

EXECUTIVE BOARD DECISION



REPORT OF: Executive Member for Growth and Development

LEAD OFFICERS: Director of Growth & Development

DATE: Thursday, 11 June 2020

PORTFOLIO(S) AFFECTED: Growth and Development

WARD/S AFFECTED: Blackburn South and Lower Darwen; Ewood;

KEY DECISION: Y

SUBJECT:

Masterplan for land at Bank Hey, Blackburn

1. EXECUTIVE SUMMARY

The Bank Hey Masterplan relates to land allocated for housing in Blackburn with Darwen's Local Plan Part 2 and is located between Heys Lane and Bog Height Road in Blackburn.

The masterplan has been prepared collaboratively with the landowners to guide the layout and form of new housing development on the site. It seeks to create a high quality, distinctive neighbourhood, identifying spatial principles for land use, transport, design and green infrastructure which need to be adhered to in bringing forward development on the site.

Fundamentally, it provides a structure to the development of the whole site and ensures that it is not brought forward in a piecemeal manner.

An Infrastructure Delivery Phasing Plan has also been prepared to support the masterplan which sets out the necessary infrastructure requirements for each phase of development to ensure the site is brought forward in a sustainable manner. Council officers have been fully involved in the masterplanning process, infrastructure requirements and phasing plan for the site.

2. RECOMMENDATIONS

That the Executive Board:

Approves the Bank Hey Masterplan and accompanying Infrastructure Delivery Phasing Plan to inform the comprehensive development of the site for new housing and to ensure the necessary infrastructure is delivered at each phase of development.

3. BACKGROUND

Blackburn with Darwen's Local Plan Part 2 (adopted in December 2015) allocated the Bank Hey site for residential development in order to contribute towards meeting the borough's identified housing requirement over the Plan period to 2026. One of the requirements of the allocation was that the site would be brought forward in line with a masterplan which covers the whole of the allocation. This must be agreed by the Council prior to the granting of planning permission for development on any part of the site.

The preparation of the Bank Hey Masterplan is essential for ensuring that development of the site is brought forward in a comprehensive manner. It will guide new development so that it is successfully integrated with the existing urban area, is delivered in a cohesive manner and it creates a distinctive new neighbourhood.

The masterplan provides spatial principles for land use, transport, design and green infrastructure. Fundamentally, it provides a structure to the development of the whole site and ensures that it is not developed in a piecemeal manner. It has been prepared collaboratively with all landowners.

The masterplan will shape development on the site to achieve high quality design, to retain important features and assets and to be sensitive to its location. It also provides more detailed guidance on the anticipated built form in individual character areas and provides a clear brief in terms of the quality of the development. It is a guide for the preparation of development proposals and a framework against which planning applications for the site will be assessed. It will be an important material consideration in the determination of planning applications on the site.

The masterplan seeks to create a high quality sustainable neighbourhood that is integrated socially and physically with the existing urban area. A number of detailed technical studies have been completed by the landowners, to inform the preparation of the masterplan. These include:

- Topographical survey;
- Phase 1 and initial Phase 2 Site Investigations report;
- Phase 1 Habitats Survey;
- Drainage and Flood Risk Assessment;
- Transport Assessment;
- Air Quality Assessment; and
- Consultation report

Another important role of the document is to coordinate the provision of critical infrastructure which is necessary for achieving the vision for Bank Hey and the delivery of a successful, sustainable place. An Infrastructure Delivery Phasing Plan is included within the masterplan which sets out the required infrastructure for developing the site and the timeframe for its delivery. Council officers have been fully involved in the masterplanning process, infrastructure requirements and phasing plan.

Consultation on the draft masterplan took place between December 2017 and January 2018. The site boundary included in the consultation material included an additional piece of land in the south eastern corner of the site. However, since the consultation took place, the landowner of this portion of the site has requested his site be omitted from the masterplan area. The Bank Hey masterplan boundary now reflects this change, with a corresponding reduction in yield over the masterplan site as a result.

The Local Plan (both Core Strategy & Local Plan Part 2) is currently being reviewed. As the Bank Hey site is still available for development and remains a deliverable site, the site will be included as an allocated housing site in the draft Local Plan which is due to be consulted on in September 2020. This will provide a further opportunity for comments to be submitted on the masterplan and its supporting documents as part of this consultation.

4. KEY ISSUES & RISKS

A number of key issues were raised by residents through public consultation on the masterplan document which took place between December 2017 and January 2018. The masterplan addresses these concerns as set out below:

- **Principle of housing on the site**

The site is allocated for residential development in the adopted Local Plan Part 2 and as a result the principle of development has already been agreed. The masterplan ensures that development of the site happens in a comprehensive rather than piecemeal manner and that any development adheres to the principles included in the masterplan relating to transport, design, drainage and green infrastructure. It also sets out the infrastructure requirements across each phase of development, ensuring the delivery of a successful place.

- **Greenspace and existing features**

Green infrastructure is a strong element in the masterplan. It will provide an overarching framework for new development and will provide separation, often across more steeply sloping land, between housing parcels and accommodates a network of footpaths and cycleways.

The topography of the site, existing woodland and the overhead power lines have been used to inform the green space design. The masterplan includes a central corridor of open space which bisects the site from west to east. This follows the alignment of the overhead power lines. There are other zones of greenspace which link to the central corridor and includes existing blocks of woodland and generally steeper ground. These run through to the southern boundary of the site. In addition, two NEAPs (Neighbourhood Equipped Areas of Play) are proposed in the central greenspace corridor.

- **Education**

Taking into account planned growth set out in Local Plan Part 2, the Council's education department has identified a need for a new primary school to serve new developments in the South Western area of Blackburn. Land has been reserved for a new school on the Gib Lane site which is currently under construction and located close to the Bank Hey development site. As a result, the Bank Hey development will contribute £3.3 million over the 4 phases of development towards the delivery of the school. Further information can be found in the Infrastructure Delivery Phasing Plan appended to this report.

- **Transport & traffic**

As part of the masterplan work, a Transport Assessment has been undertaken to assess the impact developing the site for housing will have on the local highways, and identifies required mitigation measures to be implemented as part of the site's development. A total of £3million in S106 developer contributions will be required to be paid by developers over the four phases in order to contribute towards a new link road at Bog Height Road/ Ashwood Avenue and junction improvement works at A666 Bolton Road/Jack Walker Way. In addition, a number of highway works will be required which will be delivered through S278 agreements.

The land which is necessary to facilitate the construction of the proposed link road and to undertake the junction improvements is in multiple ownership. It is expected that the negotiations can be concluded by agreement but if this cannot be achieved then the Council may need to consider the promotion of a Compulsory Purchase Order. This will form the basis of a separate Report.

A list of the highway mitigation measures to be undertaken as part of the site's development can be found in the Infrastructure Delivery Phasing Plan appended to this report.

- **Drainage**

The masterplan has been informed by a Drainage and Flood Risk Assessment which provides an assessment of the potential risk of flooding. The main flood risk is considered to be overland flow and surface water runoff generated through an overall decrease in site

permeability. Development of the site will need to address this through the introduction of Sustainable Urban Drainage Systems (SuDS) and input from the Council's Drainage team.

5. POLICY IMPLICATIONS

Adoption of the masterplan meets the requirements of Policy 16 in Local Plan Part 2 which requires a masterplan to be agreed by the Council prior to the granting of planning permission for any part of the site. Once adopted, it will become a material consideration when assessing any planning applications on the site.

6. FINANCIAL IMPLICATIONS

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

7. LEGAL IMPLICATIONS

If adopted, the masterplan will form a material consideration in the determination of planning applications on the site.

8. RESOURCE IMPLICATIONS

There are no resource implications associated with the adoption of the Bank Hey masterplan.

9. EQUALITY AND HEALTH IMPLICATIONS

Please select one of the options below.

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

Option 2 In determining this matter the Executive Member needs to consider the EIA associated with this item in advance of making the decision.

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

10. CONSULTATIONS

The masterplan was subject to a six week public consultation in December 2017. A total of 96 representations were received which informed the masterplan. A Consultation Report, which summarises the comments received through this consultation and the project team's response to these, are appended to this report.

The site will be included as an allocated housing site in the draft Local Plan. The land at Bank Hey Masterplan and accompanying Infrastructure Delivery Phasing Plan will be included as part of the Local Plan supporting documents to evidence that the site is still deliverable and to support the continued allocation for housing in the new Plan. Public consultation on the draft Local Plan is scheduled for September 2020 which will provide a further opportunity for any comments to be submitted regarding the masterplan and Infrastructure Delivery Phasing Plan.

11. STATEMENT OF COMPLIANCE

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

12. DECLARATION OF INTEREST

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

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DATE:	12/03/2020
BACKGROUND PAPER:	