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LAND TO THE EAST OF BANK HEY, BLACKBURN
**PRE-APPLICATION
CONSULTATION STATEMENT**

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Document Control

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1. Introduction

- 1.1 This Consultation Statement provides a summary of the activities undertaken by the land owners to engage with the community of Bank Hey in relation to the development of land identified in Figure 1 for housing and to consult with other stakeholders.



Figure 1: Land to the East of Heys Lane Housing Allocation

- 1.2 Paragraph 39 of the National Planning Policy Framework (the Framework) states that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.
- 1.3 Community consultation with local residents, stakeholders and representatives of Blackburn with Darwen Council has been undertaken in a number of ways:
- Representations to the Council during the Local Plan process setting out the rationale for allocating the land for development;
 - The public exhibition, which took place on 7th December 2017 between 3:30pm and 7:30pm at Darwen Vale High School. Publicity for this event included an invitation being sent to residents in the area.
 - Through a questionnaire which was made available for residents to complete and return either in hard copy or electronically.
 - Dedicated website with consultation material and instructions on how to submit comments on the draft masterplan.

2. Approach

2.1 The consultation exercise for the proposed development has followed widely regarded best practice for community engagement. A number of stages have been followed:

<i>Stage</i>	<i>Commentary</i>
Notify the community of the public event	<p>The method used to notify the local community was to issue an invitation directly to residents in a catchment area around the site.</p> <p>The invitations can be seen in Appendix 1.</p>
Consultation with the local community	<p>The centrepiece of the consultation was the public consultation event which took place on the 7th December 2017 at Darwen Vale High School.</p> <p>Information on the proposed development was displayed by way of exhibition boards (Appendix 2). Members of the project team, which included Planners and Landscape Architects from Cass Associates, Transport and Drainage Consultants from SCP and Land and Property Advisers from Lea Hough & Co were present to answer questions and provide additional information.</p> <p>Feedback was encouraged through the completion of a questionnaire (Appendix 3)</p>
Measure feedback and assess the outcome	<p>A qualitative and quantitative assessment of the feedback.</p>
Publish a summary of the process and outcome of the consultation exercise.	<p>The summary is provided through this Consultation Statement. The rest of this Statement will show the outcome of the engagement process and report on any implications for the proposed scheme of development.</p>

2.2 The objective of the public consultation event was to provide information on the overall shape and context of the proposed development.

2.3 The exhibition provided details on how the proposed housing will be integrated into the Bank Hey area, and included information on:

- Site context and spatial vision;
- Site analysis and guiding principles;
- Vision and character;
- Draft masterplan framework covering development plots, greenspace, access, links and surface water;
- Phasing and earthworks; and
- Drainage details.

3. Consultation Findings

- 3.1 The public exhibition provided an opportunity for members of the public to make comments on the proposed development.
- 3.2 The exhibition was attended by approximately 140 people. A total of 88 questionnaires were completed by people who attended the event. Many of the questionnaires were completed by couples, explaining the gap between number of attendees and the number of completed questionnaires.
- 3.3 The questionnaire was structured to provide two types of information/feedback.
1. Closed questions on a number of key aspects of the proposed development
 2. An open question giving the respondent the opportunity to express any other comments or views.
- 3.4 The responses to the closed questions are summarised in the below table:

Question	Answers	Totals	
Q1 How far away from the site do you live?	Adjacent	76	
	Between ¼ - ½ mile	12	
	Between ½ - 1 mile	0	
	Over 1 mile	0	88
Q2. Were you aware that the site is allocated for new housing in the new Blackburn with Darwen Local Plan Part 2?	Yes	18	
	No	69	87
Q3. Do you agree that a range of housing should be provided but with an emphasis on family houses?	Yes	29	
	No	40	
	Don't know/no answer	19	88
Q4. Do you support the overall approach of pockets of new housing with a network of green spaces penetrated by pedestrian routes?	Yes	34	
	No	37	
	Don't know/no answer	17	88
Q5. Do you support the way we propose to provide access to new housing with a number of separate links onto surrounding roads to distribute traffic more evenly?	Yes	15	
	No	60	
	Don't know/no answer	13	88
Q6. Do you support the option of creating a new road link between Bog Height Road and Ashwood Avenue?	Yes	14	
	No	59	
	Don't know/no answer	15	88
Q7. If a new link road is provided, do you support the closure of Bog Height Road at the Golden Cup (Option 1) or to the west of No. 43 Bog Height Road (Option 2)?	Option 1	10	
	Option 2	30	
	Neither / no answer	48	88
Q8. We will build ponds into any development to 'retain' surface water before it leaves the site at a regulated rate. Do you support this approach?	Yes	33	
	No	21	
	Don't know	21	
	Neither/No answer	13	88

- 3.5 In addition, a range of comments and views have been received in response to the open question. These are summarised in the form of Frequently Asked Questions and Answers and are set out in Appendix 4.

4. Feedback from Other Stakeholders

4.1 A number of statutory consultees have been contacted as part of the pre-application consultation. At the time of preparing this statement, six stakeholders had provided consultation responses. Copies of the stakeholder feedback can be seen in Appendix 5.

Ecology

4.2 The Wildlife Trust Conservation Officer for Central & Western Lancashire has provided some initial feedback in relation to ecology prior to the submission of technical information that will accompany any planning application.

4.3 The Officer states that the Bank Hey area is dominated by intensively farmed pasture, although there is potentially an area of more semi-natural grassland at the southern end of the site. Adjacent this area, but not within the proposal site, is the Higher Bog Height Pasture Local Wildlife Site.

4.4 It is recommended that the ecological advisor gives consideration to any opportunities to buffer, expand and reconnect the Local Wildlife Site into the wider local ecological network.

4.5 The Officer also commented on the loss of two ponds and a partly open watercourse. The Officer states that there is no direct mitigation as with new ponds proposed being part of a Sustainable Urban Drainage System rather than designed for biodiversity mitigation.

4.6 The ecology consultation response is concluded by welcoming in principle the creation and subsequent sympathetic management of semi-natural habitats as part of the public open space within the development.

Environment Agency

4.7 A Sustainable Places Officer from the Environment Agency (EA) provided a Preliminary Opinion on the 18th January 2018.

4.8 The EA notes that the site covers an area which has been used as an historic landfill. The materials that were in-filled include:

- Inert material from demolition and construction;
- Solid industrial waste of a kind which contain no poisonous, noxious or polluting materials; and
- Food waste received until 1987 which have resulted in significant concentrations of landfill gases being measured.

4.9 Due to the historic use of the land, the EA has recommended that site investigation works are undertaken. The stages would be as follows:

- i. A preliminary risk assessment;
- ii. A site investigate scheme;
- iii. An options appraisal and remediation strategy; and
- iv. A verification plan.

4.10 The EA conclude their consultation response by stating that if the site investigation work is not provided as part of any planning application they would request that the Local Planning Authority conditions any grant of planning permission to this effect.

The Canal and River Trust

4.11 An Area Planner from the Canal and River Trust responded to the consultation stating that as the site is some distance from the Leeds & Liverpool Canal and any of their assets, the Canal & River Trust have no comments to make on the proposal.

Highways England

- 4.12 The response from Highways England stated the strategic road network (SRN) that is operated by them and that which is the responsibility of the Local Authority. Their response was therefore in relation to any potential impact on Junction 4 and 5 of the M65. The response clarifies that the roundabouts and signals controlling the junctions are the responsibility of the Local Authority.
- 4.13 Highways England suggests that the Transport Assessment accompanying any planning application considers the effects of the development at peak times upon Junction 4 and Junction 5. This should demonstrate appropriate trip assignment and modelling of the impacts on both junctions for weekday AM/PM peak periods for the year the development first becomes available for occupation, but based on a full-build out.
- 4.14 It is also recommended that the proposal incorporates measures to reduce private vehicle demand and promote sustainability within the site, such as high standard walking and cycling routes through the site connecting to nearby amenities and public transport.

Natural England

- 4.15 The consultation response from Natural England (NE) advises the Council that the proposed development is unlikely to affect any statutorily protected sites or landscapes.
- 4.16 In relation to protected species, NE has not assessed the proposal but rather refers to their published Standing Advice and recommends that the Council considers this as a material consideration in determining the application.
- 4.17 NE recommends that any planning application incorporates features that will be beneficial to wildlife, such as bird nest boxes. Opportunities to enhance the landscape should also be part of any future planning application, such as green space provision.

5. Commentary

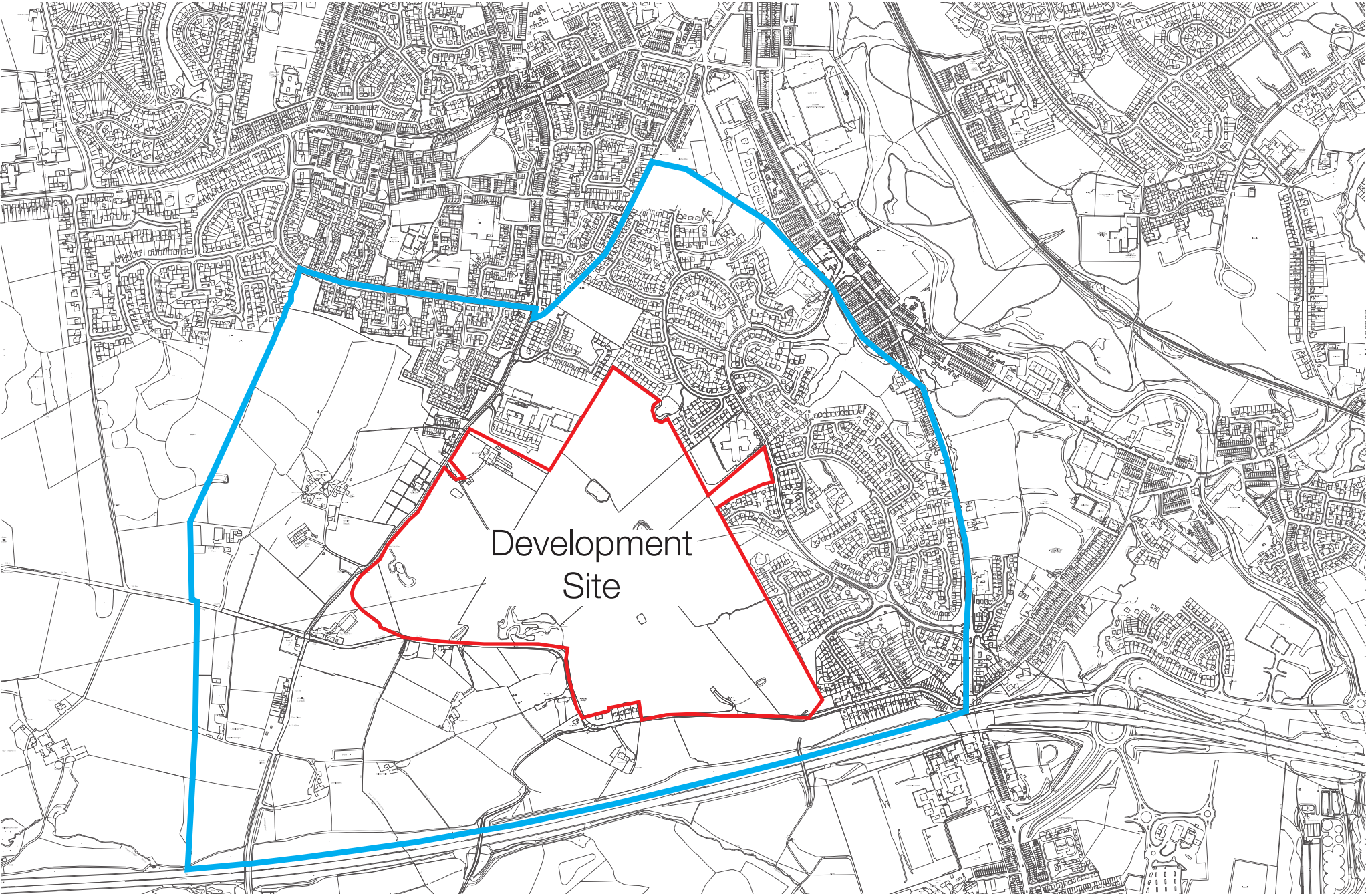
- 5.1 The public exhibition provided an opportunity for the project team to describe and explain the Masterplan for the site at Bank Hey and for the local community to set out its reaction to the proposal.
- 5.2 There was a mixed response to the proposal, with the majority of respondents unaware of the site being allocated for housing in the Local Plan. Around 85% of attendees live adjacent the site.
- 5.3 Around half of those who answered supported the overall approach of pockets of new housing with a network of green spaces penetrated by pedestrian routes.
- 5.4 The greatest concerns related to issues of transport and traffic. Only 25% of those who responded to the question supported the even distribution of traffic onto surrounding roads.
- 5.5 There was a similar level of concern for the option of creating a new road link between Bog Height Road and Ashwood Avenue.
- 5.6 Of the two suggested options for the closure of Bog Height Road, Option 2 (to the west of No.43 Bog Height Road) was the preferred option. However, the majority of respondents chose 'neither/no answer'.
- 5.7 37.5% of the community support the approach of building SUDs ponds on the site with 21% opposing this approach. A further 21% chose 'don't know' and 13% selected 'neither/no answer'.
- 5.8 A large number of residents also raised questions and raised objections via the open question on the questionnaire or via subsequent emails. This feedback is summarised in the Frequently Asked Questions (and Answers). A copy of this is provided in Appendix 4.
- 5.9 The main questions and objections that have been raised are:
- i. Why not build on brownfield land instead?
 - ii. What measures will be put in place to address any overlooking and overshadowing?
 - iii. Will features such as woodland and dry stone walls be retained?
 - iv. Who will be responsible for maintaining greenspace areas?
 - v. How will wildlife habitats be affected?
 - vi. Will there be sufficient capacity in local schools?
 - vii. Can local health services accommodate the increased number of households?
 - viii. Are the surrounding roads able to safely cope with the traffic generated by the development?
 - ix. Can a new link to Ashwood Avenue be formed while keeping Bog Height Road open to traffic?
 - x. When will the new link onto Ashwood Avenue be built?
 - xi. Will traffic management measures be improved?
 - xii. How will parking be managed, particularly around the Redeemer Primary School?
 - xiii. Has the traffic generated by the Gib Lane development been taken into account?
 - xiv. Will the drainage attenuation ponds have sufficient capacity and how will they be maintained?
 - xv. What other drainage measures will be put in place?
 - xvi. What measures will be adopted to prevent flooding of neighbouring properties?

- 5.10 As recommended by the Conservation Officer at The Wildlife Trust, the proposal has considered the wider ecological network and how the proposed habitats will link with these. Further details will be provided in the technical reports that support the masterplan.
- 5.11 In reference to the comments on the loss of two ponds and partly open watercourse – the proposed SUDS provides both an ecological and engineering solution, offering both habitat creation and sustainable drainage.
- 5.12 Site investigation work will be carried out in accordance with the stages recommended by the Environment Agency as part of the planning process.
- 5.13 As the Council are unable to adopt the attenuation basins, a Management Company will be established by the developer to maintain them along with other strategic greenspace.
- 5.14 Any future planning application will include a Transport Assessment and shall address the comments raised by Highways England.
- 5.15 The proposed masterplan incorporates some of the suggestions from Natural England. Any future detailed site plans will expand on these further, giving considerations to the consultation response and the Standing Advice on protected species.

Appendices

- 1 Publicity Catchment**
- 2 Exhibition Boards**
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1. Publicity Catchment



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2. Exhibition Boards



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The land between Heys Lane and Bog Height Road is allocated for housing development in Blackburn with Darwen's Local Plan Part 2.

The site has the potential to be a distinctive and high quality housing development that respects the surrounding landscape character and become a natural extension to Blackburn.

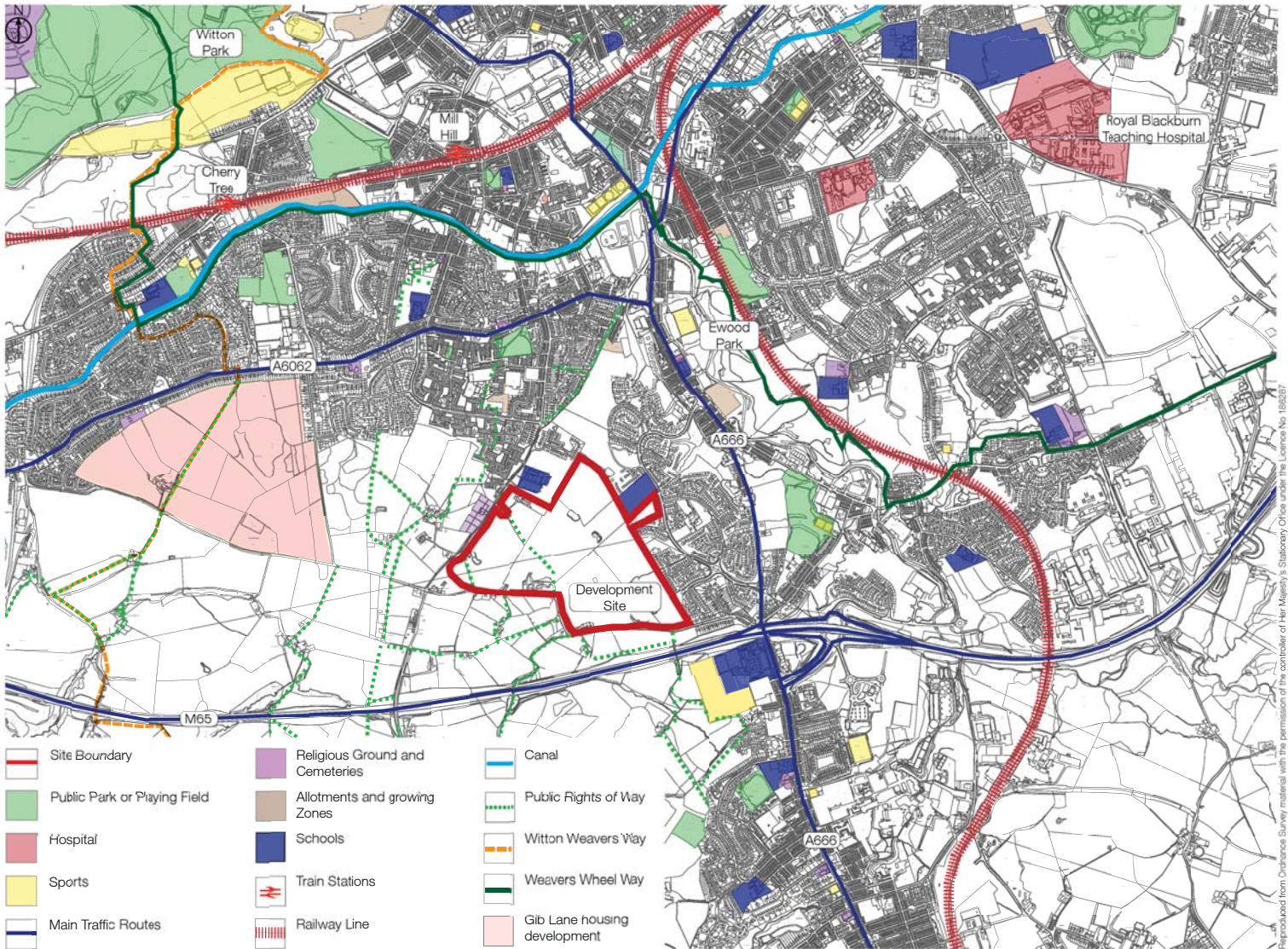
Ideas for how the site could be developed have been progressed by the project team through discussions with Blackburn with Darwen Council.



We want your views on the initial Masterplan. This exhibition shows how the emerging Masterplan has come together and explains the main opportunities and constraints that have been taken into account.

Please take time to look at the exhibition and give us your views.





Spatial Vision

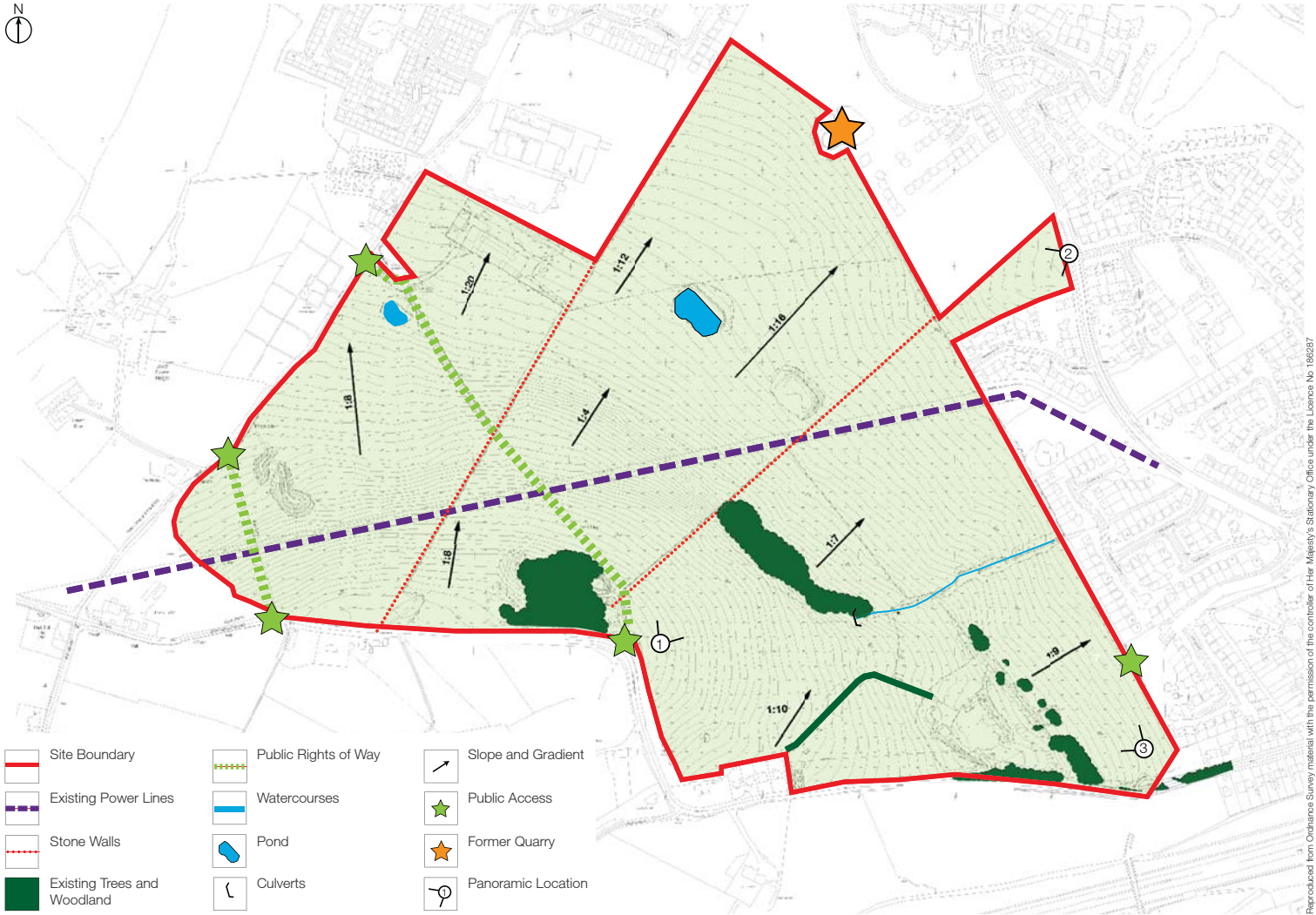
The context for the Masterplan and how it fits within the surrounding area are very important:

- Where are the major roads and other movement routes in the area?
- What are the links for sustainable transport, including walking and cycling?
- What local facilities are there and where are these located?
- How does the site relate to the character of the surrounding areas?

These considerations have helped to shape our thinking on the way the development can integrate into its setting. In addition:

- The development will become the new “urban edge” so it will be important that it is designed in a way that creates a transition into the countryside beyond.
- Movement through the site and access into the countryside is an important issue.





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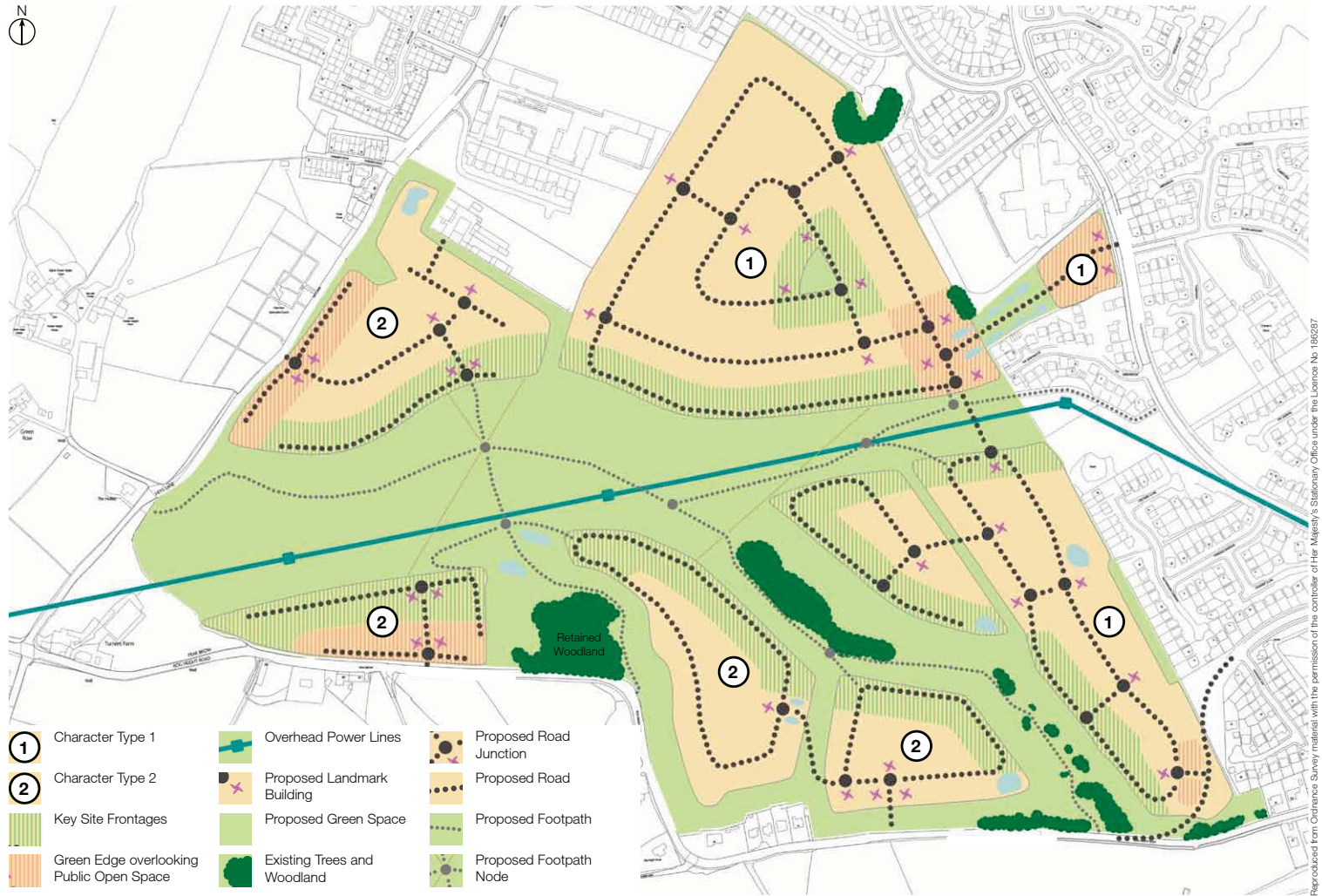
Site Analysis

- The site has challenging gradients and natural slopes
- Overhead power lines divide the site into two.
- Existing Public Footpaths run across the south from Heys Lane to Bog Height Road
- The site offers a number of potential access points.
- Existing stone wall field boundaries around the perimeter and across the site are an important countryside characteristic.
- The site contains two existing ponds and a water course
- Bands of existing native trees.
- The site offers panoramic views over Blackburn town centre to the north east and Darwen to the south east.
- Access will need to be retained for Bank Hey Farm and Bank Hey Cottages

Guiding Principles

- The development will need to gain access from the surrounding roads of Jack Walker Way, Bog Height Road and Heys Lane to ensure traffic can flow freely and safely
- Pedestrian and cycling links should connect the development to surrounding areas.
- Development must create attractive green space incorporating existing trees and woodlands.
- An attractive housing development appropriate to its setting on the edge of Blackburn
- The development will need to incorporate a Sustainable Drainage solution





The sloping land and the overhead power line point to the division of the land into a series of individual development plots.

Each development plot will be served from new points of access onto Bog Height Road, Heys Lane, Jack Walker Way and Ashwood Avenue.

The development will include a network of green spaces providing space for informal recreation.

Natural Play areas for children will be included within the green network of the development, together with routes for pedestrians and cyclists

Landmark Buildings will create a focal point and/or terminate a key approach or vista. They typically front onto more important areas of the public realm.

The development will include on site water retention areas to manage the flow of water into existing watercourses and sewers.

Key Character Types will be developed:

Character Type 1 - Suburban Transition

Will have a suburban character to complement the existing housing around Jack Walker Way. Red brick faced dwellings with grey tiled roofs and a diverse mix of house types and sizes.

Character Type 2 - Urban Edge

The Urban Edge Character Area provides the interface between the town and countryside. It will draw on the characteristics of adjacent properties along Bog Height Road and Heys Lane and could feature stone faced dwellings, slate type roofs and boundaries of drystone walls on key frontages.

The Green Edge

These areas will include dwellings overlooking greenspace, to provide a high quality outlook and surveillance of the space.

Key Site Frontages

To provide direct outlook and connections to Bog Height Road and Heys Lane and links to Jack Walker Way.





Development Plots

There will need to be regrading of the land to create gently sloping development plots

Greenspace

Greenspace flows between the development plots often on land that is more steep.

Access

There are individual points of access to development plots with the effect of distributing traffic onto a number of roads. There is the possibility of a new route between Bog Height Road and Ashwood Avenue. This will allow the closure of the eastern section of Bog Height Road to through traffic.

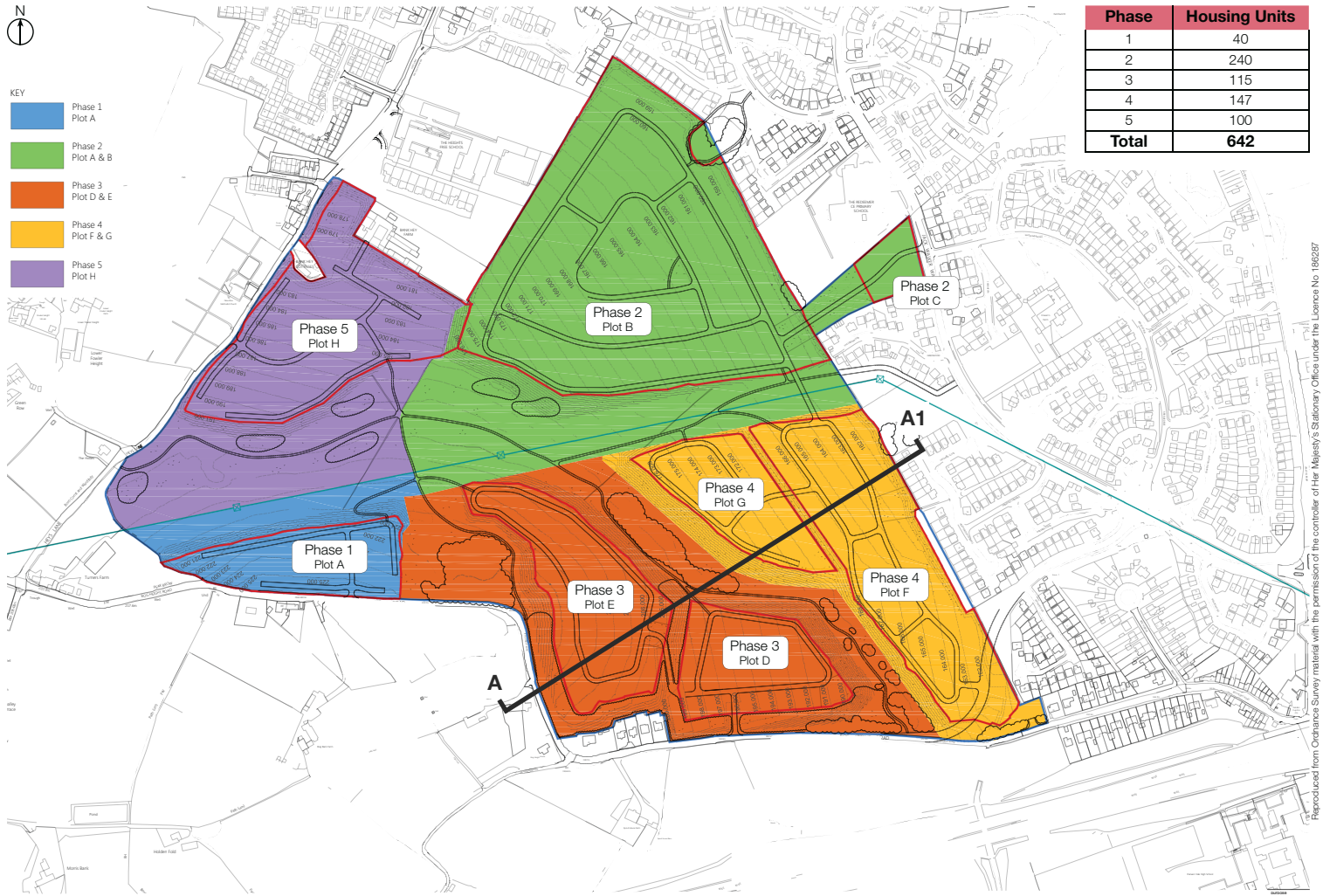
Links

A network of footpaths through the development and the green spaces will connect the site to surrounding areas.

Surface Water

Water retention ponds will be built into the development to control the rate at which surface water flows from the site into water courses or sewers.





Phasing

The new housing will be brought forward in phases. Each phase of housing will be served by new points of access onto surrounding roads.

The housing in each phase of the development will be accompanied by enhanced green spaces.

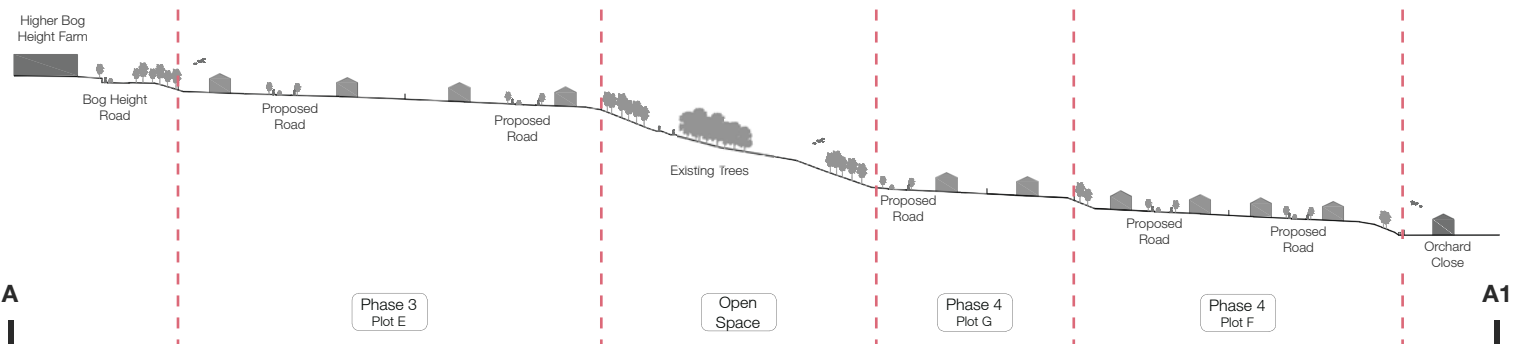
Links between the phrases will be formed over time.

Earthworks

The cross section below shows that there will need to be a 'cut and fill' exercise in order to form gently sloping housing plots.

The land between the housing plots is either the more steeply sloping ground or land beneath the power lines.

The earthworks in Plot E will be designed to address the tipped material under the top soil.

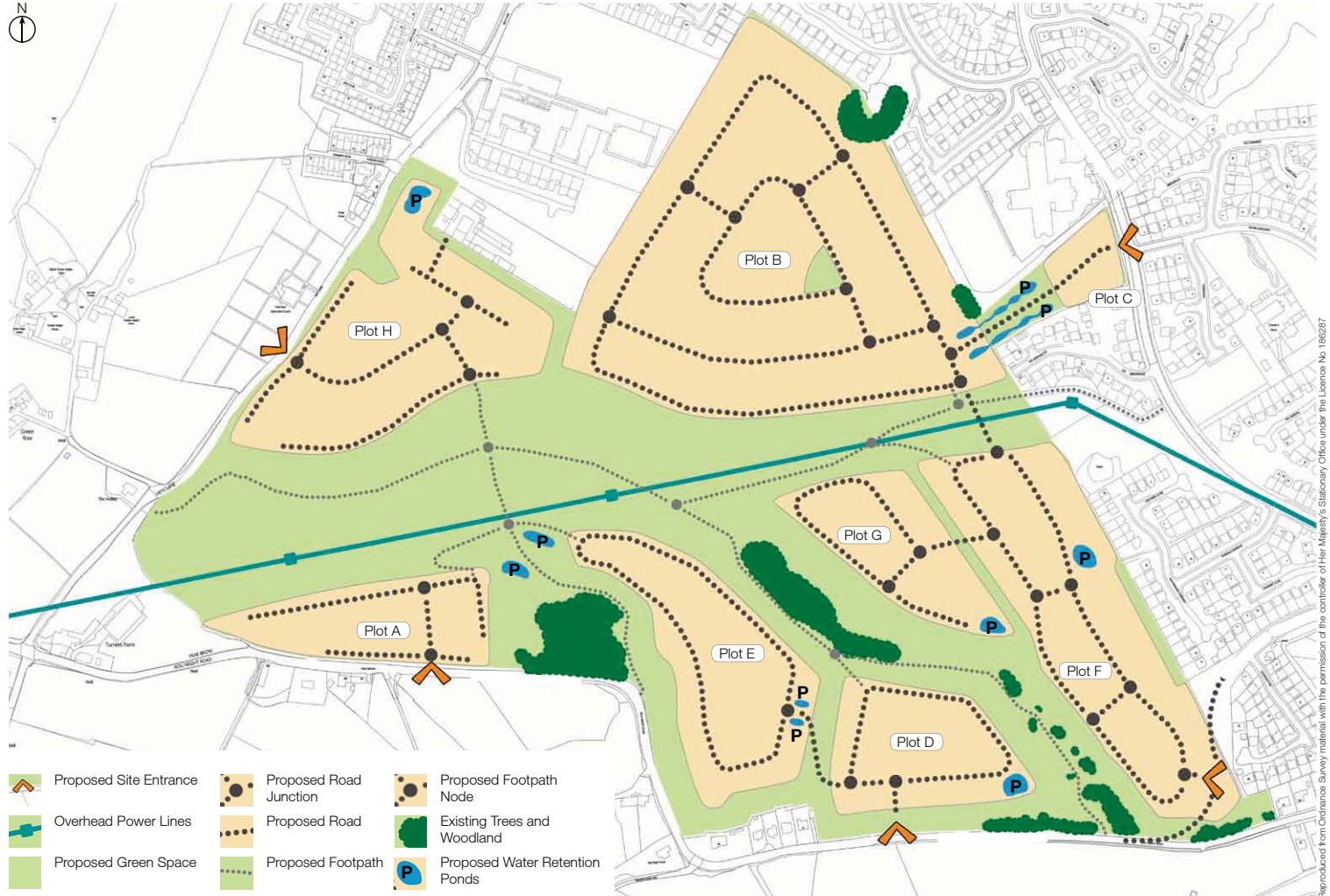


Access

The new points of access will serve discrete pockets of housing. The impacts of traffic generated by the development on the surrounding roads will be considered as part of a traffic modelling exercise.

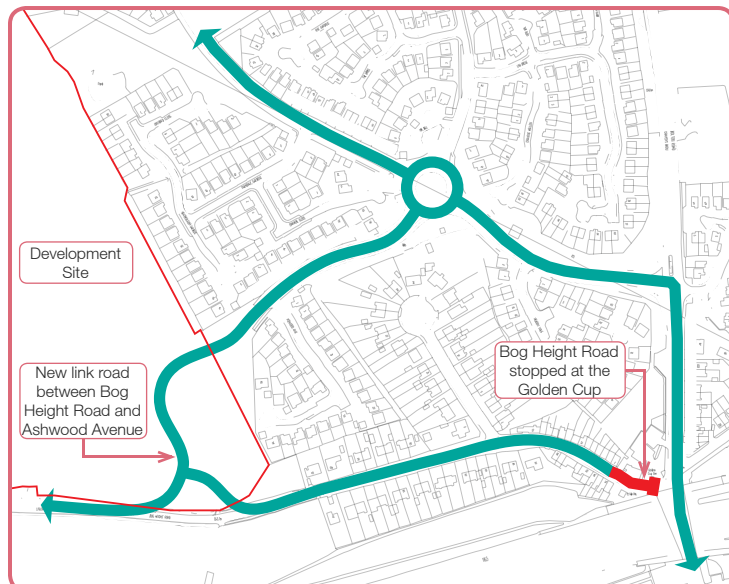
Drainage

As part of the development, water retention ponds will be built. These will be of sufficient size to allow surface water to be stored on the site in periods of high rainfall and then released slowly into water courses and sewers. Water retention ponds will also provide new habitat and attractive features. The ponds will be designed for wildlife benefit and incorporate appropriate plants and bank profiles.



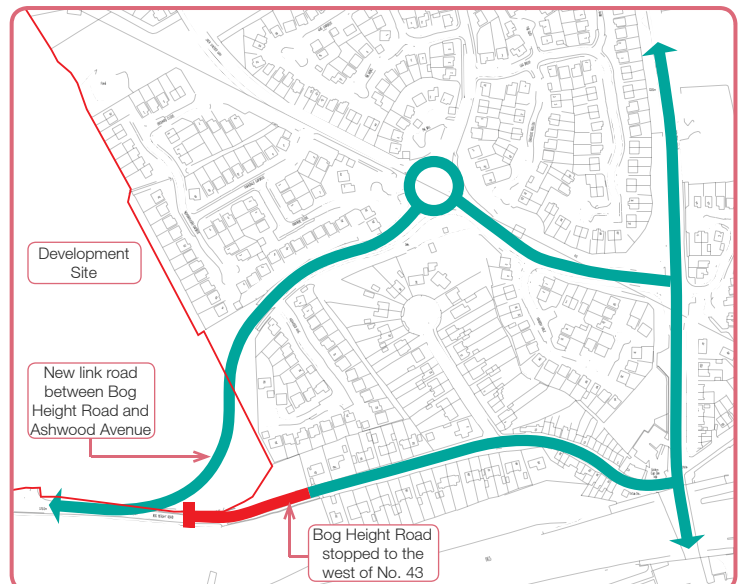
OPTION 1 - ASHWOOD AVENUE TO BOG HEIGHT ROAD LINK

This option involves the closure of Bog Height Road at the Junction with the A666 (Blackburn Road).



OPTION 2 - ASHWOOD AVENUE TO BOG HEIGHT ROAD LINK

This option involves the closure of Bog Height Road to the West of No.43, leaving the junction with the A666 (Blackburn Road) in use for a limited number of properties.



3. Questionnaire

Land to the East of Heys Lane, Blackburn Questionnaire

1. How far away from the site do you live?
 Adjacent Between ¼ - ½ mile Between ½ - 1 mile Over 1 mile
2. Were you aware that the site is allocated for new housing in the new Blackburn with Darwen Local Plan Part 2?
 Yes No
3. Do you agree that a range of housing should be provided but with an emphasis on family houses ?
 Yes No Don't Know
4. Do you support the overall approach of pockets of new housing with a network of green spaces penetrated by pedestrian routes?
 Yes No Don't Know
5. Do you support the way we propose to provide access to new housing with a number of separate links onto surrounding roads to distribute traffic more evenly?
 Yes No Don't Know
6. Do you support the option of creating a new road link between Bog Height Road and Ashwood Avenue?
 Yes No Don't Know
7. If a new link road is provided, do you support the closure of Bog Height Road at the Golden Cup (Option 1) or to the west of No. 43 Bog Height Road (Option 2)?
 Option 1 Option 2
8. We will build ponds into any development to 'retain' surface water before it leaves the site at a regulated rate. Do you support this approach?
 Yes No Don't Know
9. Are there any other matters you wish to comment on?

Please complete this form and leave it in the box provided or alternatively, email any comments by the 15th December 2017 to heyslane@cassassociates.co.uk

4. FAQ and Answers Document

Land to the East of Bank Hey, Blackburn

Public Consultation

Frequently Asked Questions

New Housing

- Q1 Why not build on brownfield sites elsewhere in Blackburn rather than here?
- A1 The land is allocated for housing in the Blackburn with Darwen Local Plan Part 2. It is one of a number of strategic housing sites around the edge of the town which will help to meet long term housing needs and stimulate economic growth. The Local Plan envisages that, over a long period, housing will be built on both these strategic sites and brownfield sites. There are insufficient brownfield sites to meet the housing needs of the borough.
- Q2 What measures will be put in place to minimise overlooking and overshadowing from the new houses to the existing?
- A2 Where there is a direct relationship between new and existing housing the guidance to developers will stress that a combination of reasonable distances between properties and intervening planting and boundary treatment will be used to minimise overlooking and overshadowing. Subsequent planning applications will provide full details of these measures and give further opportunity for residents to comment. The Council applies minimum separation distances between properties to safeguard amenity.
- Q3 Can the pedestrian link through the space between The Greenwood and Orchard Close be moved away from existing houses?
- A3 Options for a pedestrian route will be investigated taking into account land ownership and physical constraints.

Greenspace and Existing Features

- Q4 Will it be possible to retain existing features such as woodland and dry stone walls?
- A4 The earthworks to create the development plots will require the removal of some trees and lengths of walls but the most significant groups of trees on the site will be retained and protected. This will contribute to wider areas of greenspace that run around and between the parcels of housing.
- Q5 Who will maintain the greenspace areas?
- A5 The intention is to set up a management company which will be charged with the maintenance and management of greenspace and other amenities such as play areas.
- Q6 How will important wildlife habitats be affected?
- A6 We have carried out wildlife surveys. Where possible, the most important habitats will be retained and included in the greenspace areas. There will also be opportunities to create new habitats for wildlife. The Council applies policies to safeguard important wildlife sites.

Local Amenities

- Q7 Will there be sufficient capacity in the local schools?
- A7 The impact of development on local primary school capacity is currently being assessed by Blackburn with Darwen Council in its role as Local Education Authority. It is expected that developers will contribute towards improvements. This might be through expansion of a local school or through a contribution towards a new primary school on the Gib Lane development. There is sufficient capacity in secondary schools to meet the needs of future households.

- Q8 Will local health services be in a position to accommodate the increased number of households?
- A8 The Council is in regular contact with the Clinical Commissioning Group and NHS England about meeting the needs of new planned households. Both organisations have been consulted further as a part of the masterplanning process.

Transport and Traffic

- Q9 Is Heys Lane adequate to safely accept the traffic generated by the new development, particularly as the Gib Lane development is now being built?
- A9 The Gib Lane development (700 dwellings) has been accounted for in our traffic assessments as well as another committed development at site of the former Sappi Paper Mill.
- The capacity of the junctions at either end of Heys Lane will be assessed in a way that is based on the Bank Hey development fully built out as well as the committed development site fully constructed.
- Q10 Is Bog Height Road of a sufficient standard to accept the traffic generated by this development?
- A10 The capacity of the junctions at either end of Bog Height Road (the A666 / Bog Height Road junction and the Bog Height Road / Tockholes Road / Heys Lane / Broken Stone Road junction) will be assessed with the Bank Hey development fully built out as well as with the committed development site fully constructed.
- Q11 Is there an option to form a new link to Ashwood Avenue but to keep Bog Height Road open to traffic?
- A11 Yes, all options will be considered through any future planning application process.
- Q12 When will the new link onto Ashwood Avenue be built?
- A12 If it is agreed that a new link road from Ashwood Avenue to Bog Height Road should be built, then the timescales for its construction will be established at the planning application stage.
- Q13 Is there sufficient capacity along Jack Walker Way and at its junction with the A666?
- A13 The capacity of the junctions at either end of Jack Walker Way will be assessed with the Bank Hey development fully built out as well as with the committed development site fully constructed.
- Q14 Will there be better traffic management measures along Jack Walker Way?
- A14 We will discuss improved traffic management measures along Jack Walker Way with Blackburn with Darwen Borough Council through the consultation period following submission of any planning application.
- Q15 How will parking be managed around the Redeemer Primary School?
- A15 We will discuss parking around the Redeemer Primary School with Blackburn with Darwen Borough Council through the consultation period following submission of any planning application.

Drainage

- Q16 Will there be sufficient capacity in the proposed drainage attenuation basins?
- A16 The surface water attenuation ponds as designed at this preliminary stage have been sized with capacity to ensure no flooding on or off the site. Detailed design will follow the finalised masterplan so as to precisely inform the construction of surface water management controls.

Q17 How will the drainage attenuation basins and watercourses be maintained?

A17 The drainage network and the control features such as the attenuation basins will be maintained by the management company which is to be set up to maintain all greenspaces.

Q18 What other drainage measures will be put in place besides the attenuation basins?

A18 This will be further defined at the detailed design phase and may be subject to change. However, the drainage network as a whole will be based on well tested principles of surface water management, including the use of soakaways as a form of primary source control (from roofs and driveways), vegetated swales to slow drainage velocities and reduce overall water discharge volumes and the use of underground storage to further mitigate the potential for on and off-site flooding.

Q19 What measures will be adopted to prevent the flooding of gardens and houses immediately adjacent to the site?

A19 All surface water flows leaving the site will be restricted to an acceptable limit, known as the greenfield discharge rate. This discharge rate corresponds to the pre-development runoff rate from the site. The greenfield runoff rate will set the limit for surface water flows. All outfalls from the drainage system will be directed to the existing watercourses which are located at the eastern boundary of the site. This will reduce the potential for overland flooding.

5. Feedback from Other Stakeholders

Date: 13 December 2017
Our ref: 233913



[REDACTED]
Lea Hough & Co

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear [REDACTED]

Planning consultation: Housing Development
Location: Land at Bank Hey, Blackburn

Thank you for your consultation on the above dated 12 December 2017 which was received by Natural England on 12 December 2017.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The Wildlife and Countryside Act 1981 (as amended)
The Conservation of Habitats and Species Regulations 2017

Natural England's comments in relation to this application are provided in the following sections.

Statutory nature conservation sites – no objection

Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes.

Protected species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published [Standing Advice](#) on protected species.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with

details at consultations@naturalengland.org.uk.

Local sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that *'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'*. Section 40(3) of the same Act also states that *'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'*.

Landscape enhancements

This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely


Consultations Team

From [REDACTED]
 Sent: 11/01/2018 16:39:00
 To: [REDACTED]
 Cc: [REDACTED]
 Subject: FW: Land at Bank Hey, Blackburn, Blackburn with Darwen Borough, Lancashire
 Project: 1225
 Description: Bank Hey, Blackburn
 Location: [REDACTED]
 Client: [REDACTED]

FYI, as per [REDACTED] email.

[REDACTED]
 The Wildlife Trust for Lancashire, Manchester & North Merseyside

From [REDACTED]
 Sent: 11 January 2018 16:26
 To: [REDACTED]
 Cc: [REDACTED]
 Subject: RE: Land at Bank Hey, Blackburn, Blackburn with Darwen Borough, Lancashire

Hello again, [REDACTED]

Further to my initial response, a week's bout of 'flu has since interrupted me, but I've now got back to this consultation.

I note that "*Further technical work has been undertaken- and some is still on-going- to provide an evidence base in relation to access, drainage, ecology, trees, air quality and ground conditions*": the results of the technical work on ecology would, of course, lie within our core area of charitable expertise and remit; along with public engagement with and understanding of wildlife & wild places. I await the outcome of that with interest.

However, I can offer these initial comments.

Although much of the Bank Hey area seems to be dominated by fairly intensively farmed pasture, examination of Google Earth also suggests that there is, or recently was, an area of damper, perhaps more semi-natural grassland at the higher, southern end of the site. Higher Bog Height Pasture Local Wildlife Site (BHS 62 SE09) would appear to lie just outside and across Bog Height Road from that damper area of the proposed development site.

[Local Wildlife Sites](#) are known within Lancashire, including Blackburn with Darwen and Blackpool unitary authorities, as "Biological Heritage Sites". The reasons for Higher Bog Height Pasture Local Wildlife Site's identification as site of importance for wildlife in a county or greater context, together with a boundary map and site description, may be obtained from the [Lancashire Environment Record Network](#) (LERN); as may data on key habitats and species in and around your proposal site. Such data should be used to enable your ecological adviser to make an objective assessment of the ecological networks running through the proposal site, their current quality, and gaps in the current network; and any opportunities to buffer, expand and reconnect the Local Wildlife Site into the wider local ecological network. That should inform your proposals for mitigation and enhancement works to comply with National Planning Policy Framework and Local Plan policy.

I also note that the development proposal, as envisaged, would appear to result in the loss of two ponds and a currently partly open watercourse. There doesn't appear to be any direct mitigation proposed for those losses; with the new ponds proposed being part of a SuDS rather than designed as biodiversity mitigation habitat *per se*.

The creation and, presumably, subsequent sympathetic management of semi-natural habitat as part of public open space associated with the development is welcomed in principle, but, in the absence of the baseline evidence base referred to previously, and any detail on what exactly is proposed, we cannot comment further at this stage: similarly in terms of the proposed dwellings themselves and the engagement of putative new residents with new and existing wildlife features on and around the proposal site and their enjoyment and understanding of their local natural environment.

There is some more background on such matters in the Blackburn with Darwen Supplementary Planning Document on *Green Infrastructure & Ecological Networks* (see: <https://www.blackburn.gov.uk/Pages/Supplementary-Planning-Documents-.aspx>).

You may also be interested in '[Homes for people and wildlife - how to build housing in a nature-friendly way](#), published today.

Kind regards

[REDACTED]
 Conservation Officer for Central & Western Lancashire
 (Blackburn with Darwen, Chorley, Preston, South Ribble, West Lancashire)

Tel: [REDACTED]

Mob: NONE

E-mail: [REDACTED]

twitter: @LaWT_d

We're a membership charity: joining details are online at: <http://www.lancswt.org.uk/membership>.

The Wildlife Trust for Lancashire, Manchester & North Merseyside

(Blackburn with Darwen, Blackpool, Bolton, Burnley, Bury, Chorley, Fylde, Hyndburn, Knowsley, Lancaster, Liverpool, Manchester, Oldham, Pendle, Preston, Ribble Valley, Rochdale, Rossendale, St Helens, Salford, Sefton, South Ribble, West Lancashire, Wigan, Wyre)



Web Site: www.lancswt.org.uk

Visit www.wildlifetrusts.org for details of our campaigns for *A Living Landscape & Living Seas*.



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CC



Wildlife Trust for Lancashire, Manchester and North Merseyside
 East Lancashire Voluntary Sector Resource Centre
 62-64 Yorkshire Street
 Burnley
 Lancashire
 BB11 3BT

01282 704605
 07717 366816



From: [Redacted]
 Sent: 12 December 2017 10:49
 To: [Redacted]
 Subject: Land at Bank Hey, Blackburn

Dear Sirs

On behalf of landowners, we are developing a Masterplan document for land at Bank Hey/Heys Lane, Blackburn, with a view to this being subsequently submitted to Blackburn with Darwen Council for adoption.

The site, which extends to approximately 100 acres, is a residential allocation in the Blackburn with Darwen Local Plan. The site has challenging gradients and has been the subject of an earthworks design process to identify suitable development parcels. These are identified on the Illustrative Masterplan attached.

Further technical work has been undertaken- and some is still on-going- to provide an evidence base in relation to access, drainage, ecology, trees, air quality and ground conditions. Planning and design work is also being undertaken with a view to setting the parameters for future applications.

Also attached are copies of consultation boards which were presented at a public event held on 7th December.

As part of Blackburn's adoption requirements, comments are sought from statutory consultees and your details have been provided by Blackburn with Darwen for us to circulate the available information for your consideration.

Comments should be provided no later than 19th January to:



Alternatively, for further information, please do not hesitate to contact me.

Regards



Tel: [Redacted]
 Mo: [Redacted]
 Email: [Redacted]

LeaHough
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We wish everyone a very Merry Christmas and a Happy New Year.
 Our offices will close on Friday, 22nd December

and reopen on Tuesday 2nd January, 2018.

Rather than sending Christmas cards, Lea Hough will be making a donation to the charity "Pop 'n' Grow"

From: [REDACTED]
Sent: 12/12/2017 11:37:00
To: [REDACTED]
Cc:
Subject: RE: Land at Bank Hey, Blackburn
Project: 1225
Description: Bank Hey, Blackburn
Locaton:
Client: [REDACTED]

Dear [REDACTED]

Thank you for your consultation. Having reviewed the documentation, as the site is some distance from the Leeds & Liverpool canal and our assets, the Canal & River Trust have no comments to make on the proposed development.

Kind regards

[REDACTED]
Area Planner North West & North Wales / Cynlluniwr Ardal Gogledd Orllewin a Gogledd Cymru

M [REDACTED]
E [REDACTED]

Canal & River Trust / Glandwr Cymru,
Red Bull Wharf, Congleton Road South, Church Lawton, Stoke-on-Trent, Staffordshire, ST7 3AP

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Please visit our [website](#) to find out more about the Canal & River Trust and download our 'Shaping our Future document' on the **About Us** page / Ewch i <http://www.canalrivertrust.org.uk/cymraeg> i ddysgu mwy am Glandwr Cymru ac i lawrlwytho ein dogfen 'Llunio ein Dyfodol' ar y dudalen **Amdanom ni**.

From: [REDACTED]
Sent: 12 December 2017 10:49
To: [REDACTED]
Subject: Land at Bank Hey, Blackburn

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The site, which extends to approximately 100 acres, is a residential allocation in the Blackburn with Darwen Local Plan. The site has challenging gradients and has been the subject of an earthworks design process to identify suitable development parcels. These are identified on the Illustrative Masterplan attached.

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Alternatively, for further information, please do not hesitate to contact me.

Regards

Tel:

Mob:

Email

LeaHough

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Mae Glandwr Cymru yn gwmni cyfyngedig drwy warant a gofrestrwyd yng Nghymru a Lloegr gyda rhif cwmni 7807276 a rhif elusen gofrestrdig 1146792. Swyddfa gofrestrdig: First Floor North, Station House, 500 Elder Gate, Milton Keynes MK9 1BB.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Our ref: NO/2018/110450/01-L02
Your ref: Bank Hey
Date: 18 January 2018

Dear [REDACTED]

**MASTERPLAN DOCUMENT FOR RESIDENTIAL ALLOCATION LAND AT BANK HEY/HEYS LANE, BLACKBURN
LAND BETWEEN HEYS LANE AND BOG HEIGHT ROAD, BLACKBURN**

Thank you for consulting us on the above, which we received 12 December 2017.

Our Preliminary Opinion on this proposal is that the development as submitted raises some environmental concerns/issues and the developer will need to undertake further work to show how these issues can be satisfactorily addressed to ensure no adverse environmental impacts.

Based on the information submitted, we wish to make the following comments:

Historic Landfill

Our records show that site for the proposed development covers an area that has been used as an historic landfill. Records of materials in-filled include:

- solid wastes consisting of inert materials from demolition and construction;
- solid industrial waste of a kind which contain no poisonous, noxious or polluting materials; and
- food waste received until 1987, and significant concentrations of landfill gas have been measured.

Given this previous use we would suggest that a site investigation is undertaken as set out below:

- 1) A preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors; and
 - potentially unacceptable risks arising from contamination at the site.

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

If the site investigation is not provided in support of the planning application we would request that the Local Planning Authority conditions any grant of permission to this effect.

Yours sincerely

[Redacted signature]

e-mail: [clplanning @environment-agency.gov.uk](mailto:clplanning@environment-agency.gov.uk)

From: [REDACTED]
Sent: 13/12/2017 13:45:00
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Land at Bank Hey, Blackburn
Project: 1225
Description: Bank Hey, Blackburn
Location:
Client: [REDACTED]

Attachment(s): 1225-008 Illustrative Masterplan.pdf, Bank Hey Consultation Boards_30 Nov 17
LOW RES.PDF

Dear [REDACTED],

Thank you for contacting us for comments to inform early planning design work for housing development on the Bank Hey allocated site.

The strategic road network (SRN) that we operate nearest to this site comprises the M65 motorway. The nearest motorway junction to the site is Junction 4, where the SRN only extends to the ends of the sliproads and does not include the roundabout, signals of Earcroft Way that are part of the local road network operated by Blackburn with Darwen Council. In addition, Junction 5 is also readily accessible from the site, but is similar to Junction 4 where the roundabout and signals controlling the junction are the responsibility of the local authority.

In this context, Highways England's interest in the traffic impacts of these proposals for up to 642 homes on the Bank Hey site extends to understanding the effects of the development at peak times upon the operation of both these junctions, and in particular concerning the ability of vehicles to leave the motorway / potential for mainline queuing issues to emerge or be exacerbated by the proposals. Consequently, we would recommend that the eventual Transport Assessment (TA) demonstrates appropriate trip assignment and modelling of the impacts on both junctions for weekday AM/PM peak periods for the year the development first becomes available for occupation, but based upon a full build-out. This exercise should be repeated for a point ten years after this date, which is a requirement of the governing DfT Policy Circular 02/2013 'The Strategic Road Network and the Delivery of Sustainable Development'. Although we do not currently have traffic models available for either junction, we are aware that Blackburn with Darwen Council may have recent modelling available of both junctions

We would therefore request that the TA fully reflects the above and wider requirements of policy Circular 02/2013, and is developed using the principles set out in the guidance document 'The strategic road network: Planning for the future - A guide to working with Highways England on planning matters', which are both available online.

In addition to this, we will also expect to see measures to reduce private vehicle demand and promote transport sustainability within the development. For example, this should be promoted through design (such as provision of direct, high standard walking and cycling routes through the site to nearby amenities and public transport access points) and implemented and monitored as part of a Travel Plan for the site.

We hope that this information is useful. If you would like to discuss anything about this email, please contact me.

Kind regards,

[REDACTED]
Highways England | Piccadilly Gate | Store Street | Manchester | M1 2WD

Tel: [REDACTED]

Web: <http://www.highways.gov.uk>

From: [REDACTED]

Sent: 12 December 2017 10:43

To: Planning NW

Subject: Land at Bank Hey, Blackburn

Dear Sirs

On behalf of landowners, we are developing a Masterplan document for land at Bank Hey/Heys Lane, Blackburn, with a view to this being subsequently submitted to Blackburn with Darwen Council for adoption.

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[REDACTED]

Alternatively, for further information, please do not hesitate to contact me.

Regards

[REDACTED]

Tel: [REDACTED]

Mob: [REDACTED]

Email: [REDACTED]

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