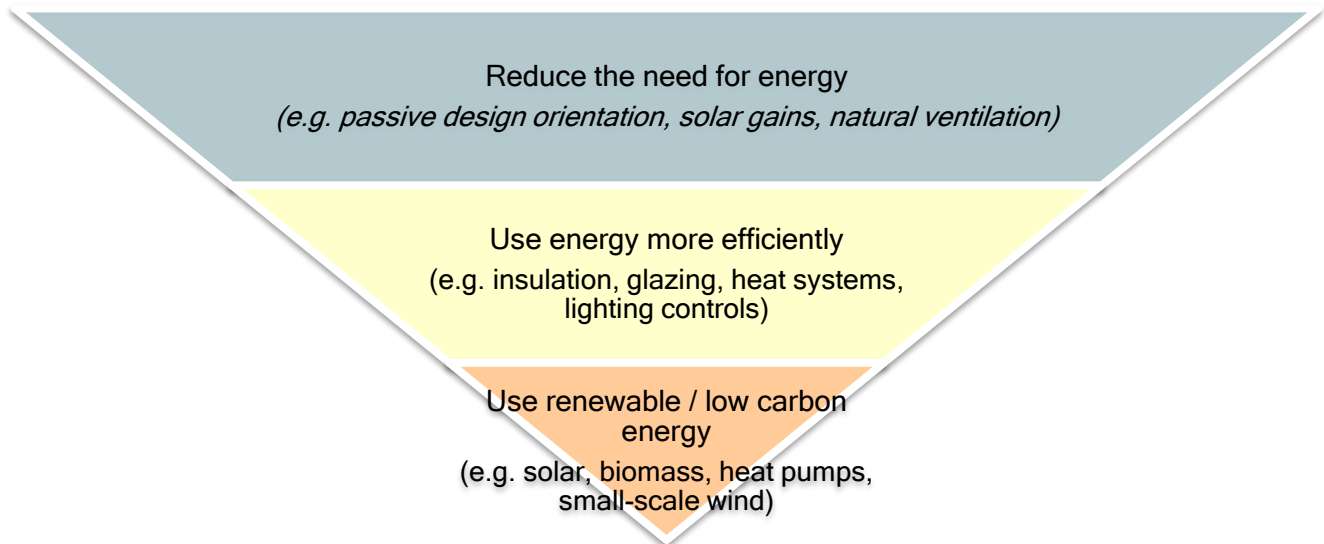


Figure 4: Energy Hierarchy

Fabric First

- 9.7 One of the key ways to reduce the need for energy is by considering the materials, or ‘fabric’, used within the building – known as the ‘fabric first’ approach. By using materials that have a higher thermal performance, by providing enhanced insulation and by increasing airtightness, greater energy efficiencies can be achieved.

Accreditation

- 9.8 Policy DM12 requires commercial developments of 2500sqm or more to achieve, as a minimum, BREEAM Good (or an accepted equivalent) standard. Further guidance can be found direct from the [BREEAM](#) website.
- 9.9 In addition, for all other developments, Policy CP3 encourages the use of accreditation schemes, including [BREEAM](#) (commercial), [Home Quality Mark](#) (residential) and [CEEQUAL](#) (infrastructure) to evidence that buildings are well-designed and sustainable.
- 9.10 Passivhaus also provide their own standard. Passivhaus gives a range of proven approaches to deliver net-zero homes which use very little energy for heating and cooling. Achieving the standard typically involves accurate design modelling using the Passive House Planning Package (PHPP), very high levels of insulation, airtight building fabric, 'thermal; bridge free' construction and a mechanical ventilation system with highly efficient heat recovery. Further information can be found from [Passivehaustrust.org.uk](#).

Carbon off-setting

- 9.11 In some cases, the Council may require a developer to make a planning contribution to support carbon-off setting in the Borough. Carbon off-setting projects will be prioritized to 'environmental opportunity areas', particularly those where multi-functional benefits could be achieved. This requirement is detailed in Policy CP5 and Policy DM14 of the Local Plan.

Embodied Carbon

- 9.12 There is no requirement in the Local Plan for developments to consider embodied carbon – that is, thinking about carbon over the whole lifetime of a scheme. For example, this can include the emissions associated with extraction and processing of materials, energy use in the factories and transport as well as the construction of the building. Ideally, we should be seeking to minimise embodied carbon and monitor performance, including assessing the performance gap (between what energy we expect a building to use, and then what energy the building actually uses).



Circular Economy

- 9.13 Traditional economies have been linear, where resources are taken to make things, then they are consumed and thrown away. A circular economy looks to minimise the use of resources, by keeping them in use for as long as possible through repairing, recycling, redesign and reuse. Agencies like the UK Green Building Council (UKGBC) can provide further advice on [designing buildings for a circular economy](#).
- 9.14 Development schemes are encouraged to consider embodied carbon, and wider sustainability, through their design. The sustainability hierarchy of 're-use, repair, refurbish and recycle' can apply as equally to buildings and development as it does to everyday household items.

District Heating Networks

- 9.15 District heating supplies heat and hot water to an area, or 'district' of buildings from a single energy source. Rather than each household (or building) using an individual boiler and pipe, decentralized heating schemes use a large, centralized energy centre to supply energy. Typically, this involves insulated pipes that run underground to deliver hot water. Heat networks work best in dense urban areas and the central source may often be an appliance or process which produces heat as a by-product.
- 9.16 Policy DM12 identifies that the Council have been undertaking techno-feasibility work into heat networks, and potential areas are shown on the Policies Map. Ongoing studies will present opportunities for connecting all appropriate existing buildings, and the potential for new or proposed development. The Council are supportive of the delivery of heat networks, and encourage new developments, particularly major schemes, to consider supporting and delivering heat networks.

When considering your development:

Design, layout, fabric

- Consider the energy hierarchy from the earliest stages of the design of the development, using a 'Fabric First' approach. This approach allows for simple changes to the design, construction, and building fabric to produce greater energy efficiencies. Consider the use of building materials, including those seeking to achieve a high thermal performance (above Building Regulations). This can include the building fabric (e.g. brick, concrete, stone, tile, glass), breathable insulation, thermal bridging, airtightness, and thermal mass.
- In doing so, consider sustainable sourcing of materials (eg Forest Stewardship Council (FSC); CARES Steel certification, ISO 14001, BES 6001 Framework for Responsible

Sourcing). Where possible, materials should be locally sourced to reduce emissions involved in transportation of goods, and to support more local economies.

- Use passive solar design to reduce winter heating, limit summertime overheating and aid natural ventilation. Passive solar design uses the energy from the sun for the heating and cooling of living spaces, using windows and/or external fabrics, without relying on mechanical devices (e.g. air conditioning).
- However, design should seek to maximise solar gains in winter, by avoiding overshadowing, but also seek to avoid overheating in summer. To do so, consider things like solar shading and prioritisation of dual aspect.
- Allow appropriate distances to avoid overshadowing and impacts on solar gains
- Encourage the appropriate orientation of buildings to +/- 30 degrees to south, with south-facing glazing to allow the sun to penetrate the building and/or be absorbed by solar PV panels. Southern orientation should be prioritised in masterplans.
- Reduce the need for artificial lighting and use LED lights
- Darker colours can be used to help absorb radiant heat.
- Provide external shading to windows, including horizontal shading on south-facing facades / and movable shading on west and east facing facades e.g. shutters.
- Provide secure, natural, cross-ventilation; avoiding fixed window panes, maximising opening areas of windows through side hanging to allow more ventilation than that from top hung windows.
- Use thermal mass to help regulate temperatures and dampen temperature swings. Thermal mass refers to the ability of a material to absorb, store and release heat. This includes managing the absorption of heat and then its subsequent release. For example, polished concrete floors can absorb solar energy during the day and release it at night as temperatures cool.
- Keep it simple – simple and compact forms are more energy efficient. Buildings can be designed to reduce exposed surface areas to reduce heat loss through the roof and walls (including thermal bridging). This includes minimising the use of dormers and bay windows which would otherwise increase surface area.
- Optimise the use and placing of glazing to limit heat loss to north-facing walls and maximise solar gains on south-facing walls. Prioritise occupied spaces with larger windows on the south. Avoid large areas of east/west facing glazing.



Figure 5: Example of window shades
(National Design Guidance, CLG)

- Keep roof design simple and angle roofs to optimise opportunities for solar PV – for example, asymmetric roofs can maximise the available area for PVs
- Use green and blue infrastructure to provide natural cooling – for example, through the use of SuDS and the design of landscaping.
- It was intended that, nationally, from 2025, no new gas boilers were to be fitted in newly built homes and all new homes would need an alternative heating system, for example heat pumps. The Council still encourage all new homes to consider alternative, low-carbon heating systems, to reduce carbon emissions and help future-proof homes. Ideally, new homes should avoid connection to the gas grid and, where available, seek to connect to district heating networks.
- New homes should consider the potential for renewable or low carbon energy (heat pumps, solar PVs, small-scale wind turbine, biomass, anaerobic digestions etc.). This should include its integration and location to minimise any impact on surrounding properties. Air source heat pumps are one of the most efficient, alternative ways of heating space and water.
- New and emerging technologies should be explored – for example, bio-solar – which mounts solar PVs on a green or blue roof.
- Industrial/commercial buildings are encouraged to provide solar roof panels due to the large expanse of roof area.
- The use of wood-burners is discouraged on the basis of worsening air quality and increasing associated health issues.



Question 8: Do you have any comments on the design guidance for achieving energy (and carbon) efficiencies?

10.0 CASE STUDIES

Commercial

Land at Wainwright Way/Freckleton St, Blackburn (10/23/0374)

Construction of a new health centre providing services for dental care, opticians and hearing assistance (E(e)) including the formation of a new site access, associated landscaping and car parking

10.1 This development was designed to achieve a BREEAM rating of “very good”, and meets the building regulation requirements for thermal performance and energy efficiency, with construction focusing on air tightness to reduce energy consumption for space and water heating. An attenuation pond will be provided on site for surface water soak-away. Embodied carbon has been considered through the design stage – the buildings steel frame is 100% recyclable and clad and fitted with recycled materials. Consideration has also been given to the use of recycled crushed hardcore for the sub-base. All construction waste will be separated into recyclable and non-recyclable waste specific

to the materials. Large windows allow natural light to permeate the internal space, reducing energy requirements, whilst the installation of a solar shading device reduces the need for mechanical ventilation and cooling.



Figure 6: Campbell-Driver Partnership

Residential

Land to the south of Whalley Old Road, Blackburn (10/22/0722)

Approval of the reserved matters for the access, appearance, landscaping, layout and scale for the erection of 165 dwellings pursuant to outline application 10/20/0716

10.2 This development is located in a sustainable area close to public transport links, with two bus stops in close proximity to the site, and local services and amenities. The proposal has considered accessibility of the site by car, foot and cycle. Green infrastructure has been designed to include new and existing greenspaces which support pedestrian and cycle movement around the site, as well as providing multi-functional benefits including supporting biodiversity and providing attractive spaces.

10.3 The homes have been designed to improve energy efficiency and reduce water consumption. The Design and Access Statement confirms that eco-friendly optional extra are offered to occupants, and the sourcing and treatment of materials, transportation and delivery, packaging, and waste are considered through the chain. The development confirmed it has also been designed to be compliant with the 12 principles of Building for a Healthy Life.



Figure 7: Vistry: Design & Access Statement

Land adjacent to Ashdale, Astley Bank, Darwen (10/21/0086)

Demolition of existing workshop building and erection of a single dwelling house with associated works to include landscaping.

10.4 This proposed new dwelling was designed to significantly exceed the UK building regulation standards for energy efficiency. The building was designed to be highly insulated and sealed using the ‘fabric first’ approach to conserve energy (with a 10-15% expected improvement on building regulation requirements). Large elements of the building will be built into the ground to assist with thermal efficiency / mass.



Figure 8: SE Elevation (Good & Tilotson Chartered Architects)

10.5 The design of the building also includes overhanging roofs and terraces, to create natural solar shading. High performance solar control glazing is also incorporated. A small air source heat pump will be installed to provide hot water and heat supply, in addition to a state of the art mechanical ventilation / heat recovery system. The dwelling roof is a highly insulated green roof system; although solar PVs may be considered in future. All internal and external light

fittings will have low energy lamps, and external lighting will have controls to restrict operation to ‘dusk to dawn’ periods.

Land at Borrowdale Avenue, Blackburn (10/22/0223)

Erection of 13 bungalows

10.6 Environment Agency data indicated that the site is susceptible to surface water run off towards Queen Park and may detrimentally impact development on the site. In response, the development included a series of bio-swaales (linear grass depressions/channels that are designed to store/convey run off and remove pollutants).

Other

Griffin Lodge, Cavendish Place, Blackburn (10/21/1306)

Restoration, refurbishment and extensions to Griffin Lodge for use as a primary care centre (Use Class E (e), including associated external works, car parking and vehicular and pedestrian access.

10.7 The development proposed the re-use of an existing building, which is more sustainable than demolition and rebuilding. The design of the next extension sought to take account of sustainability, and features the provision of natural light to all areas. The building aims to achieve BREAAAM 'Very Good' rating, and is well located close to public transport. It also proposed additional cycle parking and electric vehicle charging points.

Renewable Energy

Tauheedul Islam Boys High School, Sumner Street, Blackburn (10/23/0709)

Installation of solar PV panels (non-domestic buildings)

10.8 The proposal sought the installation of solar PV panels on a school building, and sought prior approval under permitted development rights. The scheme would achieve an annual yield of 883.5 kWh/KWp and save 50,959 kg/year (source: PV Report, Star 2023).



Knowsley Farm, Knowsley Lane, Edgworth (10/22/0419)

Construction and operation of a combined ground mounted solar PV array (7kW) and wind turbine (5.5kW) with a maximum tip height of 17.5m

10.9 This proposed the erection of a smaller 5kw domestic scale wind turbine and 7kw ground mounted solar array. This is equivalent to offset the annual electricity needs of around 4 households/10 people ([Planning Statement](#)). The project would run for up to 30 years followed by renewal or decommissioning. The principle of development acknowledged

and established the need to move towards carbon neutrality, against assessments of the landscape, amenity, highways and ecological impact, concluding that the development should be granted.

Question 9: Are there any other examples of local development that provide case examples of exemplary eco-development?

PART TWO: CIF ASSESSMENT TOOL

11.0 COMPLETING AND USING THE CIF

11.1 The Climate Impact Framework (CIF) acts as a tool for both the Applicant and the Local Planning Authority to assess the predicted impacts of the proposed development against the climatic-based policies of the Local Plan. This should act as an iterative design tool, allowing the design to be reconsidered where proposals perform comparatively poorly against policy. It should also act as an assessment tool, allowing proposals to be fairly and transparently assessed, to ensure that the climate emergency is embedded within decision making.

We encourage applicants to use the CIF at the earliest stages of a development, and during any pre-applications, to guide design.

The CIF Assessment Tool

Excel

11.2 The CIF Assessment Tool has been designed as an Excel spreadsheet so it can provide the necessary functionality for the automatic assessments. It operates via a series of thematic based questions, with drop down response boxes to provide your answers. You can also provide additional/supporting comments and details of supporting documents. It has been designed to be easy to use and your responses should be provided using the yellow boxes. The tool will then automatically assess each answer as 'Red, Amber, Green' based on how well they meet, exceed, or fail, policy requirements. Details of how the scoring will operate is provided below.

11.3 The Excel tool contains links to 'CIF' mapping, which will help you answer some of the questions. The tool also provides links to relevant policies, supporting guidance and explains any specific policy requirements. You can follow links, or 'hover-over' boxes to view the guidance. **The Excel tool should be used in conjunction with the guidance provided through this SPD, although much of this guidance section is duplicated within the spreadsheet itself (just in a more condensed form!).**

11.4 We cannot publish a copy of Excel on our website so to obtain a copy of the Excel template you must complete [this form](#) with your email address to be automatically sent a copy via email. Alternatively, you can email CIF@blackburn.gov.uk to request a copy. **We encourage you to use Excel for full functionality reasons.**

Standard Form (pdf)

11.5 In those cases where Excel cannot be accessed or used, then you should complete a paper form. This collects the same information as the Excel form, but you will not be

able to see how the development is RAG assessed. Instead, you will need to rely on the guidance of this section to set out the requirements and explain how each question will be assessed. A copy of the form can be found in Appendix E of this SPD.

11.6 Your application will not be validated until a completed CIF (via Excel or paper form) is submitted.

CIF Questions		Your responses (please complete the yellow boxes)		
		Response - please select an answer from the drop down box	Additional / supporting comments - including any explanation of why you consider the development to be sustainable	Supporting documents - detail where evidence / further information may be found.
Bus services	11 Is the proposed development within 800 metres of an existing bus stop?	Yes		
	12 Is the creation of new or enhancement of existing bus stops proposed through the development?	No		
Rail services	13 Is the proposed development within 800 metres of an existing rail station?	No		
Cycling	14 Is the proposed development within 800 metres of an existing/proposed cycle path?	Yes		
	15 Is the creation of new, or enhancement of existing, cycle paths proposed through the development?	No		
Services & Amenities	16 Is the proposed development within 900m of a retail centre (town, district, local centre)	Yes		
	17 Is the proposed development within 900m of a primary school	No		
	18 Is the proposed development within 900m of a GP	No		
	19 Does the proposed development introduce any new services?	No		
General Transport	110 Will the proposal contribute to the enhancement of sustainable transport in any way (e.g. through S106 contributions or design)?	Yes		
	111 Has a Travel Plan been provided? (Policy CP9(2))	No		
	112 Is a Transport Assessment / Statement provided?	Yes		
	113 If Yes, Does it identify the frequency and extent of public transport?	Yes		

Figure 5. A screenshot of the CIF.xls showing questions in blue and answer boxes in yellow.

Supporting Policy, Guidance and Mapping Links			RAG Assessment
Mapping Link Available?	Relevant Local Plan Policies / Additional guidance	Specific Policy Requirements / Why it matters	Score
ACCESS MAPPING	CP3: Health and wellbeing CP5: Climate Change CP9: Transport and Accessibility CP11: Town Centres & Commercial Development DM1: Health DM16: Green and Blue Infrastructure DM29: Transport and Accessibility DM34: District & Local Centres	Specific Policy Requirements / Why does this matter?	Green Yellow Yellow Green Yellow Yellow Yellow Green Yellow Yellow Green
ACCESS MAPPING	CP9: Transport and Accessibility	Specific Policy Requirements / Why does this matter?	Green Yellow Green Green

The concept of a 20-minute neighbourhood is an ambition of the Council which is supported through **the Local Plan**. It aims to allow people to meet their daily needs within a 20-minute walk - widely accepted to be an 800 metre distance.

By encouraging new development to be located as closely as possible to services and amenities, well-connected by public transport services or active travel opportunities, we can help promote sustainable and active travel and discourage the use of private vehicles. This helps improve health opportunities, reduce vehicle emissions and improve air quality whilst supporting sustainable communities.

Policy DM34 defines retail centres as town, district or local centres.

Figure 6. A screenshot of the CIF.xls showing mapping web-links in blue, and 'hover-over' text in black.

The Applicant

11.7 The Applicant should complete the CIF form using the guidance provided in this section. Where relevant, further supporting commentary to justify the rating should be provided in the 'Assessment Conclusions/Additional Supporting Commentary' section of the form. To aid the Local Authorities assessment of the proposal, the Applicant should identify where information relating to each question can be found within the supporting information submitted with the application package.

The Local Authority

11.8 Upon receipt of the completed CIF from the Applicant, the Local Authority will use the CIF form to assess the proposals. Where there are areas of difference or where information is not clear or not provided, the Local Authority will liaise with the Applicant to seek further information or clarity.

11.9 To aid the consideration of each category assessment, a list of 'consideration points' are noted as prompts to help the Applicant/Local Authority consider the impacts of the proposals in relation to the categories. Justification in response to the 'consideration points' should be provided in the 'Assessment Conclusions/Additional Supporting Commentary' section of the table.

How the CIF tool works

11.10 The CIF assessment tool requires the planning applicant to answer a series of thematic based questions.

11.11 The CIF is split into the following categories:

- Sustainable Transport
- Natural Environment
- Flooding/SUDS
- Energy

11.12 Each question provides information on how well the policy helps support mitigation and adaptation to climate change, and links to a policy, or policies, set within the Local Plan.

11.13 Some of the questions are assigned 'RAG' scoring (Red-Amber-Green) based on how well they accord with policy, with red indicating areas performing poorly against our policy requirements, and green indicating areas performing well against our policy requirements.

11.14 You can provide accompanying commentary, and links to supporting documents, to support (or justify) your answers.

11.15 Typically, the assessments will assign colours as follows:

- Exceeds local policy requirements
- Meets local policy requirements
- Meets local policy requirements / guidance
- Fails to meet local policy requirements
- Not applicable

11.16 The above assessments are broadly indicative of how well a development accords with policy and/or guidance. For example, Policy CP6(5) encourages developments to achieve the Building with Nature award, but there is no formal policy requirement for developments to do so. Therefore, in the RAG assessments, developments that achieve the award will be assessed positively (dark green), but having no accreditation will not result in a negative assessment (red) because there is no specific policy requirement. Conversely, Policy DM17(3) requires the loss of trees to be replaced at a 3:1 ratio, and so failure to replace at this ratio will result in a negative assessment against policy (red), although justification text can be provided to explain the deviation from policy requirements.

11.17 The CIF will then automate the production of a summary sheet, and it will be this table that will be included in officer reports as a visual summary of how well the policy performs against climate change policies. However, all the answers you provide will be considered by the planning officer in their determination.

11.18 Planning Officers will consider your application as a whole, and assess the outputs of the CIF in relation to the overall 'planning balance'. The 'traffic light' system integrated into the CIF will enable a quick (visual) indication as to how the proposed development performs in specific reference to climate change and the environment, and where potential improvements can be made.

11.19 This section of the SPD details the questions included through the CIF Assessment tool. Where RAG assessment applies, a brief summary of how the question will be assessed as Red-Amber-Green is provided within the table. You must be honest with your responses and provide appropriate evidence/justification referring to other application supporting documents wherever possible. The CIF will be checked and reviewed by the Council as part of the determination process.

11.20 Not all questions will warrant the full spectrum of 'RAG' assessment. For example, some questions requiring a 'Yes' or 'No' answer, will just have 'green' or 'red', respectively, assigned to them.

11.21 Not all questions may be relevant to your application. You should answer these as 'not applicable' and provide any supporting commentary.

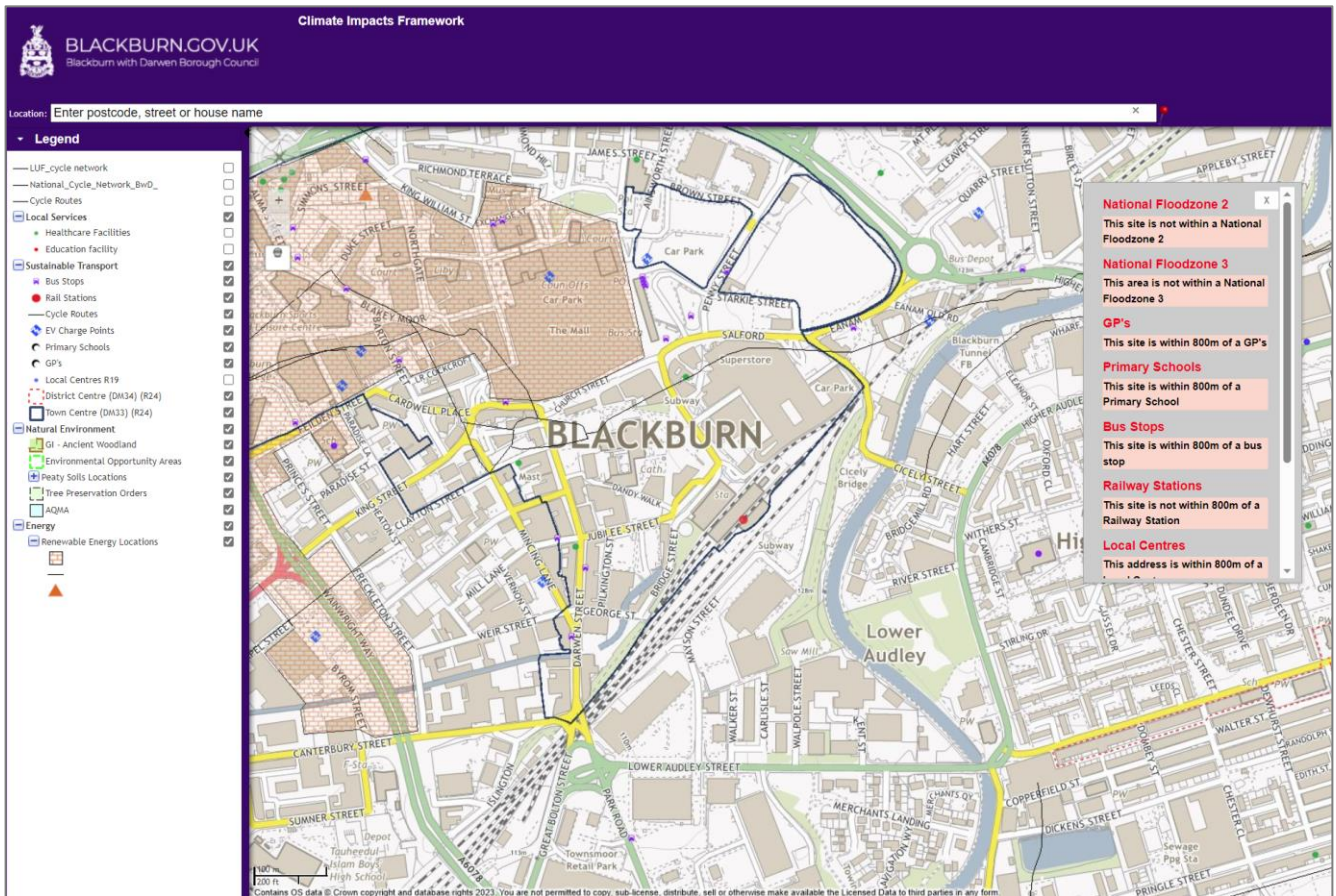
11.22 Any responses that will generate a 'red' response, to indicate that they fall behind expected policy standards, must provide an appropriate justification. **The receipt of a red rating does not mean that your planning application will be refused, but you will be expected to justify why the requirement cannot be met.** The only exception to this relates to biodiversity net gain as it is a legal requirement that *all relevant developments* deliver this.

Using the CIF Mapping

11.23 We have produced mapping to support the completion of the CIF questions – available on our [Council webpages](#). The CIF assessment tool identifies those questions that can be completed using our mapping, and also provides links to the mapping. The mapping will open in a new internet browser tab.

To use the mapping

1. Open the [CIF mapping on the Council webpage](#). On opening, a map of the borough will be displayed centrally.
2. The left hand side of the map contains a link of all the layers you will need to complete the CIF. These are grouped by assessment theme and you can use the check boxes aside them to toggle the layers on and off. For visual reasons, many of the layers are set so they only appear when zoomed into lower levels.
3. Use the location search bar at the top of the page to find the proposed application site. As you type, a list of addresses will appear. Click on the address you wish to find.
4. Alternatively, you can zoom in / out and pan around the map to find the proposed application site.
5. On the mapping, click anywhere within the proposed development site. A pop up box will appear, confirming whether the site is within set distances of local services and transport, whether it is located within designated natural environment features (e.g. in a flood zone, or environmental opportunity area), and whether it is located in designated renewable energy locations.
6. Use this information to answer the questions on the CIF form. Information is displayed against the corresponding CIF question.

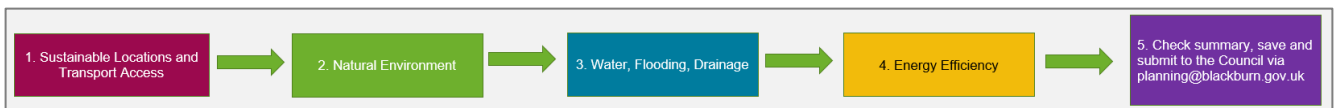


NB. Ideally, when using the mapping, you should **click centrally within the site**. You should be aware that the mapping is drawn to set distance buffers/boundaries, based on how the crow flies, and in some cases they may cross a site. For example, the front of a site may be within 800m of a bus stop, but the rear of the site may not. You can make any additional comments through the CIF Form.

NB: Our mapping is based on the best information available to us and data is periodically updated and reviewed. Any errors or issues with the data can be reported to us. Or flagged in your accompanying justification.

Using the Excel worksheet tabs

11.24 The CIF requires users to navigate a series of tabs, each based on a theme.



11.25 Information accompanying each tab is provided below.

CIF SECTION 1: Sustainable Locations and Transport Access

Why is this important?

- 11.26 Planning can support a shift in transport and travel behavior to reduce private car usage and carbon emissions, improve air quality, promote active travel and encourage health improvement opportunities. The Council will give positive weight to those development proposals that have good connections to local transport, services and amenities and support '20-minute neighbourhoods'.
- 11.27 Your responses should indicate whether the development proposal is within a good walking distance of transport services, key services and existing retail centres (designated as town, district or local).
- 11.28 Walkable neighborhoods are typically characterized by having a range of facilities within 10 minutes comfortable walking distance, which is typically taken to be a distance of 800 metres, measured as the crow flies. Ideally, this should be calculated from the centre of the site. However, the Manual for Streets guidance states this is not an upper limit and walking provides the greatest potential to replace short car trips, particularly those under 2km. Developments should consider how they support sustainable, and active, travel between new developments and supporting services/amenities.

Which policies / guidance are of key relevance?

- CP3: Health and wellbeing
- CP5: Climate Change
- CP9: Transport and Accessibility
- CP11: Town Centres and Commercial Development
- DM1: Health
- DM16: Green and Blue Infrastructure
- DM29: Transport and Accessibility
- DM34: District and Local Centres
- [Planning Advisory Note: Air Quality](#) (July 2018)
- [Blackburn with Darwen Borough Council Parking Standards](#) (April 2014)
- [Manual for Streets](#), gov.uk

How to answer the questions (in Excel)

- 11.29 Your response boxes are shown in yellow.

- 11.30 Each question has a primary response box, in most cases containing a drop down list of set responses. Select the answer from the drop down box. This will form the basis for the RAG Assessment, which is automatically determined based on your response.
- 11.31 Where a question is not relevant, please choose 'not applicable' from the list.
- 11.32 For each question, you can enter additional / supporting comments. Use this box to provide any accompanying justifications or explanations that you feel will help demonstrate why the development is sustainable, for example, frequency of bus services to the site. Comments in this section will be used when considering your application. For example, if the development is not within 800m of a rail station, but is within 1000m of a rail station (15-20 minute walk) , or within short distance of a connecting bus route, then you can explain why you consider this is still sustainable.
- 11.33 For each question, you should also detail any evidence documents where further information / evidence may be found.
- 11.34 Some types of development may answer 'not applicable' to some or all questions. These may include developments which generate minimal employment or visitor travel. If you answer 'Not applicable' you should briefly explain why

What information should you use?

- 11.35 Use the online [CIF mapping](#) to help you complete the following questions:
- Whether the development is within 800 metres of a bus stop
 - Whether the development is within 800 metres of a rail station
 - Whether the development is within 800 metres of a retail centre (defined by Policy DM34 as town, district or local centres)
 - Whether the development is within 800 metres of a primary school
 - Whether the development is within 800 metres of a GP / Doctor surgery
- 11.36 Information to answer the other questions may be sourced from the following:
- Planning Statement
 - Design and Access Statement
 - Transport Assessment / Statement
 - Travel Plans

Things to consider in design / through the CIF

11.37 Through your planning application, you should consider:

- Whether the proposal is within walking distance (800m) of a bus stop or rail station
- Whether the proposal includes the creation of new, or enhancement of existing, bus stops
- Whether the proposal is within easy travel distance of an existing or proposed cycle route
- Does the submitted documentation identify local transport modes and describe whether active travel routes are safe, well-lit and that surfaces are appropriate all year round?
- Does it identify whether bus stops are well sheltered from wind and rain and provide service information?
- Whether the public transport modes and local services can be accessed safely, and routes are accessible to all?
- Does the proposed development introduce new public transport modes or local services?
- Whether the proposal is within 800m of key services and amenities?
- Whether any new services are proposed through the creation of the development, eg. shop, GP
- Has a Travel Plan been submitted? Does it identify sustainable modes of transport within or in close proximity to the site?
- Whether the public transport modes and local services can be accessed safely, and routes are accessible to all?
- Does the Transport Statement/Assessment identify the frequency and extent of public transport?
- Whether the proposal contributes to the enhancement of sustainable transport in any way (e.g. through S106 contributions, or design etc.)?
- Are there any proposals for the use of car club schemes?
- Whether the proposed cycle parking/storage is covered?
- Whether the proposals go above and beyond the minimum policy requirements? If so, provide detail.

How will your development be assessed through the RAG?

11.38 The concept of a 20-minute neighbourhood is an ambition of the Council which is supported through the Local Plan. It aims to allow people to meet their daily needs within a 20-minute walk - widely accepted to be an 800 metre distance. By encouraging new development to be located as closely as possible to services and amenities, well-connected by public transport services or active travel opportunities, we can help promote sustainable and active travel and discourage the use of private vehicles. This helps improve health opportunities, reduce vehicle emissions and improve air quality whilst supporting sustainable communities. Policy DM34 defines retail centres as town, district or local centres.

11.39 By encouraging new development to be located as closely as possible to existing public transport services or active travel opportunities, or supporting the creation of new opportunities, we can help promote sustainable and active travel and discourage the use of private vehicles. Policy CP9 requires new developments likely to generate significant numbers of car journeys to provide a travel plan, setting out the measures that will be taken to reduce reliance on the use of private car for journeys to/from the site, and be supported by a transport statement or transport assessment.

11.40 To reduce private vehicle usage, and promote sustainable and active travel, it is important that the supporting infrastructure is in place to encourage behavioral shift. Policy DM29 requires new development to consider all highway users, public transport, active travel and parking provision - including electric vehicle charging points and cycle parking.

CIF Questions			Options / RAG Assessment Colour				
			Exceeds policy requirements	Meets policy requirements	Meets policy requirements / guidance	Fails policy requirement	N/A
Bus services	1.1 MAP	Is the proposed development within 800 metres of an existing bus stop?		Yes	No		Not applicable
	1.2	Is the creation of new or enhancement of existing bus stops proposed through the development?		Yes	No		Not applicable
Rail services	1.3 MAP	Is the proposed development within 800 metres of an existing rail station?		Yes	No		Not applicable
Cycling	1.4 MAP	Is the proposed development within 800 metres of an existing/proposed cycle path?		Yes	No		Not applicable
	1.5	Is the creation of new, or enhancement of existing, cycle paths proposed		Yes	No		Not applicable

		through the development?					
Services & Amenities	1.6 MAP	Is the proposed development within 800m of a retail centre (town, district or local centre)		Yes	No		Not applicable
	1.7. MAP	Is the proposed development within 800m of a primary school		Yes	No		Not applicable
	1.8 MAP	Is the proposed development within 800m of a GP		Yes	No		Not applicable
	1.9	Does the proposed development introduce any new services?		Yes	No		Not applicable
General Transport	1.10	Will the proposal contribute to the enhancement of sustainable transport in any way (e.g. through S106 contributions or design)?		Yes	No		Not applicable
	1.11	Has a Travel Plan been provided?		Yes	No		Not applicable
	1.12	Is a Transport Assessment / Statement provided?		Yes	No		Not applicable
	1.13	If Yes, Does it identify the frequency and extent of public transport?		Yes	No		Not applicable
Electric vehicle charging points (EVs / EVCPs)	1.14	Does the proposed development provide appropriate provision for EVCPs in line with the appropriate parking standards?*		More points than standards require	Points in line with standards		Not applicable

Cycle parking	1.1 5	Does the proposed development provide an appropriate level of cycle parking, as specified in the latest Parking Standards?		More than standards require	In line with standards		Not applicable
Car Share	1.1 6	If the development is commercial, does the proposed development consider priority for car sharing?		Yes	No		Not applicable

* Parking standards are as relevant Building Regulation Standards, and detailed through the [BwD Air Quality Planning Advisory Note](#).

Note on Mapping Sources

Q.1.1 – Bus stop data, Blackburn with Darwen Borough Council

Q1.3 – Rail station data, Blackburn with Darwen Borough Council

Q1.4 – Cycle route data, Blackburn with Darwen Borough Council

Q1.6, 1.7, 1.8 – Services and Amenities data, Blackburn with Darwen Borough Council

CIF SECTION 2: The Natural Environment

Why is this important?

11.41 The Climate Emergency and the Nature Emergency are closely intertwined, and nature is also a critical ally in the fight against climate change. Addressing climate change and biodiversity need to be considered together, and Nature-based solutions (NBS) can help us both reduce carbon emissions and allow nature to prosper. Addressing nature alongside climate change, can bring environmental, social and economic benefits.

Which policies / guidance are of key relevance?

- CP5: Climate Change
- CP6: The Natural Environment
- DM2: Protecting living and working environments
- DM16: Green and Blue Infrastructure
- DM17: Trees and Woodland
- Biodiversity Net Gain Planning Advisory Note (forthcoming)
- Tree and Woodland Strategy (forthcoming)
- [Planning Advisory Note: Air Quality](#) (July 2018)

How to answer the questions (in Excel)

11.42 Your response boxes are shown in yellow.

11.43 Each question has a primary response box, in most cases containing a drop down list of set responses. Select the answer from the drop down box. This will form the basis for the RAG Assessment, which is automatically determined based on your response.

11.44 Where a question is not relevant, please choose 'not applicable' from the list.

11.45 For each question, you can enter additional / supporting comments. Use this box to provide any accompanying justifications or explanations that you feel will help demonstrate why the development is sustainable. Comments in this section will be used when considering your application. For example, if the proposed development results in the loss of trees, but the tree replacement ratio falls below the policy requirement of 3:1 (3 trees replaced for every one tree lost), then you should explain why this is the case. If the development is to be located on carbon rich (peat) soils, then you should outline any mitigation / restoration / enhancement measures that are being proposed.

11.46 For each question, you should also detail any evidence documents where further information / evidence may be found.

What information should you use?

11.47 Use our online [CIF mapping](#) to help you complete the following questions:

- Whether the site is located on carbon rich (peat) soils
- Whether the proposed development is located on high quality agricultural land (Grade 1,2, or 3a)
- Whether the site is located in an Air Quality Management Area

11.48 Information to answer the other questions may be sourced from the following:

- Planning Statement
- Design and Access Statement
- Biodiversity Metrics
- Biodiversity Statement
- Tree Surveys
- Landscaping Assessments / Proposals

Things to consider in design / through the CIF

11.49 Through your planning application, you should consider:

- Whether the proposals achieve the required minimum 10% BNG?
- Whether BNG can be accommodated on-site or off-site in strategically significant areas close to the development site?
- Whether any habitats are protected by statutory designations?
- Whether the loss of habitat is avoidable through design considerations?
- Whether the proposals can achieve a Building with Nature Design Award?
- Whether additional design features have been considered to support wildlife - eg nest boxes?
- Whether design has considered impacts of lighting on nocturnal species?
- Whether there are any urban spaces where greening measures could be added?
- Whether drought resistant plants form part of landscaping?
- How to minimise the use of pesticide, weedkiller and fertiliser
- Whether the proposals go above and beyond the minimum policy requirements? If so, provide detail.
- Whether the development can be accommodated without the loss of trees?
- The level of tree planting proposed; are lost trees being replaced at a ratio of 3:1?
- Whether the trees proposed are suitable in terms of the species proposed (both in terms of growth in maturity and native species)?

- Whether alternative sites/designs have been investigated where development is located on carbon rich soils such as peat?
- Where carbon rich soils are disturbed/damaged, has a Peatland Management Plan been submitted? Are there any peatland restoration works proposed?
- Is the proposal located in an AQMA?
- Has the development considered how to reduce emissions?

How will your development be assessed through the RAG?

- 11.50 The Environment Act 2021 & Policy CP6(1) requires all development (other than that exempted) to achieve a minimum 10% net gain in biodiversity. Ideally, this should be delivered on the same site as the development (on-site), but, where this is not possible, the habitat gains may be delivered on a different site (off-site). You should use a qualified and experienced ecologist, from the earliest stages of your development proposal, to assessing the biodiversity baseline and integrate BNG into the design of your development. It is a legal requirement that relevant schemes achieve a minimum of 10% BNG. Many BNG interventions can also be used to address the climate emergency, including tree planting and sustainable urban drainage systems.
- 11.51 Policy CP6 requires all developments to conserve and enhance biodiversity, whilst Policy DM27 requires development to consider nature in their design. In accordance with DM27, all developments should include nature-friendly features, even where BNG is not mandated. Design features of new developments should be used to provide the roosting, nesting, foraging and movement that our native species need to survive.
- 11.52 Policy CP6(5) encourages major developments to achieve the Building with Nature Design Award. The Building with Nature Design Award is an accreditation tool that can help evidence your development has considered nature and blue/green infrastructure and they are well designed and integrated into the proposal.
- 11.53 The Council encourage tree planting as a key tool against climate change - as they store carbon, provide shading and cooling from warming temperatures, provide habitat, improve drainage and provide a range of other benefits including for our health. Policy DM17 requires that all development incorporates existing trees and hedgerows into the design of schemes, and promotes an increase in tree cover where it does not threaten other vulnerable habitats. Policy DM17(3) requires that any trees which are removed are replaced at a minimum 3:1 ratio (3 trees planted for each 1 removed).
- 11.54 Soil typically stores a lot of carbon, and its disturbance (movement, digging up etc) releases carbon and other greenhouse gases into the atmosphere. It is therefore important that we use soils to store as much carbon as possible.

11.55 Policy CP6(3) requires development to safeguard the best agricultural land, and avoid disturbance of soils, especially those with high environmental (carbon) value), as well as to conserve soil resources.

11.56 Air quality significantly impacts people's life and lifespan. In the UK, between 28,000 and 36,000 deaths a year are attributed to exposure to air pollution. Air pollution is closely linked to carbon emissions - for example, vehicle exhaust fumes or burning of carbon fuels, including domestic wood burners. These emission gases then get trapped in the atmosphere, in turn warming the planet. Reducing pollution to improve air quality can save lives, reduce the health-care impact on the NHS, and improve our communities. Policy CP6(5) requires all development to have a neutral or positive impact on air and water quality.

CIF Questions			Options / RAG Assessment Colour				
			Exceeds policy requirements	Meets policy requirements	Meets policy requirements / guidance	Fails policy requirement	N/A
Biodiversity	2.1	Is your development required to provide BNG?	Yes / No				
	2.2	Does the proposed development provide a minimum of 10% biodiversity net gains?	Yes – More than 10%	Yes – 10%		No	Not applicable
	2.3	Is BNG to be provided on site, off-site, or a combination of the two? Or national credits?	On site	On/Off site	Off Site	National Credits	Not applicable
	2.4	Are other design features included, for example bird boxes, swift bricks, bat boxes, hedgehog highways or ponds?	Yes		No		
	2.5	Does the proposed development achieve a Building	Yes - Building with	Yes - other accredited	No		Not applicable

		with Nature Design Award?	award accredited				
Trees & Woodlands	2.6	Does the proposed development result in the loss of trees on site?					
	2.7	If Yes, How many trees are to be lost?					
	2.8	Does the proposed development include new tree planting?					
	2.9	If Yes, how many trees are to be planted?					
	2.10	Net change (auto-calculated)					
	2.11	Ratio (auto-calculated, policy requires min 3:1 = 0.33)		>0.33		<0.33	Not applicable
Soils	2.12 MAP	Is the site allocated on carbon rich (peat) soils?		No		Yes	
	2.13.	If Yes, is there mitigation of restoration / enhancement proposed?		Yes		No	Not applicable
	2.14 MAP	is the proposed development located on high quality agricultural land (Grade 1,2,3a)		No		Yes	
Air Quality	2.15. MAP	Is the proposed development located in an AQMA?		No		Yes	
	2.16.	If Yes, is any mitigation of air quality proposed?		Yes		No	Not applicable

Note on Mapping Sources

Q.2.12 – Peat coverage, UK Soil Observatory (bgs.ac.uk)

Q2.14 - Agricultural land, [Natural England Open Data Geoportal \(arcgis.com\)](#)

Q2.15 – Air Quality Management Area data, Blackburn with Darwen Borough Council

CIF SECTION 3: Water, Flooding and Drainage

Why is this important?

- 11.57 Changing weather patterns are expected to bring wetter weather, with the potential for flooding, and drier weather, with the potential for drought. It is increasingly important to responsibly manage water as a vital and precious resource. Managing water at a local level, for example harvesting and storing rain water, can help alleviate flood and drought and reduce carbon emissions. Rivers, streams, canals, reservoirs, watercourses etc. are also an essential part of green/blue infrastructure, acting as habitat and corridors for wildlife, providing active travel and leisure opportunities, and helping cool surrounding air in a warming climate. There can be a range of opportunities to link new developments to blue infrastructure, for example by improving cycle and pedestrian links to canals and river ways.
- 11.58 Some intervention measures, like Sustainable Urban Drainage Solutions, and Natural Flood Management techniques, can help provide 'green' methods of draining, storing and processing water. They can also help provide habitats, recreational spaces and make our environment more attractive to live in. Further guidance on flooding and drainage design considerations can be found in the 'Part 1' guidance section.

Which policies / guidance are of key relevance?

- CP5: Climate Change
- CP6: The Natural Environment
- DM3: Housing mix, standards & densities
- DM13: Flooding/SuDS
- DM15: Protection and enhancement of wildlife habitats
- DM16: Green and Blue Infrastructure
- DM27: Design in new developments
- DM28: Development affecting watercourses, bodies and catchment land
- [Drainage Planning Guidance](#), BwDBC, 2020
- [Local Flood Risk Management Strategy for Lancashire 2021-2027](#), BwDBC & Partners
- [Preparing a Flood Risk Assessment: Standing Advice](#), Environment Agency and DEFRA

How to answer the questions (in Excel)

- 11.59 Your response boxes are shown in yellow.

11.60 Each question has a primary response box, in most cases containing a drop down list of set responses. Select the answer from the drop down box. This will form the basis for the RAG Assessment, which is automatically determined based on your response.

11.61 Where a question is not relevant, please choose 'not applicable' from the list.

11.62 For each question, you can enter additional / supporting comments. Use this box to provide any accompanying justifications or explanations that you feel will help demonstrate why the development is sustainable. Comments in this section will be used when considering your application. For example, if the proposed development is likely to result in an increased flood risk, but no mitigation is proposed, then you should explain why this is the case.

11.63 For each question, you should also detail any evidence documents where further information / evidence may be found.

What information should you use?

11.64 Use our online [CIF mapping tool](#) to help you complete the following questions:

- Whether the site is in an area of identified flood risk (This is defined as within the Environment Agency's designated Flood Zone 2 or 3 areas.)

11.65 Information to answer the other questions may be sourced from the following:

- Planning Statement
- Design and Access Statement
- Flood Risk Assessment
- Drainage Assessment

Things to consider in design / through the CIF

11.66 Through your planning application, you should consider:

- Whether the development is in the Environment Agency designated Flood Zone 2 or Flood Zone 3?
- Whether the site is at risk of pluvial flooding?
- Whether the site is at risk of surface water flooding?
- Whether a Flood Risk Assessment is required, and is provided with the application?
- What mitigation measures are proposed?
- What level and type of SUDS have been proposed?
- Whether the SUDS proposals contribute to the enhancement of green infrastructure and biodiversity?

- Whether green roofs, water butts and permeable surfaces have been considered in the design development to mitigate the impacts of potential flood risk?
- What alternative methods have been included in the proposals?
- Whether the development is expected to have a negative impact on water quality?
- If so, how does the development steer pollutants away from sensitive areas?
- How has green infrastructure been used to minimise pollutants entering the water system?
- Whether any monitoring processes are in place?
- Will the residential development achieve a water efficiency of 110 litres per person per day?
- Whether the proposals go above and beyond the minimum policy requirements? If so, provide detail.

How will your development be assessed through the RAG?

11.67 Policy DM13(1)&(2) require development to demonstrate it is safe from all types of flooding and will not exacerbate flood risk. Policy DM28(1) does not permit development within floodplains (Flood Zones 2/3) unless specific conditions are met. Policy DM13 requires all development to consider the risk of pluvial (rainfall) and surface water flooding and demonstrate that it will not exacerbate flood risk.

11.68 Policy DM13(4) requires surface water to be managed as close to its source as possible and drained using SuDS, unless there is clear, demonstrated evidence that this would be inappropriate. It also requires natural flood management techniques to be prioritized wherever possible.

11.69 The discharge of water, to natural or man-made drainage systems, can carry pollutants which can worsen water quality. Some drainage solutions, like permeable surfacing, or landscaping / planting, can help filter pollutants. Policy CP6(5) expects developments not to have a negative impact on water quality.

11.70 Under DM3(2), all new residential dwellings are required to provide a water efficiency of 110 litres per person per day as a minimum.

CIF Questions			Options / RAG Assessment Colour				
			Exceeds policy requirements	Meets policy requirements	Meets policy requirements / guidance	Fails policy requirement	N/A
Flood Risk	3.1 MAP	Is the site in an area of identified flood risk?		No		Yes - Flood Zone 2 / 3	

	3.2	Is the site at other risk of flooding from fluvial (river, stream) flooding?		No		Yes		
	3.3	If Yes, is mitigation proposed?		Yes - Mitigation is proposed		No - No mitigation proposed	Not required	
	3.4	Is the site at risk of pluvial (rainfall) flooding?		No		Yes		
	3.5	Is the site at risk of surface water flooding?		No		Yes		
	3.6	If Yes to Q3.4 or Q3.5, is mitigation proposed?		Yes - Mitigation is proposed		No - No mitigation proposed	Not required	
	3.7	Has a Flood Risk Assessment been undertaken and provided with this application?		Yes	No		Not required	
Natural Drainage	3.8	Does the proposed development include SuDS?		Yes	No			
	3.9.	Does the proposed development include Natural Flood Management (NFM) Techniques?		Yes	No			
	3.10.	Have any of the following NFM techniques been included in the design?						
		Greywater / Rainwater recycling		Yes	No			
		Green roofs / walls		Yes	No			
		Water butts		Yes	No			
	Permeable surfaces		Yes	No				
	Other (please state)		No					
Water Quality	3.11	Is the development expected to have a negative impact on water quality?		No		Yes		
	3.12	If Yes, have mitigation measures been proposed?		Yes		No	Not applicable	
Water Efficiency	3.13	If this is a residential development, will each unit achieve a water efficiency of		Yes		No	Not applicable	

		110 litres per person per day?						
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Note on Mapping Sources

Q.3.1 – Environment Agency Flood Zone 2 and Flood Zone Mapping

CIF SECTION 4: Energy Efficiency

Why is this important?

11.71 Energy efficiency, clean energy and renewable and low carbon energy schemes have a key role to play in promoting more sustainable forms of development, improving energy efficiency and reducing the production of greenhouse gases. This brings additional benefits, such as reduced fuel bills for households, particularly against a backdrop of rising energy prices. Improving energy efficiency can therefore help tackle issues like fuel poverty and help to rebalance climate inequalities.

Which policies / guidance are of key relevance?

- CP3: Health and Wellbeing
- CP5: Climate Change
- DM12: Clean and Green Energy
- DM27: Design in new developments

How to answer the questions (in Excel)

11.72 Your response boxes are shown in yellow.

11.73 Each question has a primary response box, in most cases containing a drop down list of set responses. Select the answer from the drop down box. This will form the basis for the RAG Assessment, which is automatically determined based on your response.

11.74 Where a question is not relevant, please choose 'not applicable' from the list.

11.75 For each question, you can enter additional / supporting comments. Use this box to provide any accompanying justifications or explanations that you feel will help demonstrate why the development is sustainable. Comments in this section will be used when considering your application. For example, if the development has considered enhanced energy efficiency measures, but has discounted them, perhaps for viability, you should explain what has been considered and why it has been discounted.

11.76 For each question, you should also detail any evidence documents where further information / evidence may be found. For example, if enhanced energy efficiency measures have been considered, this can be detailed through an Energy Statement, and so reference made to the statement in this section

What information should you use?

11.77 Use our online [CIF mapping](#) to help you complete the following questions:

- Whether the site is in an identified wind/district heat opportunity area

11.78 Information to answer the other questions may be sourced from the following:

- Planning Statement
- Design and Access Statement
- Energy Statement

Things to consider in design / through the CIF

11.79 Through your planning application, you should consider:

- The contribution the proposals make towards achieving local and national carbon reduction targets?
- Whether the proposals include the use of low carbon building materials/technologies?
- Whether the development design has accounted for the potential benefits and risks of solar gain, and the potential to maximise daylighting within the building?
- Whether low carbon heat sources include space heating and domestic hot water heated by low carbon heat sources such as: heat pumps, solar thermal water heating, connection to a low carbon district heating network, waste heat or biomass sources. The suitability of these sources will vary for differing scales and types of development.
- If there are any opportunities for the proposed development to include a variety of renewable energy generation sources, including solar photovoltaics, wind turbines, combined heat and power
- Whether the applicant demonstrates design for future low carbon heat sources? For example, including low temperature heat distribution design, connection to an existing district heating scheme, building a new district heating scheme for the development?
- If the proposal includes a new District Heating system, does this include connections to facilitate future expansion and/or interconnection of district heating coverage?
- Whether accreditation has been considered, sought or obtained to demonstrate the development is of sustainable design?

How will your development be assessed through the RAG?

11.80 Policy DM12(1) requires all new residential dwelling and major commercial development to consider the energy hierarchy through design. The hierarchy encourages a reduction in the energy demands of new development (to use less energy, to supply energy efficiently, and to use low carbon or renewable energy). This should be detailed through

this section of the CIF. Supporting details may be provided through an Energy Statement or Design and Access Statement. Developments will be afforded positive weight in if they can demonstrate they have considered energy efficiency, including the energy hierarchy, and low carbon / renewable energy, in their design.

- 11.81 The Council are ambitious to achieve carbon neutrality by 2030, which requires the rapid reduction of the consumption of fossil fuels. This includes that for heating, lighting and running our homes. Policy DM12(2) encourages enhanced emissions reductions, with energy efficiency measures above current Building Regulation Standards, and the incorporation of renewable or low carbon energy infrastructure. Major applications, proposing enhanced emissions, should be accompanied by an Energy Statement.
- 11.82 Heat networks provide opportunities for sustainable heating of new properties and developments within the borough. Policy DM12(2(ii)) encourages the connection of developments to a heat network within an area already served by a heat network or which is connection-ready within an area proposed for a heat network development.
- 11.83 For commercial developments, Policy DM12(3) requires all commercial developments proposing more than 2500sqm to achieve BREEAM Good as a minimum standard. For all other residential, commercial and infrastructure developments, Policy CP3 encourages the receipt of accreditation (HQM, BREEAM or CEEQUAL) that can demonstrate the development is of strong, sustainable design.

CIF Questions			Responses / RAG Assessments				
			Exceeds policy requirements	Meets policy requirements	Meets policy requirements / guidance	Fails policy requirement	N/A
Energy Hierarchy & "Fabric First" approach	4.1	Has the proposed development considered the energy hierarchy?		Yes & Evidence d in Energy Statement	Yes & Evidence d in D&A Statement	No	Not applicable
	4.2	Have any of the following been considered through design?					
		Orientation	Yes		No		
		Layout	Yes		No		
		Shading	Yes		No		
		Ventilation	Yes		No		
		Materials	Yes		No		
		Glazing / daylight	Yes		No		
		Thermal Mass	Yes		No		
	Other	Yes		No			

Energy Efficiency and Renewable or Low Carbon Energy	4.3	Does the proposed development provide energy efficiency measures above Building Regulations?	Above Building Regulations	Meets Building Regulations			
	4.4	Does the proposed development include any renewable or low carbon energy generation?	Yes		No		
	4.5	If Yes, What type of energy will be provided?	Yes		No		
		Solar	Yes		No		
		Wind	Yes		No		
		Air source heat pump	Yes		No		
		Ground source heat pump	Yes		No		
		Heat network	Yes		No		
		Other	Yes		No		
Heat Network	4.6 MAP	Is the proposed development in area marked as a district heat network?			Yes		No
	4.7	Is the proposed development connected, or can be connected, to a district heat network?	Yes - connection secured	Yes - connection ready	No		
Accreditation	4.8	If residential development, has any accreditation been achieved?	Yes		No		Not applicable
		If 'other', please state					
	4.9	If commercial development, has any accreditation been achieved?	Yes - BREEAM Outstanding, Excellent or Very Good	Yes - BREEAM Good	Yes - BREEAM Pass / Other	No	Not applicable
	If 'other', please state						

Note on Mapping Sources

Q4.6 – District Heating, Blackburn with Darwen Borough Council

Question 10: Should the CIF Assessment ask any additional questions?

Question 11: Should the CIF Assessment exclude any existing questions?

Question 12: Should the summary show include any different questions? If so, which ones?

Question 13: Should any of the RAG ratings be changed? Have we got the Red-Amber-Green assessments correct?

Question 14: Do you have any issues with the current approach taken by the assessment tool?

CIF SECTION 5: Completing and submitting the CIF

- 11.84 The CIF will then automate the production of a summary sheet, and it will be this table that will be included in officer reports as a visual summary of how well the policy performs against climate change policies. However, all the answers you provide will be considered by the planning officer in their determination.
- 11.85 Once the CIF questions are completed, you should enter your application details, save the spreadsheet and send it to: planning@blackburn.gov.uk where it will be checked over before being sent for validation of the planning application. The applicant must also save a copy of the spreadsheet as a pdf and submit it alongside the excel version as part of the planning application.
- 11.86 Where, through discussions with the LPA, performance against the CIF changes, this will be updated by the officer and an updated copy of the CIF saved onto the publically-available planning system prior to determination.

Climate Impacts Framework Summary Sheet		
Question	Sustainable Transport - Services - Accessibility	Rating (R/A/G)
1.1	Accessibility to a bus stop (800m)?	
1.2	Creation /enhancement bus stops?	
1.3	Accessibility to a rail station (800m)?	
1.4	Accessibility to a cycle route (800m)	
1.5	Creation /enhancement cycling routes?	
1.6	Accessibility to a local retail/commercial centre (800m)?	
1.7	Accessibility to a primary school (800m)?	
1.8	Accessibility to a GP (800m)?	
1.9	Creation of new services/amenities?	
1.10.	Creation / enhancement of sustainable transport?	
Natural Environment		Rating (R/A/G)
2.2	Achieves minimum of 10% BNG?	
2.3	Delivers BNG on-site or off-site?	
2.11	Achieves minimum of 3:1 tree replacement (where applicable)?	
2.12	Site located on carbon-rich (peat) soils?	
2.14	Site located on high quality agricultural land?	
Flooding - Drainage - Water		Rating (R/A/G)
3.1	Site at risk of fluvial flooding?	
3.4	Site at risk of pluvial flooding?	
3.5	Site at risk of surface water flooding?	
3.8	SuDS measures proposed?	
3.9	Natural Flood Management techniques proposed?	
3.11	Site likely to impact negatively on water quality?	
Energy		Rating (R/A/G)
4.1	Considered energy hierarchy?	
4.3	Building Regulations standards for energy efficiency exceeded?	
4.4	Includes renewable or low carbon energy?	
4.8	Residential accreditation obtained?	
4.9	Commercial accreditation obtained?	

Question 15: Do you have any comments on how to complete and submit the CIF form?

Question 16: Are any changes needed to the Excel tool?

APPENDICES

Appendix A: Glossary

Active Design: A combination of 10 principles established by Sport England and Public Health England, that promote activity, health and stronger communities through the way towns, cities and neighbourhoods are designed and built.

Air Quality Management Area (AQMA): An area that a local authority has designated for action where the national air quality objectives cannot/are not being met.

Ancient or Veteran Tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life:stage.

Ancient Woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi:natural woodland and plantations on ancient woodland sites (PAWS).

Arboricultural Impact Assessment: A report produced by a certified/qualified arborist that lists the impacts of a potential construction project on any trees on or adjacent to the construction site.

Archaeological Desk Based Assessment: A programme of assessment of the known or potential **archaeological** resource within a specified area or site on land.

Area Based In-setting: A mechanism that focuses carbon saving projects into the geographic boundary of a local authority to help direct the benefits of those projects into the same area.

Air Quality Management Area (AQMA): Each Local Authority must assess and review the air quality in its area. Where it considers air quality objectives will not be reached, it must declare an AQMA, and then put together a plan to improve the air quality – a Local Air Quality Action Plan.

Best and Most Versatile (BMV) Agricultural Land: Agricultural land is graded based on its quality – with grade 1 being the highest quality and most fertile land. BMV describes land which is grade 1, 2, or 3a.

Biodiversity: The variety of plant and animal species in a defined area.

Biodiversity Net Gain (BNG): Increase in the quality and/or quantity of habitats in comparison to the original condition or baseline i.e. enhancement over and above the level required to mitigate or compensate for detrimental impact, or which is otherwise prescribed or committed to happen (e.g. as part of pre-existing planning consent).

Biological Heritage Site (BHS): Local wildlife sites in Lancashire that are identified using a set of published guidelines.

Blue Infrastructure: Infrastructure relating to aquatic habitats such as rivers, ponds or canals.

Borough: Blackburn with Darwen Borough Council area.

Brownfield Site: A site that has previously been developed or occupied by a permanent structure which is available for redevelopment but does not include garden land. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Buffer Zone: An area of land on which development is not permitted in order to maintain adequate distance between sensitive areas and potentially harmful development.

Building Research Establishment Environmental Assessment Methodology (BREEAM): An assessment tool that evaluates the procurement, design, construction and operation of a development against a range of targets based on performance benchmarks.

Carbon Neutral: Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.

Carbon Rich Soils: These are soils which are rich in carbon – namely peat. These act as carbon sinks to store carbon, but if disturbed release that carbon into the atmosphere.

CEEQUAL: The assessment for improving sustainability in civil engineering and public realm projects.

Circular Economy: The traditional linear economy takes resources, makes things, consumes things and then throws them away. A circular economy, things are made and consumed to minimise use of resources, cut waste and reduce carbon emissions. At the end of a product's life, the materials are re-used, repaired, refurbished and/or recycled.

Climate Change Mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Climate Emergency: A situation in which urgent action is required to reduce or halt climate change and avoid potentially irreversible environmental damage resulting from it.

Community Facilities: A building or site owned by a government agency or non-profit organisation or religious institution or philanthropic institution that is used as a meeting place for entertainment or education or social activities by the general public on a regular or occasional basis and includes a church hall or a public hall.

Conservation Area: An area, usually part of a settlement, designated by a local planning authority for preservation or enhancement because of its special architectural or historic interest under the Planning (Listed Buildings and Conservation Areas) Act, 1990.

Council: Blackburn with Darwen Borough Council.

Countryside: Land outside the defined settlement boundaries of towns and villages.

Decarbonisation: Reduce the amount of gaseous carbon compounds released in or as a result of an environment or process.

DEFRA: Department for Environment Food and Agriculture.

Design Code: A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Design Guide: A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority

Designated Heritage Asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Developer Contribution: see Planning Obligation.

Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

Development Plan: This includes adopted Local Plans and neighbourhood plans that have been made, together with any regional special policies that remain in force, as defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Ecosystem: A dynamic complex of plant, animal and micro-organism communities, and their non-living environment interacting as a functional unit.

Energy Performance Gap: The gap between the energy consumption a building is expected to produce at design code, and the energy consumption a building produces once in use. Often use can be significantly higher than the calculations made at design stage.

Environment Agency: Government organisation which seeks to protect and improve the quality of air, land and water by the regulation of emissions, pollutants and other potentially harmful activities.

Environmental impact assessment (EIA): A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Embodied Carbon: Carbon emissions made during the construction of a building, rather than when it is in use.

Fabric First: Focuses on using the choice of building materials (including insulation, windows) to improve the energy efficiency of buildings.

Fabric U-Values: Measures how effective a building fabric is as an insulator (how much heat moves from warm to cold zones). Building Regulations Part L sets out limiting u-values for building fabric.

Fluvial (or river) Flooding: Occurs when the water level in a river or stream rises and overflows the surrounding banks and into neighbouring land.

Foul Water: Wastewater which comprises or includes: Waste from a sanitary convenience, bidet or appliance used for washing receptacles for foul waste; or Water which has been used for food preparation, cooking or washing.

Geodiversity: The range of rocks, fossils, minerals, soils and landforms.

Green Belt: Designated areas of open land and countryside protected by a policy the fundamental aim of which is to prevent urban sprawl by keeping the land permanently open. Review of green belt boundaries is undertaken as part of the production of local plans where green belt exists.

Green Infrastructure: A network of multi-functional urban and rural green and blue (water) spaces and other environmental features such as parks, public open spaces, playing fields, sports pitches, woodlands, and allotments. The provision of Green Infrastructure can deliver a wide range of environmental and quality of life benefits for local communities close to where people live and work.

Greenfield: Land that has not been previously developed (other than agricultural or forestry uses) or where development has previously taken place, but the land has reverted to a natural state and the remains of permanent structures or fixed surface structures have blended into the landscape in the process of time.

Greenhouse Gas: A gas that contributes to the greenhouse effect by absorbing infrared radiation.

Green Roof: Also known as an ecoroof, living roof, or vegetated roof, is one that is either partially or completely covered in vegetation on top of the human made roofing structure

Grey Infrastructure: Refers to man-made infrastructure like roads and pavements, which tend not to be permeable and so increase surface water run-off. Switching to permeable materials or adopting green infrastructure (e.g. landscaping) can help improve drainage.

Groundwater: Water held in water bearing rocks and pores and fissures underground. Groundwater not only sustains the flow of water in rivers but is also an essential source of water for public supply, industry and agriculture.

Habitat: The living place of an organism or a distinct community of plants and animals, having physical or biotic characteristics.

Habitats Site: Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

Health Impact Assessment (HIA): A process that uses data sources and analytic methods and input from stakeholders to determine the potential effects of a proposed policy, plan, program, or project on the health of a population.

Heat Networks: Supply heat from a central source to consumers via a network of underground pipes carrying hot water. The central heat source can be provided from various technologies, including biomass, biogas, combined heat and power (CHP), heat pumps or solar thermal arrays. Heat is brought into each building through a 'heat exchanger. They work best in high-density built-up areas.

Heritage Assessment: A report that is submitted as part of planning applications for listed building consents or conservation areas.

Heritage Asset : A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic Environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic Environment Record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographical area for public benefit and use.

Home Quality Mark (HQM): Provides impartial information from independent experts on a new home's quality and sustainability. It clearly indicates to householders' high standards for running costs, health and wellbeing benefits, and environmental footprint associated with living in the home.

Infrastructure: The system of communications and utility services (transport, water, sewerage, sewage disposal, land drainage, gas and electricity, waste disposal and telecommunications) which serves developments. It can also refer to community facilities, for example, schools, education, public transport and green infrastructure.

Land Contamination: Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that significant harm is being caused or there is a significant possibility of such harm being caused.

Listed Building: A building that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest.

Local Nature Recovery Strategies (LNRS): A new system of spatial strategies for nature under the Environment Act, covering the whole of England. Locally led by an appropriate “responsible authority”, these will identify the opportunities and priorities for enhancing biodiversity and supporting wider objectives such as mitigating or adapting to climate change in an area.

Local Nature Reserve (LNR): Places with wildlife or geological features that or special interest locally.

Local Plan: A plan that includes policies and proposals for the future development of the local area, prepared by the local planning authority in consultation with the community and stakeholders. Once adopted the Blackburn with Darwen Local Plan 2021-2037 will legally form part of the Development Plan for the District, replacing the Local Plan Part 1: Core Strategy (adopted January 2011) and the Local Plan Part 2: Site Allocations and Development Management Policies (adopted December 2015).

Major Development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000 square metres or more, or a site of 1 hectare or more.

Minor Development: Refers to types of applications for development as follows: 1:9 dwellings (unless floorspace exceeds 1000square metres) under 0.5 hectare, office/light industrial, general industrial and retail uses up to 999 square metres / under 1 hectare.

National Planning Policy Framework (NPPF): Revised in July 2021, this document sets out the Government’s planning policies for England. It provides a framework within which local councils and neighbourhood forums can produce their own distinctive local and neighbourhood plans, which reflects the needs and priorities of their communities.

National Planning Practice Guidance: Online guidance from government that expands upon the provisions in the National Planning Policy Framework.

Natural Capital: The elements or assets of nature that directly and indirectly produce value or benefit to people, which may include ecosystems, species, freshwater, land, minerals, the air and oceans.

Nature Recovery Networks (NRN): An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as landscape or catchment scale recovery areas where there is coordinated action for species and habitats.

Onshore Wind Generation: A source of renewable energy, and unlike many other power generation plants, this one doesn't consume water. The onshore wind turbines have minimal maintenance costs.

Open Space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Passive House / PassivHaus: A set of design principles to attain high levels of energy efficiency whilst creating comfortable indoor living spaces.

Planning Obligation: A legal agreement entered under Section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal. (See also Section 106 below)

Previously Developed Land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This excludes land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Renewable and Low Carbon Energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural Exception Sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Safeguarded Land: Land identified in the Plan that will be protected to meet the longer-term development requirements of the Borough and will not be granted planning permission for permanent use during the Plan period.

Section 106 Agreement: A legally binding agreement or planning obligation with a landowner in association with the granting of planning permission, this mechanism is used to make a development proposal acceptable in planning terms that would otherwise not be acceptable, focused on site-specific mitigation of the impact of development. They can involve the provision of facilities or contributions toward infrastructure.

Section 278 Agreement: A legally binding agreement between the Local Highway Authority and the developer to ensure that the work to be carried out on the highway is completed to the standards and satisfaction of the Local Highway Authority.

Settlement Boundaries: A dividing line, or boundary between areas of built/urban development (the settlement) and non-urban or rural development (the open countryside).

Site of Special Scientific Interest (SSSI): Sites designated to protect their wildlife or geology including those designated under the Wildlife and Countryside Act 1981.

Space Heating: Energy required to heat the internal spaces within a building.

Statement of Community Involvement (SCI): A document setting out standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all local plan documents and in significant development control decisions. It also sets out how the local planning authority intends to achieve those standards.

Strategic Flood Risk Assessment (SFRA): The aim of the assessment is to map all forms of flood risk and use this as an evidence base to locate new development primarily in low flood risk areas (Zone 1). Areas of 'low' (zone 1), 'medium' (zone 2) and 'high' (zone 3) risk are mapped using data collected from many sources.

Strategic Policy: Policies and site allocations which address strategic priorities.

Supplementary Planning Document (SPD): Supplementary planning documents add further detail to the policies in the Local Plan. They can also provide further guidance for development on specific sites, or on issues and are capable of being a material consideration in planning decisions.

Sustainable Development: Development that meets the needs of the present without compromising the ability of future generations to meet their own needs or growth that achieves economic, environmental and social progress. The National Planning Policy Framework places a requirement on local planning authorities to positively seek opportunities

to meet the development needs of their area and guide development to the most sustainable locations.

Thermal Bridge: Heat flows from hot areas to cold areas. A thermal bridge is an area which has higher thermal conductivity than surrounding areas, allowing more warm air to escape. This results in greater loss of heat from the dwelling and 'cold spots'. Thermal bridges can account for 20-30% of heat loss in a typical new build home.

Thermal Mass: The material inside a building that can help reduce temperature changes during the day. This helps to reduce the heating and cooling demands of the building, improving energy efficiency.

Transport Assessment: A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed deal with the anticipated transport impacts of the development.

Transport Statement: A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.

Travel Plan: A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.

Urban Sprawl: The spreading of urban development.

Use Class: Refers to a classification of land uses into groups in the 'Use Classes Order' for the purposes of town planning.

Waterways: A river, canal, or other route for travel by water.

Question 17: Do any other terms need including in the glossary?

Appendix B: Useful Links

Planning Policy

- [National Planning Policy Framework](#), MHCLG 2023
- [Planning Practice Guidance](#), MHCLG
- [National Design Guidance](#), MHCLG, 2021

Local Policy

- [Climate Emergency Action Plan \(CEAP\)](#), BwDBC, 2023
- [Local Plan 2021-2037](#), BwDBC, 2023

Transport and services

- [20 minute Neighbourhoods](#), TCPA, 2021
- [Manual for Streets](#), CLG & DfT, 2007
- [Parking Standards SPD](#), BwDBC, 2014
- [BwD Local Cycling and Walking Infrastructure Plan \(LCWIP\)](#)
- [BwD Air Quality Planning Advisory Note \(PAN\)](#)
- [Travel Plans, Transport Assessments and Statements](#) (Gov.uk)

Nature

- [Biodiversity in new developments: creating wildlife-friendly communities](#) (NHBC Foundation / RSPB)
- [Building with Nature \(Standards Framework\)](#)
- [Nature tool.com](#)
- [Biodiversity Net Gain Principles and Guidance](#), CIEEM
- [Green Infrastructure and Ecological Networks SPD](#)
- Tree and Woodland Strategy (TAWS), BwD BC 2023 (Emerging)
- Biodiversity Net Gain Planning Advisory Note, BwDBC 2023 (Emerging)
- [Climate Change and Natural Capital Study 2021](#)

Water and Flooding

- [Drainage Planning Guidance](#), BwDBC, 2020
- [Local Flood Risk Management Strategy for Lancashire 2021-2027](#), BwDBC & Partners:
- [Preparing a Flood Risk Assessment: Standing Advice](#), Environment Agency and DEFRA
- [SFRA Level 1](#), BwDBC, 2020
- [SFRA Level 2](#), BwDBC, 2021
- [Flood Zone 2 & 3 Mapping](#), Environment Agency
- [Susdrain.org](#),
- [livingroofs.org](#), Living Roofs.org (bi-sol)

Energy Efficiency

- [Climate Change SPD](#), Cheltenham.gov.uk, 2022
- [Passivhaus Trust](#)
- [BREEAM](#), BRE Group
- [Home Quality Mark](#), BRE Group
- [CEEQUAL](#), BRE Group
- [Blackburn with Darwen Heat Mapping and Masterplanning](#), BwDBC, 2019
- Blackburn with Darwen Heat Decarbonisation Plan (2023)

Question 18: Are there any other documents or links we should provide (noting that this should not be an exhaustive list of everything, just the most relevant documents)?

Photos

- Photos provided from Pexels.com, with contributions from Markus Spiske, Cottonbro Studio, Pixabay, Aamir Dukanwala, Rodolfo Clix, Artem Podrez, Exaterina Bolovtsova, Anete Lusina.
- National Design Guidance (as stated)
- NHBC Foundation / RSPB ([from Biodiversity in new developments](#))
- All other © Blackburn with Darwen Borough Council

Appendix C: Relevant Policies

Local Plan Policies relating to the Climate Emergency / CIF theme

Local Plan Policy \ CIF 'Theme'	Sustainable Transport, Services & Amenities	Nature and Biodiversity	Flood risk and SuDS	Water Efficiency	Layout, Orientation and Design	Overheating and ventilation	Energy efficiency	Renewables	Embodied Carbon	Air Quality
CP3: Health and Wellbeing	•	•				•				
CP5: Climate Change	•	•	•		•	•	•	•	•	
CP6: The Natural Environment		•	•		•					
CP9: Transport and Accessibility	•									
CP11: Town Centres and Commercial Development	•									
DM2: Protecting Living and Working Environments					•					•
DM3: Housing mix, standards and densities				•						
DM12: Clean and Green Energy						•	•	•	•	
DM13: Flooding/SuDS			•							
DM16: Green and Blue Infrastructure		•	•							
DM17: Trees and Woodland		•								
DM27: Design in New Developments	•	•			•	•	•	•		•
DM28: Development affecting watercourse, bodies and catchment land		•	•							
DM29: Transport and Accessibility	•									
DM34: District and Local Centres	•									

Appendix D: CIF Assessment (Excel)

Appendix E: CIF Assessment (Paper Form)

The Climate Impact Framework Assessment Tool

The Climate Impact Framework Assessment Tool has been designed to be both a design tool and an assessment tool, which operates through Excel. By answering questions through the Excel-based CIF, you will be able to see how your development performs against the climate-based Local Plan policies, and make any necessary changes to your design in advance of submitting your planning application. It then also allows the Council to assess how well the development considers the climate emergency – a key requirement set by Policy CP5 of the Local Plan. The responses you provide through the CIF will be used in the determination of your planning application.

If you have access to Excel, you should complete the CIF using Excel.

However, we understand that not everyone has access to Excel, and so in these cases, the form below should be completed to support the validation of you application. However, you will not be able to see how your development performs against the Local Plan policies. To complete the form, and understand how we will assess your development against the Plan, you should refer to the guidance provided in the accompanying CIF SPD document. You can also provide additional supporting comments and information through this form.

To help complete some of the questions, the Council has prepared an online mapping tool. These are indicated below by the ‘MAP’ link. You should access the online mapping, available from the Council website, to complete these questions. See the SPD for guidance on how to use the mapping.

This CIF is a local validation requirement and your planning application will not be processed until this completed form is received by the LPA.

YOUR DETAILS

Planning portal number (if known)	
Planning Application (if known)	
Application site address	
Proposed development description	
Applicant Name	
Agent Name	
Completed by (Applicant/Agent/LPA)	
Date of completion	

SECTION ONE: SUSTAINABLE LOCATION, AMENITIES AND TRANSPORT

		Your response	Additional comments	Supporting documents
Bus Services				
1.1 MAP	Is the proposed development within 800m of an existing bus stop?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
1.2	Is the creation of new, or the enhancement of existing, bus stops proposed through the development?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
Rail Services				
1.3 MAP	Is the proposed development within 800m of an existing rail station?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
Cycling				
1.4 MAP	Is the proposed development within 800m of an existing/proposed cycle path?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
1.5	Is the creation of new, or the enhancement of existing, cycle paths proposed through the development?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
Services & Amenities				
1.6 MAP	Is the proposed development within 800m of a retail centre (town, district or local centre)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
1.7 MAP	Is the proposed development within 800m of a primary school?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
1.8 MAP	Is the proposed development within 800m of a GP?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
1.9	Does the proposed development introduce any new services?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
General Transport				
1.10	Will the proposal contribute to the	<input type="checkbox"/> Yes		

		Your response	Additional comments	Supporting documents
	enhancement of sustainable transport in any way? (eg through S106 contributions or design)	<input type="checkbox"/> No <input type="checkbox"/> Not applicable		
1.11	Has a Travel Plan been provided (Policy CP9(2))	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
1.12	Is a Transport Assessment/Statement provided?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
1.13	If Yes, does it identify the frequency and extent of public transport?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
Electric Vehicles, Cycle parking, Car Share				
1.14	Does the proposed development provide appropriate provision for electric vehicle charging points in line with the appropriate parking standards?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
1.15	Does the proposed development provide an appropriate level of cycle parking, as specified in the latest parking standards?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
1.16	If the development is commercial, does the proposed development consider priority for car sharing?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		

SECTION TWO: NATURAL ENVIRONMENT

		Your response	Additional comments	Supporting documents
Biodiversity				
2.1	Is the development liable for BNG?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
2.2	Does the proposed development provide a	<input type="checkbox"/> Yes – more than 10%		

		Your response	Additional comments	Supporting documents
	minimum of 10% biodiversity net gain?	<input type="checkbox"/> Yes – 10% <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
2.3	Is BNG to be provided on-site, off-site, or a combination of the two? Or by national credits?	<input type="checkbox"/> On-site <input type="checkbox"/> On / Off-site <input type="checkbox"/> Off-site <input type="checkbox"/> National Credits <input type="checkbox"/> Not applicable		
Wildlife friendly design				
2.4	Are other wildlife friendly design features included, for example bird boxes, swift bricks, bat boxes, hedgehog highways or ponds?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
2.5	Does the proposed development achieve a Building with Nature (BwN) Design Award, or other accreditation?	<input type="checkbox"/> Yes – BwN <input type="checkbox"/> Yes – Other (please state) <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
Trees				
2.6	Does the proposed development result in the loss of trees on site?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
2.7	If Yes, how many trees are to be lost?	<i>Enter number</i>		
2.8	Does the proposed development include new tree planting?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
2.9	If Yes, how many trees are to be planted?	<i>Enter number</i>		
2.10	Net change (Q2.8 subtract Q2.5)			
2.11	Ratio	<i>This will be calculated by the LPA</i>		
Soils				
2.12	Is the site allocated on carbon rich (peat) soils?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
MAP				

		Your response	Additional comments	Supporting documents
2.13	If Yes, is there mitigation or restoration/ enhancement proposed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
2.14	Is the proposed development located on high quality agricultural land (Grade 1,2,3a)? MAP	<input type="checkbox"/> Yes – 1,2,3a <input type="checkbox"/> Yes – 3b,4,5 <input type="checkbox"/> No		
Air Quality				
2.15	Is the proposed development located in an AQMA? MAP	<input type="checkbox"/> Yes <input type="checkbox"/> No		
2.16	If Yes, is any mitigation of air quality proposed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		

SECTION THREE: WATER, FLOODING AND DRAINAGE

		Your response	Additional comments	Supporting documents
Flood Risk				
3.1	Is the site in an area of identified flood risk? MAP	<input type="checkbox"/> Yes – FZ2 <input type="checkbox"/> Yes – FZ3 <input type="checkbox"/> No		
3.2	Is the site at other risk of flooding from fluvial (river/stream) flooding?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
3.3	If Yes to Q3.2, is mitigation proposed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
3.4	Is the site at risk of pluvial (rainfall) flooding?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
3.5	Is the site at risk of surface water flooding?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
3.6	If Yes to Q3.4 or Q3.5, is mitigation proposed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
3.7	Has a Flood Risk Assessment been undertaken and provided with this application?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not required		
Drainage		Page 121		

		Your response	Additional comments	Supporting documents
3.8	Does the proposed development include Sustainable Urban Drainage Systems (SuDS)?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
3.9	Does the proposed development include Natural Flood Management (NFM) techniques?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
3.10	Have any of the following NFM techniques been included in the design?	<input type="checkbox"/> Grey/Rainwater recycling <input type="checkbox"/> Green roofs / walls <input type="checkbox"/> Water butts <input type="checkbox"/> Permeable surfaces <input type="checkbox"/> Other (please state)		
Water Quality				
3.11	Is the development expected to have a negative impact on water quality?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
3.12	If Yes, have mitigation measures been proposed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
Water Efficiency				
3.13	If this is a residential development, will each unit achieve a water efficiency of 110 litres per person per day?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		

SECTION FOUR: ENERGY EFFICIENCY

		Your response	Additional comments	Supporting documents
Energy Hierarchy & 'Fabric First'				
4.1	Has the proposed development considered the energy hierarchy?	<input type="checkbox"/> Yes – evidenced in an Energy Statement of Design & Access Statement		

		Your response	Additional comments	Supporting documents
		<input type="checkbox"/> Yes – confirmed through this CIF only <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
4.2	Have any of the following been considered through design?	<input type="checkbox"/> Orientation <input type="checkbox"/> Layout <input type="checkbox"/> Shading <input type="checkbox"/> Ventilation <input type="checkbox"/> Materials <input type="checkbox"/> Glazing/daylight <input type="checkbox"/> Thermal Mass <input type="checkbox"/> Other (please state)		
Energy efficiency, renewable and low carbon energy and reducing carbon emissions,				
4.3	Does the proposed development provide energy efficiency measures above Building Regulations?	<input type="checkbox"/> Yes – above Building Regulation Standards <input type="checkbox"/> No – meets Building Regulation Standards		
4.4	Does the proposed development include any renewable or low carbon energy generation?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
4.5	If Yes, what type of energy will be provided?	<input type="checkbox"/> Solar PV <input type="checkbox"/> Wind <input type="checkbox"/> Air source heat pump <input type="checkbox"/> Ground source heat pump <input type="checkbox"/> Heat Network <input type="checkbox"/> Other (please state)		
Heat Networks				

		Your response	Additional comments	Supporting documents
4.6 MAP	Is the proposed development in an area marked as a District Heat Network?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
4.7	Is the proposed development connected, or can be connected, to a District Heat Network?	<input type="checkbox"/> Yes – connection secured <input type="checkbox"/> Yes – connection ready <input type="checkbox"/> No- No connection		
Residential Accreditation				
4.8	If residential development, has any accreditation been achieved?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Commercial Accreditation				
4.9	If commercial development, has any accreditation been achieved?	<input type="checkbox"/> Yes – BREEAM Outstanding <input type="checkbox"/> Yes – BREEAM Excellent <input type="checkbox"/> Yes – BREEAM Very Good <input type="checkbox"/> Yes – BREEAM Good <input type="checkbox"/> Yes – BREEAM Other (please state) <input type="checkbox"/> No		

Section 1. Sustainable Locations and Transport Access (1 of 4)

INTERNAL USE ONLY

Why is this important?

Planning can support a shift in transport and travel behaviour to reduce private car usage and carbon emissions, improve air quality, promote active travel and encourage health improvement opportunities. The Council will give positive weight to those development proposals that have good connections to local transport, services and amenities and support 20 minute neighbourhoods. Your responses should indicate whether the development proposal is within short distance of transport services, key services and existing retail centres (designated as town, district or local). You can provide any additional comments in the accompanying comments field, and specify any relevant supporting information submitted with your application.

What information can I use?

Information can be sourced from our online mapping, and from supporting documents to your planning application, including:
 o Planning Statement,
 o Design and Access Statement,
 o Transport Assessment/Statement

How to complete:

Complete the yellow boxes below. The RAG assessments will calculate automatically.

CIF Questions

Your responses (please complete the yellow boxes)

Supporting Policy, Guidance and Mapping Links

RAG Assessment

CIF Questions	Your responses (please complete the yellow boxes)			Mapping Link Available?	Relevant Local Plan Policies / Additional guidance	Specific Policy Requirements / Why it matters	Things to consider	RAG Score			
	Response - please select an answer from the drop down box	Additional / supporting comments - including any explanation of why you consider the development to be sustainable	Supporting documents - detail where evidence / further information may be found.								
Bus services 1.1 Is the proposed development within 800 metres of an existing bus stop? 1.2 Is the creation of new or enhancement of existing bus stops proposed through the development?				ACCESS MAPPING	CP3: Health and wellbeing CP5: Climate Change CP9: Transport and Accessibility CP11: Town Centres & Commercial Development DM1: Health DM16: Green and Blue Infrastructure DM29: Transport and Accessibility DM34: District & Local Centres	Specific Policy Requirements / Why does this matter?	Things to consider	0			
								0			
Rail services 1.3 Is the proposed development within 800 metres of an existing rail station?				ACCESS MAPPING				CP9: Transport and Accessibility	Specific Policy Requirements / Why does this matter?	Things to consider	0
											0
Cycling 1.4 Is the proposed development within 800 metres of an existing/proposed cycle path? 1.5 Is the creation of new, or enhancement of existing, cycle paths proposed through the development?				ACCESS MAPPING							CP9: Transport and Accessibility
					0						
Services & Amenities 1.6 Is the proposed development within 800m of a retail centre (town or district or local centre)? 1.7 Is the proposed development within 800m of a primary school? 1.8 Is the proposed development within 800m of a GP? 1.9 Does the proposed development introduce any new services? For example, local retail, GPs, schools.				ACCESS MAPPING	CP9: Transport and Accessibility	Specific Policy Requirements / Why does this matter?	Things to consider				
								0			
								0			
General Transport 1.10 Will the proposal contribute to the enhancement of sustainable transport in any way (e.g. through S106 contributions or design)? 1.11 Has a Travel Plan been provided? (Policy CP9(2)) 1.12 Is a Transport Assessment / Statement provided? 1.13 If Yes, Does it identify the frequency and extent of public transport?				ACCESS MAPPING				CP9: Transport and Accessibility	Specific Policy Requirements / Why does this matter?	Things to consider	0
											0
					0						
Electric vehicle charging points (EVs / EVCPs) Cycle parking 1.14 Does the proposed development provide appropriate provision for electric vehicle charging points (EVCPs) in line with the appropriate parking standards? (Until BwD requirements are set through an updated Parking Standards SPD this will be Building Regulation Standard. The BwD Air Quality Planning Advisory Note provides further information.) 1.15 Does the proposed development provide an appropriate level of cycle parking, as specified in the latest Parking Standards?				ACCESS MAPPING	DM29: Transport and Accessibility Planning Advisory Note: Air Quality (July 2018) Blackburn with Darwen Borough Council Parking Standards (April 2014)	Specific Policy Requirements / Why does this matter?	Things to consider				0
											0
Car Share 1.16 If the development is commercial, does the proposed development consider priority for car sharing?											0

Section 2. Natural Environment (2 of 4)

INTERNAL USE ONLY

Why is this important?

The Climate Emergency and the Nature Emergency are closely intertwined, and we can't solve one without the other. Nature is a critical ally in the fight against climate change. Addressing climate change and biodiversity need to be considered together, and Nature-based solutions (NBS) can help us both reduce carbon emissions and allow nature to prosper. Addressing nature alongside climate change, can bring environmental, social and economic benefits.

What information can I use?

Information can be sourced from our online mapping, and from supporting documents to your planning application, including:

- o Planning Statement,
- o Design and Access Statement,
- o Biodiversity Metrics
- o Biodiversity Statement
- o Tree Surveys
- o Landscaping proposals

How to complete:

Complete the yellow boxes below. The RAG assessments will calculate automatically.

CIF Questions

Your responses (please complete the yellow boxes)

Supporting Policy, Guidance and Mapping Links

RAG Assessment

	Response - please select an answer from the drop down box	Additional / supporting comments - including any explanation of why you consider the development to be sustainable	Supporting documents - detail where evidence / further information may be found.	Mapping Link Available?	Relevant Local Plan Policies / Additional Guidance	Specific Policy Requirements / Why it matters	Things to consider	RAG Score
Biodiversity	2.1 Is your development required to provide Biodiversity Net Gain (BNG)?				Environment Act 2021; CP6: Natural Environment; DM15: Protecting and Enhancing Wildlife Habitats; DM27: Design in New Development BNG Planning Advisory Note	Specific Policy Requirements / Why does this matter?	Things to consider	0
	2.2 If Yes to Q2.1, does the proposed development provide a minimum of 10% biodiversity net gains?			0				
	2.3 If Yes to Q2.1, is BNG to be provided on site, off-site, or a combination of the two? Or national credits?			0				
	2.4 Are other design features included, for example bird boxes, swift bricks, bat boxes, hedgehog highways or ponds/SUDS?			0				
	2.5 If a residential scheme, does the proposed development achieve a Building with Nature Design Award?			0				
Trees & Woodlands	2.6 Does the proposed development result in the loss of trees on site?			ACCESS MAPPING	DM16: Green and Blue Infrastructure DM17: Trees and Woodland Tree and Woodland Strategy	Specific Policy Requirements / Why does this matter?	Things to consider	Green
	2.7 If Yes, How many trees are to be lost?							
	2.8 Does the proposed development include new tree planting?							
	2.9 If Yes, how many trees are to be planted?							
	2.10 Net change (auto-calculated)							
	2.11 Ratio (auto-calculated, policy requires min 1:3 = 0.33)							
Soils	2.12 Is the site allocated on carbon rich (peat) soils?			ACCESS MAPPING	CP6: Natural Environment	Specific Policy Requirements / Why does this matter?	Things to consider	0
	2.13 If Yes, is there mitigation of restoration / enhancement proposed?							0
	2.14 Is the proposed development located on high quality agricultural land (Grade 1,2,3a)							0
Air Quality	2.15 Is the proposed development located in an AQMA?			ACCESS MAPPING	CP6: Natural Environment DM2: Protecting living and working environments	Specific Policy Requirements / Why does this matter?	Things to consider	0
	2.16 If Yes, is any mitigation of air quality proposed?							0

Section 3. Water, Flooding and Drainage (3 of 4)

INTERNAL USE ONLY

Why is this important?

Changing weather patterns are expected to bring wetter weather, with the potential for flooding, and drier weather, with the potential for drought. It is increasingly important to responsibly manage water as a vital and precious resource. Managing water at a local level, for example harvesting and storing rain water, can help alleviate flood and drought and reduce carbon emissions. Rivers, streams, canals, reservoirs, watercourses etc are also an essential part of green/blue infrastructure, acting as habitat and corridors for wildlife, providing active travel and leisure opportunities, and helping cool surrounding air in a warming climate. There can be a range of opportunities to link new developments to blue infrastructure, for example by improving cycle and pedestrian links to canals and river ways.

What information can I use?

Information can be sourced from our online mapping, and from supporting documents to your planning application, including:

- o Planning Statement,
- o Design and Access Statement,
- o Flood Risk Assessment
- o Drainage Assessment

How to complete:

Complete the yellow boxes below. The RAG assessments will calculate automatically.

CIF Questions

Your responses (please complete the yellow boxes)

		Response - please select an answer from the drop down box	Additional / supporting comments - including any explanation of why you consider the development to be sustainable	Supporting documents - detail where evidence / further information may be found.
Flood Risk	3.1	Is the site in an area of identified flood risk? <i>This is defined as within the Environment Agency's designated Flood Zones 2 of 3 areas.</i>		
	3.2	Is the site at other risk of flooding from fluvial (river, stream) flooding?		
	3.3	If 'Yes' to Q3.1 or Q3.2, is mitigation proposed?		
	3.4	Is the site at risk of pluvial (rainfall) flooding?		
	3.5	Is the site at risk of surface water flooding?		
	3.6	If 'Yes' to Q3.4 or Q3.5, is mitigation proposed?		
	3.7	Has a Flood Risk Assessment been undertaken and provided with this application?		
Natural Drainage	3.8	Does the proposed development include SuDS?		
	3.9	Does the proposed development include Natural Flood Management (NFM)?		
	3.10	Have any of the following NFM techniques been included in the design? Greywater / Rainwater recycling Green roofs / walls Water butts Permeable surfaces Other (please state)		
Water Quality	3.11	Is the development expected to have a negative impact on water quality?		
	3.12	If Yes, have mitigation measures been proposed?		
Water Efficiency	3.13	If this is a residential development, will each unit achieve a water efficiency of 110 litres per person per day?		

Supporting Policy, Guidance and Mapping Links

RAG Assessment

Mapping Link Available?	Relevant Local Plan Policies / Additional Guidance	Specific Policy Requirements / Why it matters	Things to consider	RAG Score
ACCESS MAPPING	CP5: Climate Change DM13: Flooding/SuDS DM28: Development affecting watercourses, bodies and catchment land	Specific Policy Requirements / Why does this matter?	Things to consider	0
				0
				0
	DM13: Flooding/SuDS DM16: Green and Blue Infrastructure DM27: Design in new developments DM28: Development affecting watercourses, bodies and catchment land	Specific Policy Requirements / Why does this matter?	Things to consider	0
				0
				0
				0
				-
	CP6: The Natural Environment DM15: Protection and enhancement of wildlife habitats DM28: Development affecting watercourses, bodies and catchment land	Specific Policy Requirements / Why does this matter?	Things to consider	0
	DM3: Housing mix, standards & densities	Specific Policy Requirements / Why does this matter?	Things to consider	0

Section 4. Energy Efficiency (4 of 4)

INTERNAL USE ONLY

Why is this important?

Energy efficiency, clean energy and renewable and low carbon energy schemes have a key role to play in promoting more sustainable forms of development, improving energy efficiency and reducing the production of greenhouse gases. This brings additional benefits, such as reduced fuel bills for households, particularly against a backdrop of rising energy prices. Improving energy efficiency can therefore help tackle issues like fuel poverty and help to rebalance climate inequalities.

What information can I use?

Information can be sourced from our online mapping, and from supporting documents to your planning application, including:

- o Planning Statement,
- o Design and Access Statement,
- o Energy Statement
- o Sustainability Statement

Potential liaison

Local Authority liaison may be required (depending upon the proposal) with the following consultees:

- o Environmental Protection, Energy Providers/Assessors

How to complete:

Complete the yellow boxes below. The RAG assessments will calculate automatically.

CIF Questions

Your responses (please complete the yellow boxes)

		Response - please select an answer from the drop down box	Additional / supporting comments - including any explanation of why you consider the development to be sustainable	Supporting documents - detail where evidence / further information may be found.
Energy Hierarchy & "Fabric First" approach	4.1	Has the proposed development considered the energy hierarchy?		
	4.2	Have any of the following been considered through design? Orientation Layout Shading Ventilation Materials Glazing / daylight Thermal Mass Other		
Energy Efficiency, Enhanced Emissions & Renewable or Low Carbon Energy	4.3	Does the proposed development provide energy efficiency measures above Building Regulations?		
	4.4	Does the proposed development include any renewable or low carbon energy generation?		
	4.5	If Yes, What type of energy will be provided? Solar Wind Air source heat pump Ground source heat pump Heat network Other		
Heat network	4.6	Is the proposed development in area marked as a district heat network?		
	4.7	Is the proposed development connected, or can be connected, to a district heat network?		
Residential Accreditation	4.8	If residential development, has any accreditation been achieved? If 'other', please state		
Commercial Accreditation	4.9	If commercial development, has any accreditation been achieved? If 'other', please state		

Supporting Policy, Guidance and Mapping Links

RAG Assessment

Mapping Link Available?	Relevant Local Plan Policies	Specific Policy Requirements / Why it matters	Things to consider	RAG Score
	CP3: Health and Wellbeing CP5: Climate Change DM12: Clean and Green Energy DM27: Design in new developments	Specific Policy Requirements / Why does this matter?	Things to consider	0
	CP3: Health and Wellbeing CP5: Climate Change DM12: Clean and Green Energy DM27: Design in new developments	Specific Policy Requirements / Why does this matter?	Things to consider	0
ACCESS MAPPING	DM12: Clean and Green Energy	Specific Policy Requirements / Why does this matter?	Things to consider	0
	CP3: Health and Wellbeing CP5: Climate Change DM12: Clean and Green Energy	Specific Policy Requirements / Why does this matter?	Things to consider	0

NB. It is intended that these will link directly to the policies in the Plan, once adopted.

Application details

Planning portal number (if known)	
Planning application reference (if known)	
Site Address of Proposed Development	
Proposed Development Description	
Development Type	
Development Category (Major/Minor)	
Applicant Name	
Agent Name	
Completed by (Applicant/Agent/Local Authority)	
Date of completion	

Please answer this question
Please answer this question
Please select from the drop down
Please select from the drop down
Please answer this question
Please answer this question
Please answer this question
Please answer this question

There are still 8 questions you have not answered!

Climate Impacts Framework Summary Sheet

Question	Sustainable Transport -Services - Accessibility	Rating (R/A/G)
1.1	Accessibility to a bus stop (800m)?	0
1.2	Creation /enhancement bus stops?	0
1.3	Accessibility to a rail station (800m)?	0
1.4	Accessibility to a cycle route (800m)	0
1.5	Creation /enhancement cycling routes?	0
1.6	Accessibility to a local retail/commercial centre (800m)?	0
1.7	Accessibility to a primary school (800m)?	0
1.8	Accessibility to a GP (800m)?	0
1.9	Creation of new services/amenities?	0
1.10.	Creation / enhancement of sustainable transport?	0
Natural Environment		Rating (R/A/G)
2.2	Achieves minimum of 10% BNG?	0
2.3	Delivers BNG on-site or off-site?	0
2.11	Achieves minimum of 3:1 tree replacement (where applicable)?	
2.12	Site located on carbon-rich (peat) soils?	0
2.14	Site located on high quality agricultural land?	0
Flooding - Drainage - Water		Rating (R/A/G)
3.1	Site at risk of fluvial flooding?	0
3.4	Site at risk of pluvial flooding?	0
3.5	Site at risk of surface water flooding?	0
3.8	SuDS measures proposed?	0
3.9	Natural Flood Management techniques proposed?	0
3.11	Site likely to impact negatively on water quality?	0
Energy		Rating (R/A/G)
4.1	Considered energy hierarchy?	0
4.3	Building Regulations standards for energy efficiency exceeded?	0
4.4	Includes renewable or low carbon energy?	0
4.8	Residential accreditation obtained?	0
4.9	Commercial accreditation obtained?	0

Indicative RAG Ratings

- (Dark Green) Exceeds local policy r
- (Green) Meets local policy requirem
- (Amber) Meets local policy requirem
- (Red) Fails to meet local policy requ
- (Grey) Not applicable

Once complete, please check all details and save this workbook and send to planning@blackburn.gov.uk

Please also supply a PDF copy of this workbook.



EXECUTIVE BOARD DECISION

REPORT OF : Executive Member for Finance and Governance

LEAD OFFICER: Director of Finance

DATE: 12th October 2023

PORTFOLIO/S AFFECTED: All

WARD/S AFFECTED: All

KEY DECISION: YES NO

SUBJECT: TREASURY MANAGEMENT REPORT 2023/24 – Based on monitoring information for the period 1st April 2023 – 30th June 2023

1. PURPOSE

To allow scrutiny of the Treasury Management function.

2. RECOMMENDATIONS

It is recommended that the Executive Board note the Treasury Management position for the period.

3. BACKGROUND

- 3.1 The Treasury Management Strategy for 2023/24, approved at Executive Board in March 2023, complies with the CIPFA Code and with Ministry for Housing Communities and Local Government (MHCLG) Guidance on Investments.
- 3.2 The Council has borrowed and invested substantial sums of money and is therefore exposed to financial risks including the loss of invested funds and the revenue effect of changing interest rates. The successful identification, monitoring and control of risk remains central to the Council's Treasury Management Strategy.
- 3.3 CIPFA published a revised Prudential Code for Capital Finance and Treasury Management Code on 20th December 2021. The key changes in the two codes are around permitted reasons to borrow, knowledge and skills, and the management of non-treasury investments, and there is a change in reporting requirements that requires Treasury Management Prudential Indicators to be reported quarterly.
- 3.1 The principles of the Prudential Code took immediate effect although local authorities could defer introducing the revised reporting requirements until the 2023/24 financial year if they wished. The Council took advantage of the option to defer introducing the revised reporting requirements until the 2023/24 year.

3.2 This report satisfies those requirements and also summarises the interest rate environment for the period and the borrowing and lending transactions undertaken, together with the Council's overall debt position.

3.3 A glossary of Treasury Management terms is appended to this paper.

4. EXTERNAL CONTEXT

4.1. Economic background

4.1.1. From the start of the quarter until May, it looked like peak global monetary policy rates were in sight as inflation continued to ease and central banks turned more dovish in tone. Only a few weeks later, stronger and more persistent inflation data, particularly in the UK, changed the picture.

4.1.2. The UK situation was not welcome news for the Bank of England. GDP growth was weak, confirmed at 0.1% in Q1, although more recent monthly GDP data has been somewhat better. The housing market has stalled, consumer demand is weak but seemingly recovering despite higher interest rates, and labour demand remained strong, with repercussions for wage growth, which is accelerating.

4.1.3. April data showed the unemployment rate increased to 3.8% (3mth/year) while the employment rate rose to 76.0%. Pay growth was 6.5% for total pay (including bonuses) and 7.2% for regular pay, the largest growth rate of the latter outside of the Covid pandemic. Once adjusted for inflation, however, growth in total pay and regular pay remained negative.

4.1.4. Inflation fell from its peak of 11.1% reached in October 2022, but annual headline CPI in May 2023 was higher than the consensus forecast at 8.7% (8.4% expected), largely driven by services inflation, while the annual measure of underlying core inflation rose to 7.1% from 6.8%.

4.1.5. After a sharp rise in interest rate expectations, with clearly serious implications for mortgage markets due to higher inflation and wage data, the Bank of England's Monetary Policy Committee reaccelerated monetary policy tightening over the period with a 0.25% rise in May to a 0.5% rise in June, taking Bank Rate to 5.0%. At both meetings, the vote was 7-2 in favour of increasing rates, with the two dissenters preferring to keep rates on hold.

4.1.6. Interest rate expectations priced in further hikes in policy rates. Arlingclose, the authority's treasury adviser, revised its forecast to forecast a further 0.5% of monetary tightening to take Bank Rate to 5.5%. The risks, however, are that rates could be higher; financial markets are forecasting policy interest rates above 6%.

4.1.7. With many mortgages at low fixed rates now systematically being re-set over the next 12-24 months at higher rates at the end of their fixed rate period, there has been a lagged effect of the feed through of monetary policy on households' disposable income. The economic slowdown is expected to develop over time and therefore, despite the GfK measure of consumer confidence rising to -24 in June, it is likely confidence will be negatively affected at some point. The manufacturing sector contracted during the quarter according to survey data, which will eventually feed into services, whose expansion is slowing.

4.1.8. Despite the US Federal Reserve increasing its key interest rate to 5.00-5.25% over the period, activity in the region continued to defy monetary tightening, particularly in labour markets which

have so far appeared robust, supporting the Fed's assertions of two more rate hikes after it paused in June. Annual US inflation continued to ease, falling from 4.9% in April to 4.0% in May, the lowest level since March 2021. US GDP growth at 2% annualised in the first calendar quarter of 2023 was also significantly stronger than expected against the initial estimate of 1.3%.

4.1.9. In the euro zone, the picture was somewhat different. The European Central Bank maintained its hawkish tone and increased its key deposit, main refinancing, and marginal lending interest rates to 3.50%, 4.00% and 4.25% respectively. There were signs of weakening activity, particularly in Germany whose manufacturing sector has taken a hit from high energy prices and weaker global demand. However, inflation remained sticky, annual headline CPI fell to 5.5% in June while annual core inflation rose to 5.4% from 5.3%, which means the ECB is unlikely to stop monetary tightening.

4.2. Financial markets

4.2.1. Financial market sentiment and bond yields remained volatile, the latter continuing their general upward trend as uncertainty and concern over higher inflation and higher interest rates continued to dominate.

4.2.2. Gilt yields rose over the period. The 5-year UK benchmark gilt yield rose from 3.30% to 4.67%, the 10-year gilt yield from 3.43% to 4.39%, and the 20-year yield from 3.75% to 4.51%. The Sterling Overnight Rate (SONIA) averaged 4.37% over the quarter.

4.3. Credit review

4.3.1. Having completed a review of its credit advice on unsecured deposits at UK and non-UK banks, following concerns of a wider financial crisis after the collapse of Silicon Valley Bank purchase of Credit Suisse by UBS, as well as other well-publicised banking sector issues, in March Arlingclose reduced the advised maximum duration limit for all banks on its recommended counterparty list to 35 days.

4.3.2. Arlingclose continued to monitor and assess credit default swap levels for signs of ongoing credit stress but made no changes to the counterparty list or recommended durations over the quarter. Nevertheless, heightened market volatility is expected to remain a feature, at least in the near term and, as ever, the institutions and durations on the Authority's counterparty list recommended by Arlingclose remains under constant review.

5. KEY ISSUES

5.1. Investments Made and Interest Earned

5.1.1. The graph in Appendix 1 shows the weekly movement in the totals available for investment, both actuals to date and projections for the rest of the year (adjusted for anticipated borrowing where applicable). These balances have fluctuated across the period, ranging between £51M and £90M. Investment balances continued to be unusually high during this period, largely due to funds received from central government and grants received in advance of spend being incurred, including Darwen Town Deal funding of £8.1M and Levelling Up funding of £3.825M. It is intended that investment balances will ultimately reduce in future to between £10M and £20M.

5.1.2. Investments made in the period were mainly in “liquid” (instant access) deposits, either bank “call accounts” or Money Market Funds (MMFs). Returns on MMF holdings remained high over the period, following the Bank Rate increases, averaging around 4.30% throughout the period. Bank deposit account rates have also increased during the period, paying 4.90% by the end of June.

5.1.3. For limited periods, funds were also placed with the Government’s Debt Management Account Deposit Facility (at 4.050% – 4.885%). The other fixed term investments made were:

Start Date	End Date	Counterparty	Amount £	Rate
17/04/2023	17/07/2023	Mid Suffolk District Council	3,000,000	4.23%
02/05/2023	05/07/2023	Northumbria Police Authority	5,000,000	4.25%
15/05/2023	15/06/2023	Wirral MBC	5,000,000	4.40%
15/05/2023	15/08/2023	Cornwall Council	5,000,000	4.43%
22/05/2023	01/06/2023	Ashford Borough Council	5,000,000	4.42%
30/05/2023	30/08/2023	Cheshire East Council	5,000,000	4.50%
31/05/2023	30/11/2023	Birmingham City Council	5,000,000	4.85%
22/06/2023	22/09/2023	Surrey County Council	5,000,000	4.62%
26/06/2023	26/10/2023	Blaenau Gwent	5,000,000	4.48%
26/06/2023	03/01/2024	Dover District Council	5,000,000	4.63%
30/06/2023	07/07/2023	Hertfordshire PCC	5,000,000	5.00%
30/06/2023	05/07/2023	West Yorkshire Combined Authority	2,500,000	5.00%

5.1.4. At 30th June, the Council had approximately £85.5M invested, compared to £50.8M at the start of the period. Appendix 2 shows the breakdown of the closing investment balance. The Council’s investment return over the period was approximately 4.005%. For comparison, as mentioned above, the Sterling Over Night Rate (SONIA) increased over the period, averaging 4.367%.

5.2. Borrowing Rates

5.2.1. The cost of long-term borrowing through the PWLB (Public Works Loan Board) is linked to central government’s own borrowing costs.

5.2.2. The cost of short-term borrowing, based on loans from other councils, has risen during the period, following the Bank Rate rises. Interest rates on loans from 3 months out to a year were priced at rates between 5.15% to 6.00% by the end of the period.

5.2.3. Due to the high level of cash balances, the Council has not been required to use short-term borrowing during the period. Should the need arise we will review the options available.

5.3. Current Debt Outstanding

	31 st March 2023		30 th June 2023	
	£'000	£'000	£'000	£'000
TEMPORARY DEBT				
Less than 3 months	0		0	
Greater than 3 months (full duration)	0		0	
		0		0
LONGER TERM DEBT				
Bonds	18,000		18,000	
PWLB	119,980		119,980	
Stock & Other Minor Loans	22		22	
		138,002		138,002
Lancashire Council County – Transferred Debt		12,496		12,360
Recognition of Debt re PFI Arrangements		57,527		56,941
TOTAL DEBT		208,025		207,303
LESS: TEMPORARY LENDING				
Fixed Term		(33,500)		(62,200)
Instant Access		(17,317)		(23,267)
NET DEBT		157,208		121,836

5.3.1. The key elements of long term borrowing set out above are:

- £18M classed as bonds, borrowed from the money markets, largely in the form of “LOBO” (Lender Option, Borrower Option) debt. The individual loans remaining range from 4.35% to 4.75%, at an average of around 4.4%.
- £120.0M borrowed from the PWLB at fixed rates, at an overall average rate of around 4%. Loans repayable on maturity range from 3.06% to 7.875%, and EIP (Equal Instalment of Principal) loans from 1.7% to 3.77%.
- Debt managed by Lancashire County Council after Local Government Reorganisation, which is repaid in quarterly instalments across the year, charged provisionally at 4.00%.
- Debt recognised on the balance sheet as a result of accounting adjustments in respect of bringing into use school buildings financed through Public Finance Initiative (PFI) arrangements. The Council’s effective control over, and use of these assets is thereby shown “on balance sheet”, with corresponding adjustments to the debt. This does not add to the costs faced by the Council Tax Payer as these payments made to the PFI contractor are largely offset by PFI grant funding from the Government.

5.4. Capital Financing Requirement

5.4.1. The Council's CFR (Capital Financing Requirement) is the key measure of the Council's borrowing **need** in the long term. It is

- (a) the accumulated need to borrow **to finance capital spend** (not funded from grants, etc.)
less
- (b) the accumulated Minimum Revenue Provision (MRP) charges already made - councils must make a prudent MRP charge in their accounts each year, to finance their debt -
less
- (c) any capital receipts applied to finance outstanding debt.

and therefore tends to increase if capital spend financed from borrowing exceeds MRP.

5.4.2. The Council's actual long-term debt is significantly below the CFR – the gap has widened as long-term debt has been repaid. We have been using "internal borrowing" from available revenue cash balances to partly cover this gap which, despite the foregone investment income, has resulted in net interest savings. The position is summarised in the table below.

	2022/23 Actual £M	31 Mar 2024 Forecast £M
General Fund CFR	281.2	291.1
Less: CFR re Debt - Managed by Lancashire County Council (LCC) Re Private Finance Initiative (PFI) Arrangements	(14.8) (68.9)	(14.5) (68.7)
Loans/Borrowing CFR	197.5	207.9
Less: Usable Reserves and Working Capital	(110.3)	(134.2)
Net Borrowing (excludes LCC and PFI debt)	87.2	73.7

5.4.3. CIPFA's 2021 Prudential Code is clear that local authorities must not borrow to invest primarily for financial return and that it is not prudent for local authorities to make any investment or spending decision that will increase the capital financing requirement and so may lead to new borrowing, unless directly and primarily related to the functions of the Authority. PWLB loans are no longer available to local authorities planning to buy investment assets primarily for yield unless these loans are for refinancing purposes.

5.4.4. Borrowing is permitted for cashflow management, interest rate risk management, to refinance current borrowing and to adjust levels of internal borrowing. Borrowing to refinance capital expenditure primarily related to the delivery of a local authority's function but where a financial return is also expected is allowed, provided that financial return is not the primary reason for the expenditure. These changes align the CIPFA Prudential Code with the PWLB lending rules.

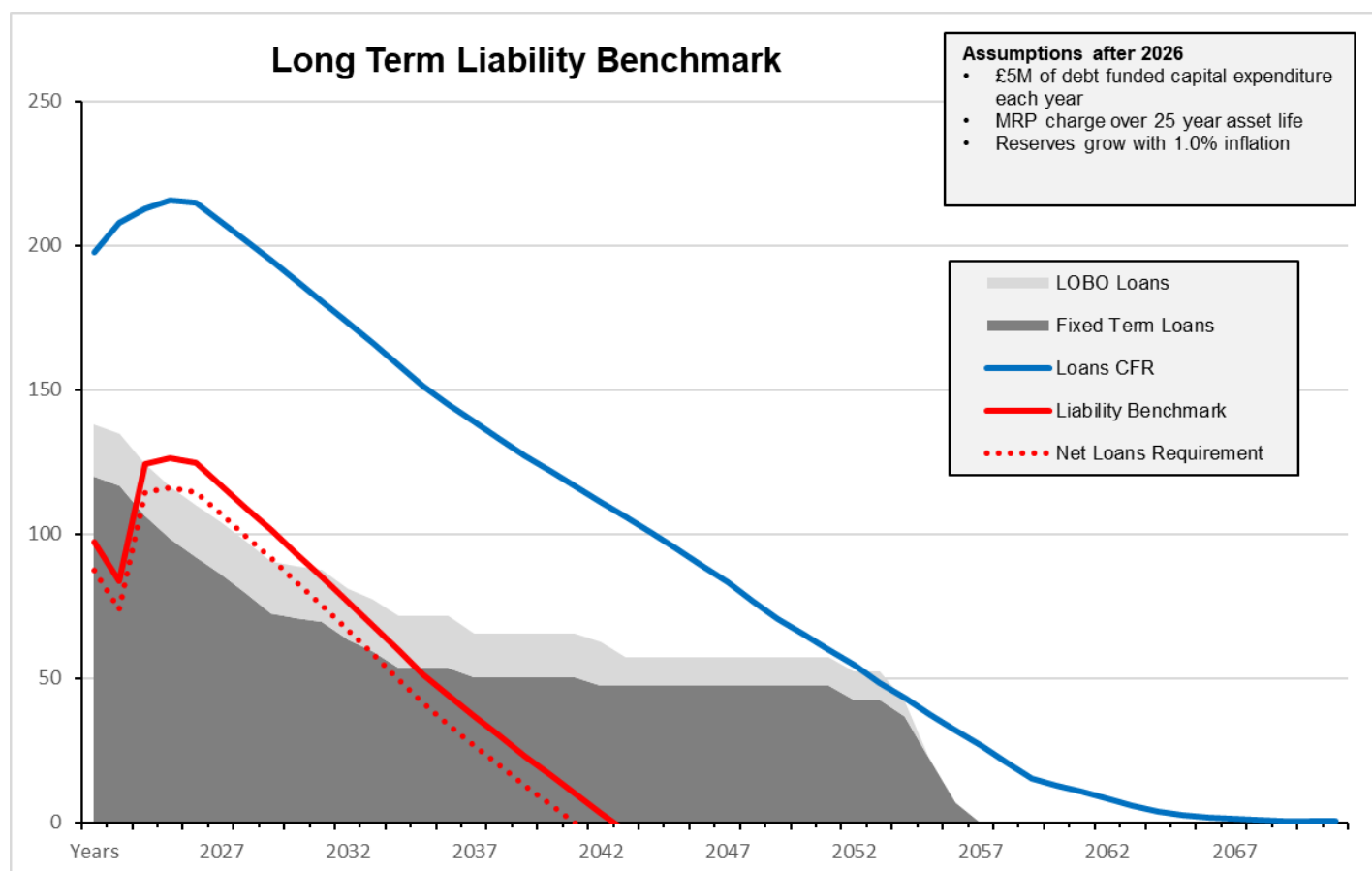
5.4.5. The Authority has not invested in assets primarily for financial return or that are not primarily related to the functions of the Authority, and has no plans to do so in future.

5.5. Liability Benchmark

5.5.1. The liability benchmark compares the Authority's actual existing borrowing against a liability benchmark that has been calculated to show the lowest risk level of borrowing. The liability benchmark is an important tool to help establish whether the Council is likely to be a long-term borrower or long-term investor in the future, and so shape its strategic focus and decision-making. It represents an estimate of the cumulative amount of external borrowing the Council must hold to fund its current capital and revenue plans while keeping treasury investments at the minimum level of £10m required to manage day-to-day cash flow.

	31.3.23	31.3.24	31.3.25	31.3.26
	Actual	Forecast	Forecast	Forecast
Loans CFR	197.5	207.9	212.9	215.7
Less: Balance sheet resources	(110.3)	(134.2)	(98.5)	(99.5)
Net loans requirement	87.2	73.7	114.4	116.2
Plus: Liquidity allowance	10.0	10.0	10.0	10.0
Liability benchmark	97.2	83.7	124.4	126.2
Existing borrowing	138.0	134.6	124.4	116.2

5.5.2. Following on from the medium-term forecast above, the long-term liability benchmark assumes capital expenditure funded by borrowing of £5m a year, minimum revenue provision on new capital expenditure based on a 25 year asset life and income, and expenditure and reserves all increasing by inflation of 1% p.a. This is shown in the chart below together with the maturity profile of the Authority's existing borrowing.



5.6. Performance against Prudential and Treasury Indicators

- 5.6.1. Appendix 3 shows the current position against the Treasury and Prudential Indicators set by the Council for the current year.
- 5.6.2. With regard to the movement in the key indicator, Total Borrowing against the Authorised Borrowing Limit, this is shown as the first graph in Appendix 4. Total borrowing at 31st June 2023 was £207.3M, which is below both our Operational Boundary (£301.8M) and our Authorised Borrowing Limit (£311.8M) for 2023/24.
- 5.6.3. During the period we have remained within both our Operational Boundary – which is set for management guidance – and the (higher) Authorised Borrowing Limit. The Authorised Limit is the key Prudential Indicator – any borrowing cannot be taken if this Limit is (or would be caused to be) breached.
- 5.6.4. This total debt includes the impact on the balance sheet of the recognition of assets that have been financed through PFI. The accounting adjustments are designed to show our effective long-term control over the assets concerned, and the “indebtedness” arising from financing the cost of them. They do not add to the “bottom line” cost met by the Council Tax Payer.
- 5.6.5. While the Council currently has no short-term borrowings, it may in the future hold part of its debt portfolio in loans of less than a year’s duration, as short-term loans can still represent a relatively cheap way to fund marginal changes in the Council’s debt requirements. This remains under review, with regular updates from the Council’s treasury management advisors, Arlingclose.

Interest Risk Exposures

- 5.6.6. Our **Variable Interest Rate Exposure** (see second graph at Appendix 4) ended the period at -£72.5M, against the **limit** set for this year of £92.8M.
- 5.6.7. This indicator exists to ensure that the Council does not become over-exposed to changes in interest rates impacting adversely on its revenue budget. The limit is set to allow for short as well as long term borrowing, and takes:
- (a) all variable elements of borrowing (including short term borrowing – up to 364 days – and any LOBO debt at risk of being called in the year), which is then offset by
 - (b) any lending (up to 364 days).
- 5.6.8. Our **Fixed Interest Rate Exposure** was around £125.0M, against the **limit** of £212.1M. This indicator effectively mirrors the previous indicator, tracking the Council’s position in terms of how much of the debt will not vary as interest rates move. The historically low interest rates prevailing over recent decades led the Council to hold a large part of its debt in this way.
- 5.6.9. This limit was set to allow for the possibility of much higher levels of new long-term, fixed rate borrowing.

Other Indicators

- 5.6.10. Forecast Capital Expenditure is detailed in the Quarterly Corporate Capital Budget and Balance Sheet Monitoring Report to Executive Board, which is also on the agenda for this meeting, and includes an analysis of all movements since the Capital Programme was approved by Finance Council on 27th February 2023.

5.6.11. Although capital expenditure is not charged directly to the revenue budget, interest payable on loans and MRP repayments are charged to revenue. The net annual charge is known as the Financing Cost; within the Prudential Indicators, this is compared to the net revenue stream i.e. the amount funded from Council Tax, business rates and general government grants.

5.6.12. A new indicator was added to the Prudential Code for 2023/24, which compares net income from commercial and service investments to the net revenue stream i.e. the amount funded from Council Tax, business rates and general government grants.

6. POLICY IMPLICATIONS

None

7. FINANCIAL IMPLICATIONS

The financial implications arising from Treasury Management activities are reflected in the Council's overall Budget Strategy, and in ongoing budget monitoring throughout the year.

8. LEGAL IMPLICATIONS

The report is in accordance with the CIPFA code and therefore is in accordance with the Financial Procedure Rules under the Council's Constitution.

9. RESOURCE IMPLICATIONS

None

10. CONSULTATIONS

None

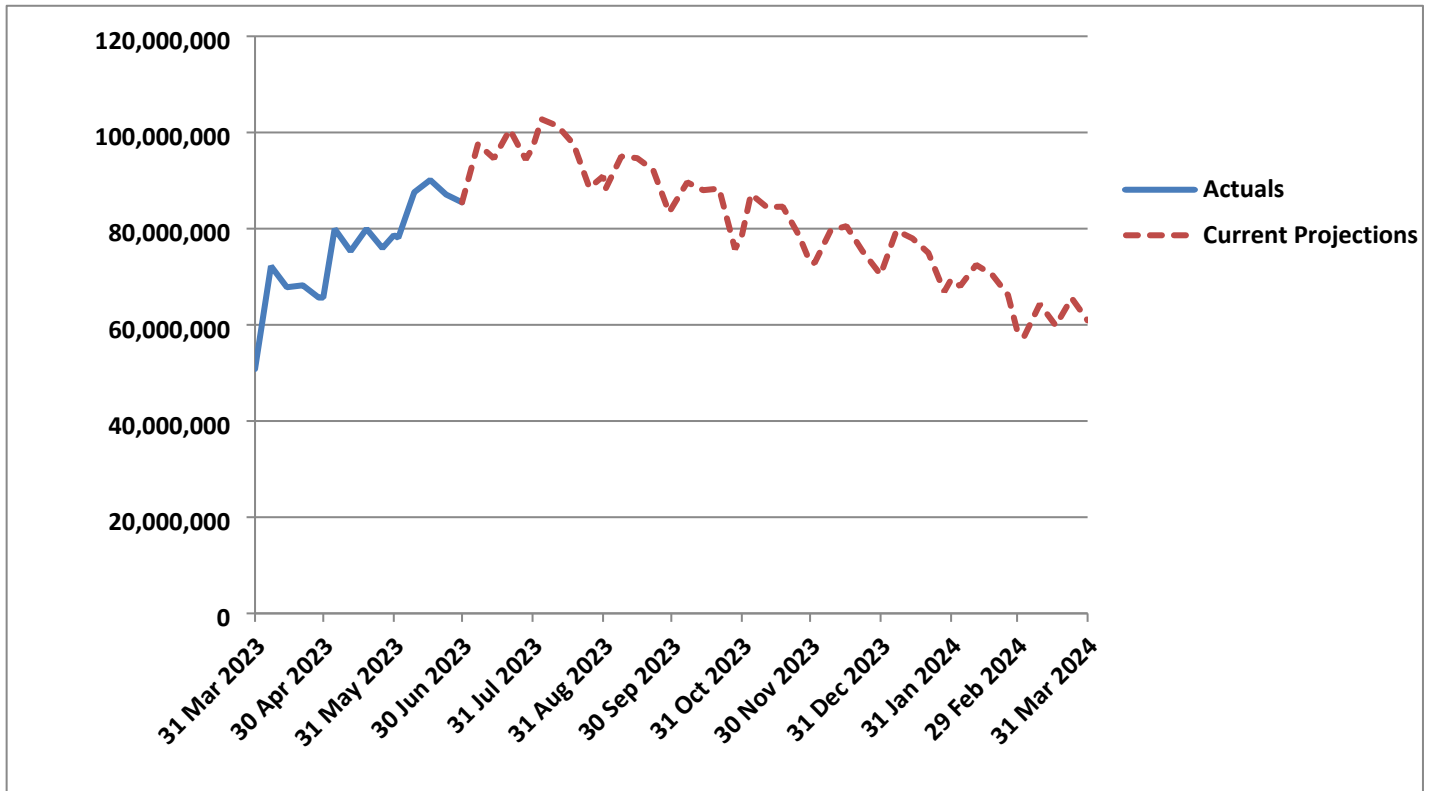
11. STATEMENT OF COMPLIANCE

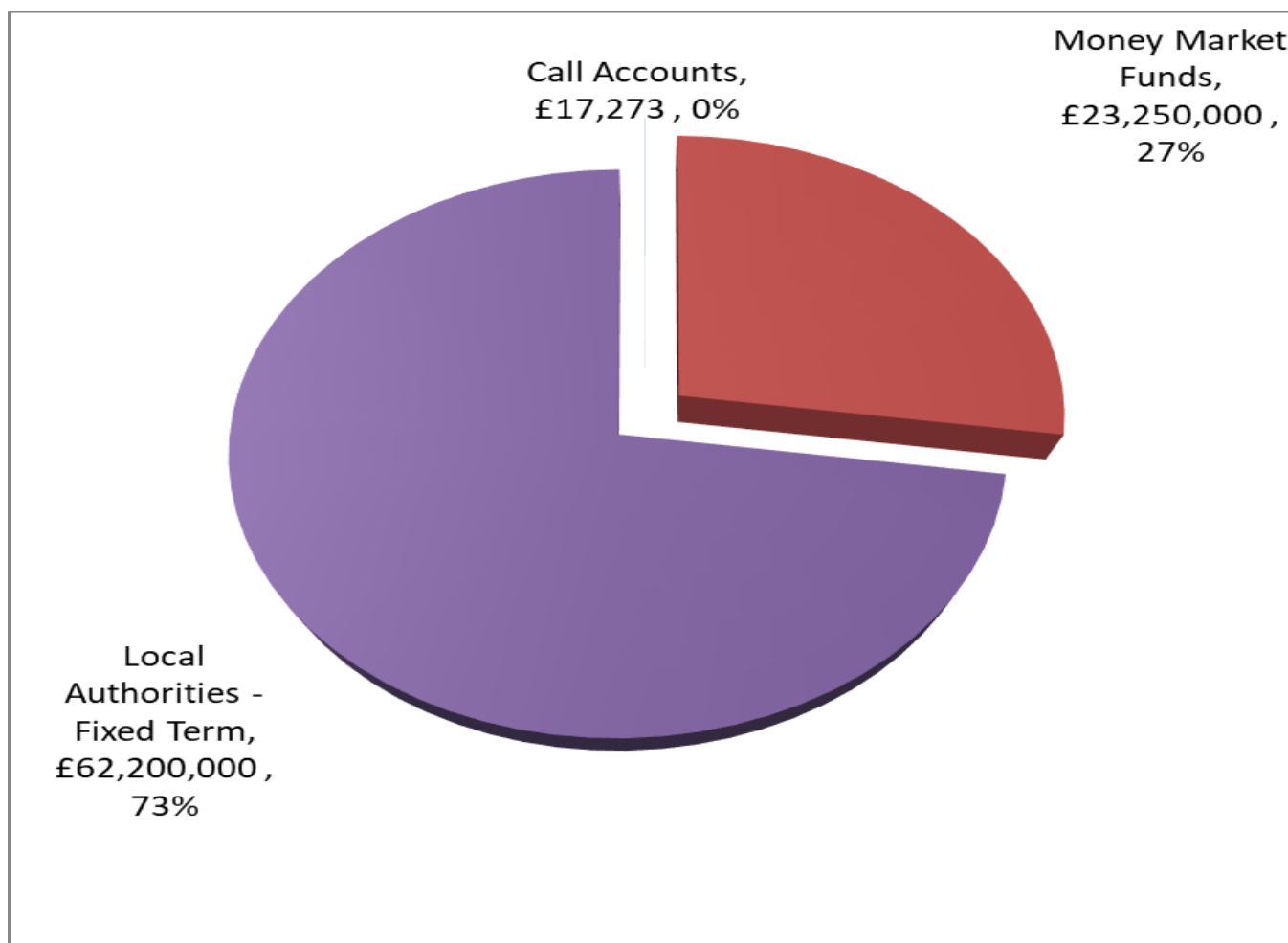
The recommendations are made further to advice from the Monitoring Officer and the Section 151 Officer has confirmed that they do not incur unlawful expenditure. They are also compliant with equality legislation and an equality analysis and impact assessment has been considered. The recommendations reflect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

VERSION:	0.01
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CONTACT OFFICER:	Jenny Bradley – Finance Manager – extn 267681
	Simon Ross – Head of Finance – extn 585569
	September 2023
BACKGROUND PAPERS:	CIPFA Guidance - CLG Investment Guidance - Council Prudential Indicators for 2023/24 approved by Council 27 th February 2023 - Council Treasury Management Strategy for 2023/24 approved by Executive Board 9 th March 2023

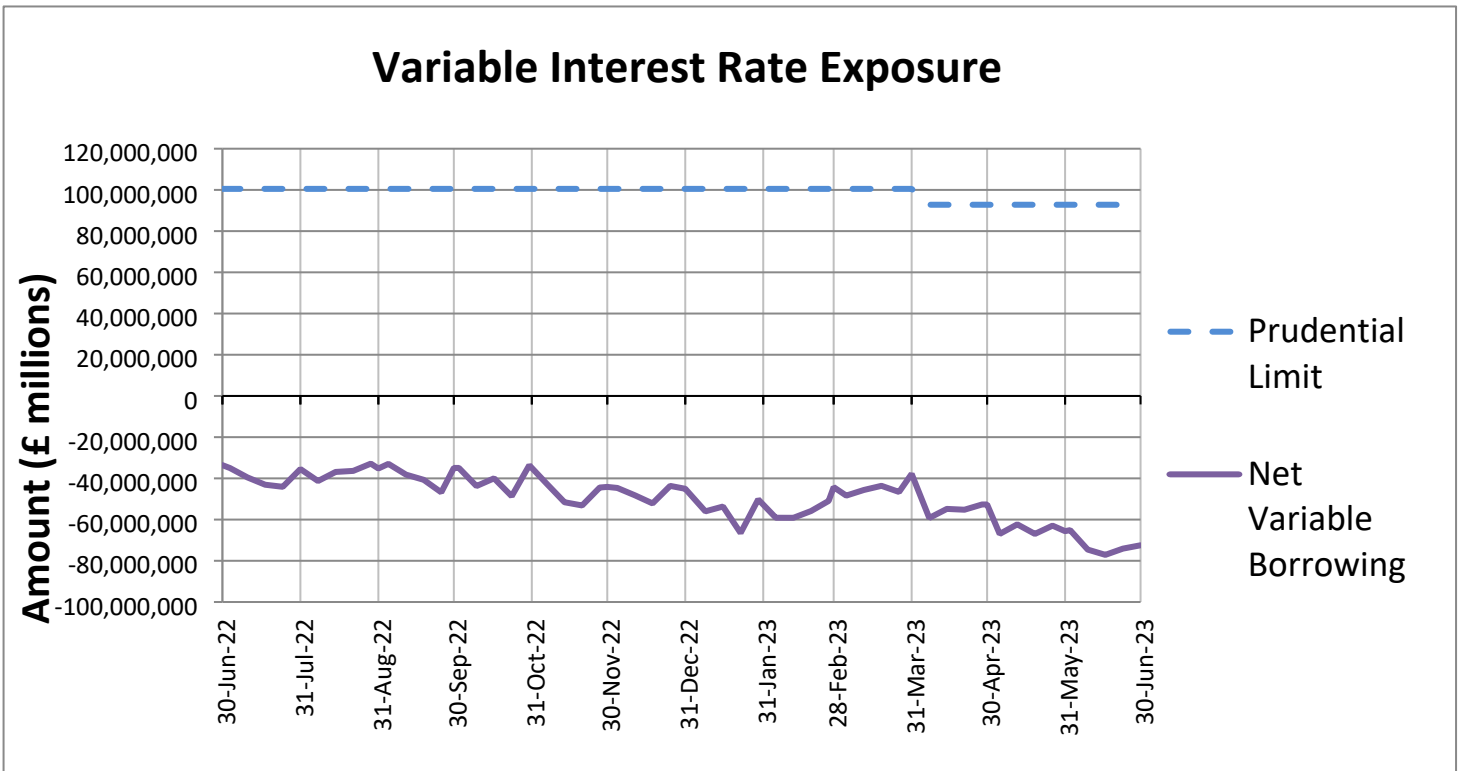
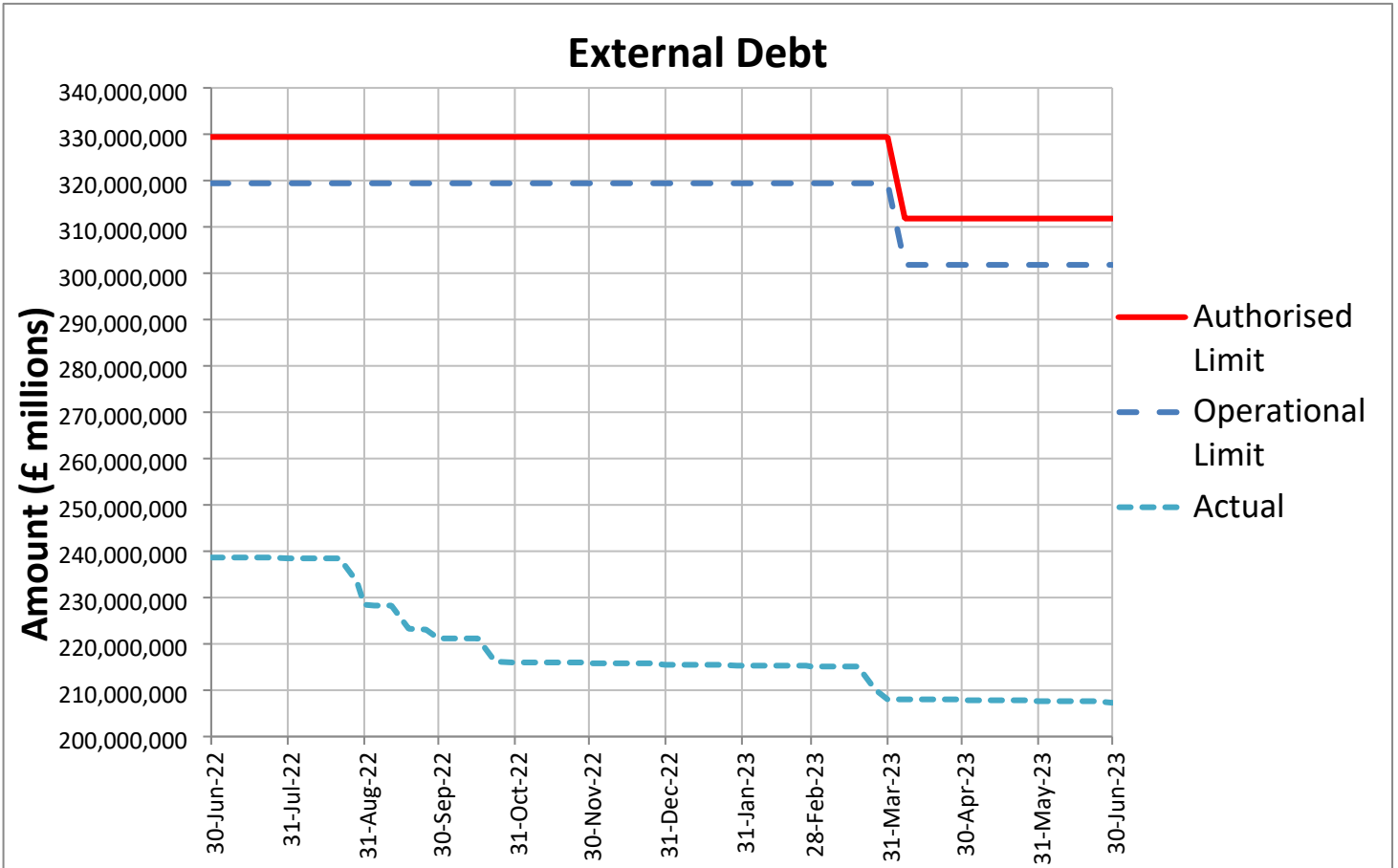
2023/24 (April 2023 to June 2023)





	Indicator 2023/24	As Approved Mar 23	Current Monitoring	Commentary		
	Estimated Capital Expenditure	£42.3M	£65.8M	Current monitoring includes slippage from 2022/23 and new schemes approved in the first quarter of the year, as detailed in the Corporate Capital Budget and Balance Sheet Monitoring Report.		
	Estimated Total Capital Financing Requirement at End of Year	£291.8M (incl projections re LCC debt £14.5M, PFI debt £68.7M)	£291.1M (incl projections re LCC debt £14.5M, PFI debt £68.7M)			
	Estimated Ratio of Financing Costs to Net Revenue Stream	10.6%	8.1%			
	Proportion of Net income from Commercial and Service Investments to Net Revenue Stream	0.3%	1.0%			
Page 141	Outturn External Debt Prudential Indicators	LCC Debt	14.8M	Borrowing to Date	£M	Operational boundary and authorised borrowing limit have not been breached during the year.
		PFI Elements (no lease)	68.9M	LCC Debt	12.4	
		Remaining Elements	218.1M	PFI Elements	56.9	
		Operational Boundary	301.8M	BwD	138.0	
		Authorised Borrowing Limit	311.8M	Total	207.3	
	Variable Interest Rate Exposure	£92.8M	Exposure to Date	-£72.5M	Limit not breached during the year.	
	Fixed Interest Rate Exposure	£212.1M	Exposure to Date	£125.0M	Limit not breached during the year.	

Prudential Limits for Maturity Structure of Borrowing	Lower Limit	Upper Limit	Period (Years)	Actual Maturity Structure to Date			No limits breached during the year.
				Period (Years)	£M	%	
	0%	50%	<1	<1	11.4	8%	
	0%	30%	1-2	1-2	15.2	11%	
	0%	30%	2-5	2-5	20.5	15%	
	0%	30%	5-10	5-10	22.7	17%	
	20%	95%	>10	>10	68.2	49%	
			Total	138.0	100%		
Total Investments for Longer than 364 Days	£7M			No Long Term Investments Made			



Investment Rates

The interest rates for durations of less than a year are represented by LIBID (London Interbank Bid Rate), a reference rate measuring levels at which major banks are prepared to borrow from one another. This is a potential benchmark for the return on the Council's investments, though the rates actually available are constrained by the Council's investment criteria and largely short term investment horizon, designed to ensure cash is available when required.

Borrowing Rates

To indicate the potential costs of borrowing to fund the Council's capital programme, the reference point is Public Works Loans Board (PWLB) borrowing rates. The benchmark used is for "Certainty Rate" borrowing of "Maturity" Loans (loans of fixed lump sums, at fixed rates, over periods from 1 to 50 years).

The PWLB is the statutory body which lends to public bodies from Government resources – the Government has declared that it will be abolished at some point in the future, but that the facility for lending at good value will be continued - no date has been proposed for the change.

PWLB Loans - Fixed rate loans are repayable by one of three methods:

- (a) **Maturity**: half-yearly payments of interest only, with a single repayment of principal at the end of the term.
- (b) **Annuity**: fixed half-yearly payments to include principal and interest or
- (c) **EIP (Equal Instalments of Principal)**: equal half-yearly instalments of principal together with interest on the balance outstanding at the time.

Certainty Rates - a discount - currently 0.20% - is available on new PWLB borrowing to local authorities completing an information request on borrowing intentions to Central Government.

Current PWLB rates have no impact so long as no new longer term borrowing is taken, as all the Council's existing long term debt is at fixed rates.

LOBO - LOBO stands for Lender Option, Borrower Option. It means that the lender can increase the interest rate, which gives the borrower the option to repay the loan in full without penalty fees. Public bodies used to be only able to borrow money through government Public Works Loan Board (PWLB) loans, however borrowing from banks in the form of LOBOs was permitted from the early 2000s. LOBOs were made available with low rates (cheaper than then available PWLB rates) so they appeared to be an attractive alternative.

LOBOs have provoked criticism because of high initial profits to the lender from day one, and high subsequent interest rates. It is difficult to exit LOBO loans early unless the lender is in agreement, so they are less flexible, and there is a risk that if/when they are "called", the borrower may find itself having to refinance debt at high rates.

This Council always limited the scale of LOBO borrowing taken, so that it formed part of an overall balanced debt portfolio, while bringing the advantage of initial lower rates.

PFI - The private finance initiative is a way of creating "public-private partnerships" (PPPs) by funding public infrastructure projects with private capital.

BSF - Building Schools for the Future (BSF) was the name given to Central Government's investment programme in secondary school buildings in England in the 2000s. In Blackburn with Darwen, the schools funded through this scheme are Witton Park High School, Blackburn Central High School and Pleckgate High School.

Prudential Indicators

Prudential Indicators are established mainly to allow members to be informed of the impact of capital investment decisions and to establish that the proposals are affordable, prudent and sustainable. In addressing the debt taken on by the Council, the indicators also deal with treasury issues, in particular the absolute level of debt being taken on (through the Authorised and Operational Borrowing Limits).

It should be noted that a "breach" of a prudential indicator is not necessarily a problem for the Council. Some indicators are more crucial than others, particularly in terms of their impact. If we spend more on the capital programme in total, that is not necessarily a problem if it has no adverse revenue consequences, for instance. Similarly, if we breach the indicator relating to variable interest rate exposure, this can just point to the balance of different types of debt taken up (between at fixed or variable interest rates) being significantly different from that anticipated when the indicator was set.

On the other hand, the Council's ability to borrow from the PWLB is constrained by needing to remain within the Authorised Borrowing Limit the Council has set for itself. If it became necessary to re-shape the Council's overall capital spending and borrowing strategy to the extent that the original Authorised Borrowing Limits were at risk of being breached, it would be necessary to obtain authority from full Council to change the borrowing limits.

Money Market Fund

A Money Market Fund is a type of fund investing in a diversified portfolio of short term, high quality debt instruments - provides benefit of pooled investment - assets are actively managed with very specific guidelines to offer safety of principal, liquidity and competitive returns - such funds "ring-fenced", kept fully separate from the remainder of funds managed by the investment house running the fund.

Council only uses highly rated funds - **policy** is to limit to those with long-term credit ratings no lower than A-, but current **practice** is to only use AAA rated with daily access (like instant access bank accounts).

EXECUTIVE BOARD DECISION



REPORT OF:	Executive Member for Environment & Operations, Executive Member for Finance and Governance, Executive Member for Growth and Development
LEAD OFFICERS:	Strategic Director of Growth & Development
DATE:	Thursday, 12 October 2023

PORTFOLIO/S AFFECTED:	Growth and Development
WARD/S AFFECTED:	Blackburn South East;
KEY DECISION:	N

SUBJECT: Long Lease Disposal of Land at Shadsworth to Together Housing Group

1. EXECUTIVE SUMMARY

- 1.1 Together Housing Group (THG) through their subsidiary Newground-Together have bid for and secured Youth Investment Fund (YIF) grant to build a new Childrens Hub in the Shadsworth area.
- 1.2 The project is supported by the Council and the location of the new building will be in a central area close to the existing Shadsworth Hub, local play area and open space.
- 1.3 A condition of the YIF grant is that the land ownership should be in the name of the grant-receiving organisation. As such, THG have requested that the Council transfer the land to THG to allow the project to proceed in the form of a long lease disposal.
- 1.4 In 2016, the Council transferred the site of the former Shadsworth community centre and adjacent land to THG, to develop the Shadsworth Hub for the provision of a new community centre facility and shops. The proposed new Childrens Hub building will be adjacent to the Shadsworth Hub.
- 1.5 Officers from the Council and THG identified the best course of action would be to grant a long lease to THG for the parcel of land which includes the park and open space adjacent to the Shadsworth Hub.
- 1.6 This will enable Newground-Together to draw down grant and commence the building of the new Childrens Hub and maintain the whole hub, park and open space for the term of the lease.

2. RECOMMENDATIONS

That the Executive Board:

- 2.1 Note that Newground-Together, a subsidiary of THG, has successfully secured YIF grant to build a new Childrens Hub.
- 2.2 Note that since 2016, THG have provided a community centre facility on behalf of the Council on the Shadsworth Hub site (area C hatched grey on Appendix A).
- 2.3 Note the Council's proposal to grant a lease for the adjacent land (area B hatched purple in Appendix A), which contains the park and open space to THG to build a new Childrens Hub, carry out upgrades to the park and manage and maintain the whole area for the duration of a 99 year lease.
- 2.4 Authorise officers to finalise negotiations with THG and prepare the lease for the transfer.
- 2.5 Delegate authority to conclude negotiations, including terms of any land transfer and contracts to the Growth Programme Director in consultation with the Executive Member for Growth and Development to approve the final heads of terms.
- 2.6 Authorise the Deputy Director, Legal & Governance (Monitoring Officer) to complete the necessary legal formalities.
- 2.7 Authorise the Strategic Director Growth and Development to appropriate the land off Bute Road shown hatched purple, on the attached Appendix A, from the Environment and Operations portfolio to the Growth & Development department for planning purposes pursuant to s226 Town and Country Planning Act 1990.
- 2.8 Noting that the land is construed as open space in character then such appropriation must also comply with s122(2A) of the Local Government Act 1972 and hence authorise the Deputy Director, Legal & Governance (Monitoring Officer) to advertise the proposal to appropriate accordingly.
- 2.9 Authorise the Deputy Director, Legal & Governance (Monitoring Officer) to advertise the proposal to dispose of 'open space' in accordance with the statutory process under Section 123(2A) of the Local Government Act 1972.
- 2.10 Note that in authorising the commencement of the appropriation process of the land off Bute Road, the Council has considered the provisions of the Equalities Act 2010 and the Human Rights Act 1998 as set out in this report.
- 2.11 Authorise the Strategic Director Growth and Development for the consideration of any objections to both the appropriation proposal and 'open space' disposal.
- 2.12 Note the Council's powers under section 203 – 206 of the Housing and Planning Act 2016 to override any third party rights and easements on the land once planning permission for the planning purpose has been obtained and so where necessary to enable the planning purpose to be achieved, authorise the Strategic Director of Growth & Development to override any said third party rights or easements.
- 2.13 If the appropriation for planning purposes is approved and any third party rights and easements have been overridden, authorise the negotiation and payment of any compensation claims potentially emerging from the appropriation.

3. BACKGROUND

- 3.1 Together Housing Group is undertaking a comprehensive review of their Shadsworth Housing Estate with proposals to carry out some remodelling, new-build and upgrades to the public realm. Estate transformation will provide new homes and benefit local residents.
- 3.2 Proposals include a pilot project to remodel some existing properties to provide a revised mix of house types, building of much needed family homes, public realm enhancements and improvements to the local park/play area located between Dunoon Drive and Bute Road. One of the priority projects will be to build a new Childrens Hub centre behind the Shadsworth Community Centre Hub.
- 3.3 THG through their subsidiary Newground-Together, with the support of the Council's Childrens Team, successfully bid for grant funding from the 'Youth Investment Fund' (YIF) to fund the Childrens Hub building. £800,000 of funding has been secured which, will form part of Together Housing Group's, wider £20m plan to improve community facilities, outdoor spaces, and homes in the Shadsworth area.
- 3.4 The YIF funding will pay for a new dedicated youth hub to be built. The Shadsworth Youth Hub will be a new build, located in the heart of Shadsworth estate, within the local park. It will provide a dedicated youth provision, offering universal open access, indoor multi-use flexible spaces and access to outdoor space, enabling the provision to enhance the physical, mental and social health of young people using the natural environment and park facilities.
- 3.5 THG will also be funding improvements to the park/play area to compliment the new youth hub. The new building will be operated and maintained by THG/Newground.
- 3.6 The location of the building is planned to be on Council owned land adjacent to land THG secured from the Council in 2016. This land transfer proposal included a leaseback arrangement between the Council and THG which required THG to provide a community centre facility within the new Shadsworth Hub. This was to be in the form of a 99 year lease for the new community centre facility to the Council with a back to back lease to THG to run the facility for 99 years from 2016.
- 3.7 THG are now looking to lease the land required for the new Childrens Hub building to compliment the previous lease arrangements. The land is to be leased for a period of 99 years at a peppercorn rent. The land and buildings will revert to council ownership after the lease expires.

4. KEY ISSUES & RISKS

Shadsworth Childrens Hub

- 4.1 The new Childrens Hub building is planned to be built on land currently in two ownerships, BwD and THG (area D coloured Grey on Appendix A). The grant conditions require THG to have the entire site in their ownership prior to grant drawdown to fund the building work.
- 4.2 THG, at their own cost, plan to refurbish and upgrade the adjacent park area with new equipment, revised layout and improved planting etc to complement the new Childrens Hub building. The park area/open space is again in two ownerships, BwD and THG, which makes maintenance inefficient due to conflicting maintenance timetables and costly with no efficiencies of scale.
- 4.3 Officers proposed that, as THG are the primary housing stockowner in the area and investing in the park refurbishment, they should be the sole company managing the maintenance of the full park/play area. This would ensure that future maintenance is carried out in a comprehensive

and consistent manner. Transfer of the land will also result in savings to the Council of around £400 per annum for general maintenance. This will be in addition to savings from not having to replace upgrade the park equipment or surfaces. Both parties agree that this would be the best way to manage the park and play area. The appropriate route would be to grant THG a lease for the land which compliments the existing Shadsworth Hub and Community Centre Facility (see appendix A).

- 4.4 Approval is sought for the Council to grant a 99 year lease at a peppercorn for the land which includes the park/play area still in the Council's ownership to THG. This will allow Newground-Together to build the new Childrens Hub building and manage and maintain the whole area as one. The land transferred to THG will be conditioned for continued use as a park and open space for the duration of the lease period. The attached plan, Appendix A, shows the land already transferred to THG (area C hatched grey), land to be offered to THG under a new lease (area B hatched purple) and location of new Hub building (area D shaded grey) on jointly owned land.

Appropriation

- 4.5 The Council can appropriate land for any proper purpose for which it is authorised to acquire land by agreement. The general appropriation process is set out in section 122(1) of the Local Government Act 1972 (1972 Act).
- 4.6 The Council's powers to appropriate land for planning purposes is contained in s226 of the Town and Country Planning Act 1990. It is also clarified here for the avoidance of doubt that in this case the Council thinks:
- the acquisition will facilitate the carrying out of development, redevelopment or improvement on or in relation to the land (section 226(1)(a)); and
 - the proposed development and improvement is likely to contribute to achieving the promotion or improvement of the economic, social or environmental well-being of the whole, or part of the Borough (section 226(1)(a) and (1A)).
- 4.7 The Council should only resolve to appropriate land for another purpose if it is satisfied that the land is required for a purpose other than for which it is currently held. The land off Bute Road is identified as suitable for the development of a Childrens Hub on part of the site (area D shaded grey on Appendix A) and continued use as a park/play area for the remainder of the site (area B hatched purple on Appendix A). Any proper objection on the proposed appropriation will need to be formally considered by a subsequent formal decision. This will be in the form of an executive member approval.
- 4.8 The Council considers there could be a small chance of some informal private rights of way and other informal easements having accrued over time over the development site due to the site being 'open' for a considerable period. Where land is appropriated for planning purposes and planning permission for the planning purpose has been achieved, the Council may rely upon the provisions of Section 203 of the Housing and Planning Act 2016. The Council has this statutory power to override easements or rights of way affecting land.

Disposal of Open Space

- 4.9 As the land off Bute Road is considered to have been open to the public for use, it considers that it is best to act cautiously and deem this site suitable as one to which ought to be considered as 'open space'. A proposed disposal of open space must follow on from the process provided for under section 123(2A) of the Local Government Act 1972. This requires the Council to advertise the proposal twice over two consecutive weeks in a newspaper circulating in the area in which the land is situated, erect site notices, and consider any objections to the proposed disposal which may be made to them.

4.10 It is recommended that the council delegate authority to the Strategic Director Growth and Development in consultation with the Executive Member for Growth and Development. To consider any objections or comments raised to the proposed disposal of 'open space' at Bute Road and if appropriate approve the proposed disposal of 'open space' at Bute Road for the proposed development.

5. POLICY IMPLICATIONS

- 5.1 There are no new policy implications as the granting of the lease for the park and play area to THG will require the facilities to be improved and retained as a park and play area for the duration of the lease.
- 5.2 A small portion of the site will be used to build a new Childrens Hub which is supported by the Council's Childrens Department.
- 5.3 Disposal of the site by long lease will be in accordance with the Council's Disposal Policy.

6. FINANCIAL IMPLICATIONS

- 6.1 No new funding is required for this report, there will be a net benefit to the Council through the reduction of POS maintenance cost for the park/play area to be leased to THG.
- 6.2 The Council and THG are also looking at other POS areas managed by both parties across the borough to see if there are opportunities for either party to exchange pos/land with a view to streamlining operations for maintenance. This could offer up more cost saving opportunities to the Council in the near future.
- 6.3 Transfer of the land will result in savings to the Council of around £400 per annum for general maintenance. This will be in addition to savings from not having to replace or upgrade the play area equipment or surfaces.

7. LEGAL IMPLICATIONS

- 7.1 The lease disposal of the site will provide a suitable outcome that will benefit local residents in as much as the park/play area will be managed and maintained by one party rather than two parties carrying out works at incongruous times.
- 7.2 The Council will look to safeguard its interests in ensuring that the land is retained as a park/play area for the duration of the lease.
- 7.3 The Council should be seeking to achieve best consideration reasonably obtainable for the site, unless the Council can apply the exemptions permitted by Government Circular. Although the Council has a general power of competence pursuant to s1 of the Localism Act 2011 to do anything that individuals can legally do, the Local Government Act 1972 and General Disposal Consent (England) 2003 to seek Best Consideration still applies and so this must be minded when the Council makes any decision to sell via any process, including an informal tender process.
- 7.4 To the extent that the land to be disposed of is considered to be "open space" then s123 (2A) of the Act shall apply. This requires the Council to advertise the proposal twice over two consecutive weeks in a newspaper circulating in the area in which the land is situated, and

consider any objections to the proposed disposal which may be made to them. It is noted that for a number of years the Council has put up signage which has allowed the land to be used under licence for casual pastimes as indicated by signs posted at various access points to the land. Any rights of access under this licence will be withdrawn and will overall assist the Council to illustrate that a potential village green application is inappropriate.

- 7.5 “open space” is defined in section 336(1) of the Town and Country Planning Act 1990 as: “any land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground” (emphasis added). And it is the conclusion in the body of the report that much of the site is reasonably likely to fall into that category to the extent that it would be prudent for the Council to treat it as such. While there is case law on such matters, it may be sufficient to only look at the plain English language meaning of the phrase in this case.
- 7.6 Section 122(1) of the 1972 Act states: “Subject to the following provisions of this section, a principal Council may appropriate for any purpose for which the Council are authorised by this or any other enactment to acquire land by agreement any land which belongs to the Council and is no longer required for the purpose for which it is held immediately before the appropriation; but the appropriation of land by a Council by virtue of this sub-section shall be subject to the rights of other persons in, over or in respect of the land concerned.”
- 7.7 This appropriation process is a helpful avenue for the Council where agreement cannot be reached or the beneficiaries of any (possible) rights are unknown. Section 203 authorises the overriding of any private rights affecting the use of land which is held for planning purposes where development is carried out in accordance with planning permission. The power extends not only to development by the local planning authority itself but also to any person authorised by that authority. The ability to interfere with these (possible) rights is important in the context of enabling any development to proceed. The power to override such rights does not prevent such rights being compensated.
- 7.8 Section 122(2) of the 1972 Act requires the Council, prior to any appropriation of land comprising open space, to advertise the proposal twice over two consecutive weeks in a newspaper circulating in the area in which the land is situated, and consider any objections to the proposed appropriation which may be made to them.

8. RESOURCE IMPLICATIONS

- 8.1 The Growth team will lead on managing the transaction and detailed negotiations for the transfer of the site to THG. Legal resources will be required to prepare Heads of Terms and new lease for the land.
- 8.2 Additional support may be required from the Environment team to agree future maintenance conditions for the park/play area.

9. EQUALITY AND HEALTH IMPLICATIONS

- 9.1 Provisions of the HRA which are relevant in relation to the proposed appropriation are:
- (1) The European Convention on Human Rights (the Convention) is an international treaty signed under the auspices of the Council of Europe.
 - (2) The HRA still does not incorporate the Convention into UK law but what it does is to enable individuals to invoke Convention rights for certain purposes and for certain effects.

- (3) The main article of the Convention, which is of importance in circumstances where the Council is considering appropriating land is Article 1 of Protocol 1 – the protection of property.
- (4) In appropriating land an authority must show that the appropriation is justified in the public interest.

9.2 Article 1 of Protocol 1 provides that:

- (1) Every natural or legal person is entitled to the peaceful enjoyment of his possessions.
- (2) No one shall be deprived of those possessions except in the public interest and subject to the conditions provided for by law.
- (3) However, the above rules shall not prevent a State enforcing such laws, as it deems necessary to control the use of property in accordance with the general interest.
- (4) The Council must decide in relation to Article 1 whether a fair balance has been struck between the demands of the general interest of the community and the requirements of the protection of the individual's fundamental rights. The right to compensation is a relevant factor in considering the balance.
- (5) With regard to Article 1 of Protocol 1, it is considered that the interference with the individual's property is justified by the advantages accruing to the public by proceeding with the works particularly taking into account the fact that there is a legal right to compensation for the interference with rights arising from the appropriation.

9.3 In addition to the HRA, the Council is required to comply with the Equalities Act 2010. Section 149 of the Equalities Act 2010 requires the Council to have due regard to the need to:

- (1) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (2) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.

9.4 The Council has carried out an equality impact analysis checklist. This first of all assessed from a relevance perspective whether a full impact assessment was needed. This assessment concluded that the proposed appropriation would not negatively impact on any particular group in a disproportionate way. As such no full assessment was required. The Council considers that it has complied with its duty under the Equalities Act 2010.

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

The Council is working closely with Together Housing who are carrying out an extensive programme of regeneration in their Shadsworth Housing estate.

THG proposals include new build, remodelling and improvements to the environment. Proposals to upgrade the park and play area have been shared with residents, members and stakeholders.

THG have carried out a number of consultation events to inform residents on proposals to regenerate the Shadsworth Housing estate.

Further consultation will be carried out with local residents during 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.

VERSION:	1
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CONTACT OFFICER:	Subhan Ali, Helen Holland
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DATE:	12 th October 2023
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BACKGROUND PAPER:	Appendix A – Shadsworth Community Hub Plan
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